

James Williamette
Plan Review Supervisor
City of St Paul
375 Jackson Street, Ste. 220
St Paul MN, 55101-1008

December 18, 2015

Dear Mr. Williamette:

The Metropolitan Council Environmental Services (MCES) Division has determined the SAC to be charged for the wastewater capacity demand for Commodore Bar and Restaurant to be located at 79 Western Avenue North within the City.

The City will be charged SAC as determined below. It is the Council's understanding there will be **no outdoor seating**. If at any time outdoor seating is added, a determination is required.

	<u>SAC Units</u>
Charges:	
Bar	
23 ft. @ 1.5 ft. / seat @ 23 seats / SAC	0.67
Non-Fixed Indoor Seating	
5955 sq. ft. @ 15 sq. ft. / seat @ 10 seats / SAC	<u>39.70</u>
Total Charges:	40.37
Credits:	
Retail (Grandparent 1924)	
11,232 sq. ft. x 80% usable space @ 3000 sq. ft. / SAC	<u>3.00</u>
Net Charge:	37.37 or <u>37 SAC Due</u>

The business information was provided to MCES by the applicant at this time. **It is the City's responsibility to substantiate the business use and size at the time of the final inspection. If there is a change in use or size, a redetermination will need to be made.** If you have any questions email cory.mccullough@metc.state.mn.us.

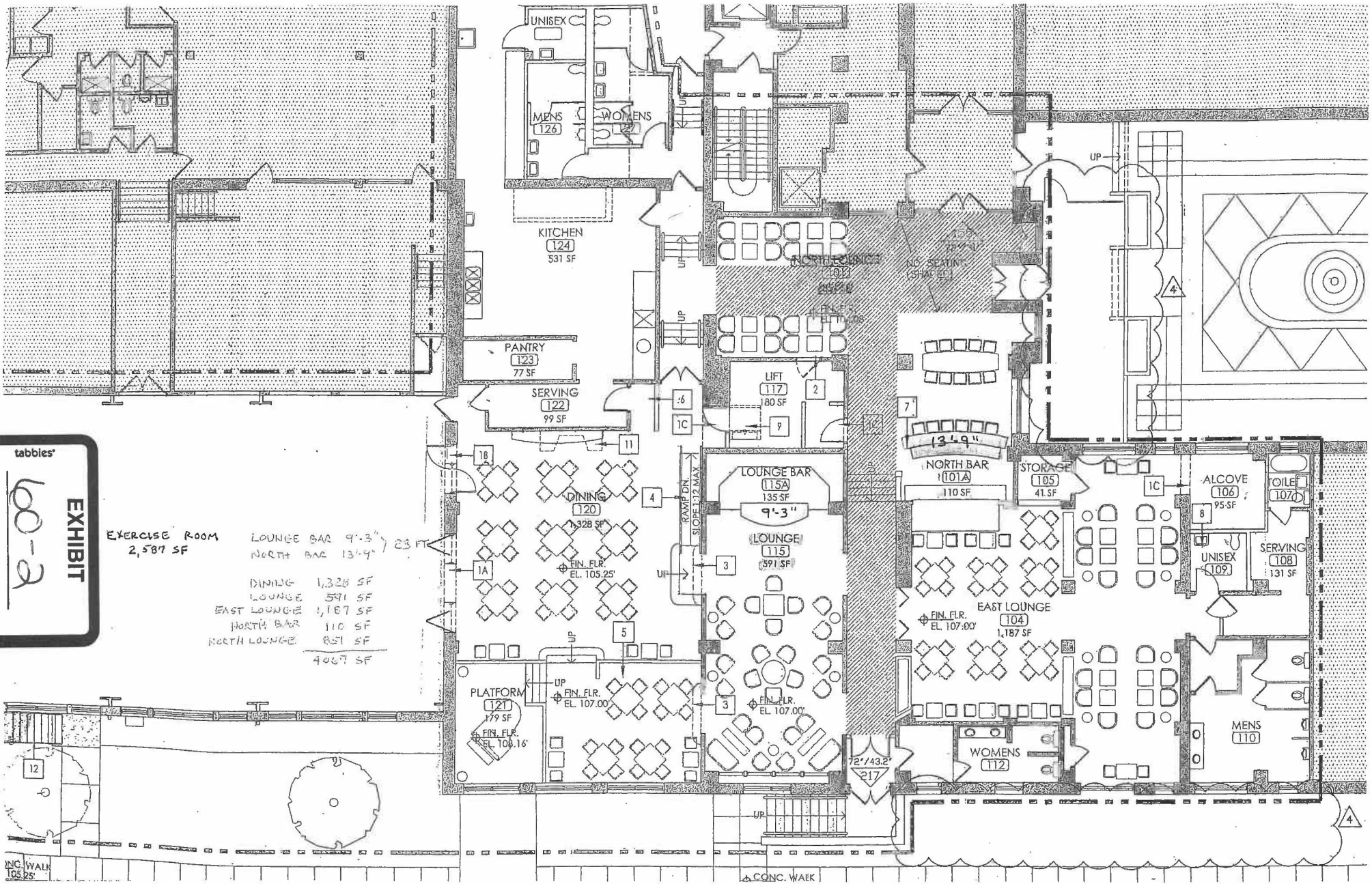
Sincerely,



Cory McCullough
SAC Program Technical Specialist

CM: Is: 151218A5 (21873, 389807)
Determination Expiration: 12/18/2017

cc: Dori Dufresne, City of St Paul
John Rupp, Commonwealth Properties
File, MCES



Affidavit 9/25/2017

Date of Determination: 05/24/17

Determination Expiration: 05/24/19

etings!

Please see the determination below.

Project Name: Commodore Bar and Restaurant
Project Address: 79 Western Avenue North
Suite #/Campus: na
City Name: St Paul
Applicant: John Rupp, Commonwealth Properties

Special Notes: The original letter for this determination was dated 12/18/15, letter reference 151218A5. The City will be charged SAC as determined below, instead of the units previously assigned. The redetermination is based on missed outdoor seating.

Charge Calculation:

Bar: 23 ft. @ 1.5 ft. / seat @ 23 seats / SAC = 0.67
Indoor Seating: 5955 sq. ft. @ 15 sq. ft. / seat @ 10 seats / SAC = 39.70
Outdoor Seating: 283 sq. ft. @ 15 sq. ft. / seat @ 10 seats / SAC x 25% = 0.47

Total Charge: 40.84

Credit Calculation:

Retail (Grandparent 1924) 11,232 sq. ft. x 80% usable space @ 3000 sq. ft. / SAC = 3.00

Total Credit: 3.00

Net SAC: 37.84 – or – 38 SAC Due

The business information was provided to MCES by the applicant at this time. It is the City's responsibility to substantiate the business use and size at the time of the final inspection. If there is a change in use or size, a redetermination will need to be made. If you have any questions email me at: cory.mccullough@metc.state.mn.us

Thank you,

Cory McCullough

SAC Technician

Please visit our SAC website by going to: <http://www.metrocouncil.org/SACprogram>



Date of Determination: 09/25/17

Determination Expiration: 09/25/19

meetings!

Please see the determination below.

Project Name: Commodore Bar and Restaurant
Project Address: 79 Western Avenue North
Suite #/Campus: na
City Name: St Paul
Applicant: John Rupp, Commonwealth Properties

Special Notes: The previous letters for this determination were dated 12/18/15, letter reference 151218A5 and 05/24/17, letter reference 170524A7. The City will be charged SAC as determined below, instead of the units previously assigned. The redetermination is based on missed outdoor seating.

Charge Calculation:

Bar: 23 ft. @ 1.5 ft. / seat @ 23 seats / SAC = 0.67
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Outdoor Seating: 283 sq. ft. @ 15 sq. ft. / seat @ 10 seats / SAC x 25% = 0.47

Total Charge: 40.84

Credit Calculation:

Non-Conforming Grandparent Demand (1924) City Affidavit-C

Fitness: 2587 sq. ft. @ 2060 sq. ft. / SAC = 1.25
Indoor Seating: 4067 sq. ft. @ 15 sq. ft. / seat @ 10 seats / SAC = 27.11
Bar: 23 ft. / 1.5 ft. / seat @ 23 seats / SAC = 0.67

Total Credit: 29.03

Net SAC: 11.81 - or - **12 SAC Due**

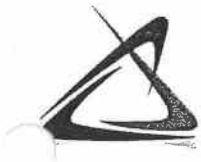
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Thank you,

Cory McCullough

SAC Technician

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Sewer Availability Charge (SAC) 2017 AFFIDAVIT OF PROPERTY USE

This Affidavit of Property Use is to verify the demand on this property for SAC purposes for Non-Conforming Credit when there is **no evidence of SAC paid** for the existing demand and **no documentation can be found** for the two types of Non-Conforming Credit: 1) Grandparent Demand (demand used prior to 1973 when the SAC program began with evidence between 1968-1978); and 2) Continuous Demand (demand from more than 10 years ago through 3 years prior to current SAC Determination).

Business Site Address: 79 Western Ave N

City Name: City of St Paul

Dates of Non-Conforming Credit: 01/1924 through 01/1992

Type of Non-Conforming Credit: Grandparent Demand -or- Continuous Demand

We certify that Community staff have researched the above property and found no written proof of the existing use on this site. Records researched may have included: dated building plans associated with a specific permit, building inspection records stating the actual use of the property, business licenses, and/or building or county assessment records. The records that were researched include:

...though we could find no written proof, we believe the demand of this property includes (must be specific in what was there and, if more than one demand, include the amount of square feet or number of seats for each specific use):

Exercise Room at 2,587 sq. ft./2,060 sq. ft. per SAC = 1.25 SAC Credit

Main Restaurant -- 220 seats @ 8 seats/SAC ===== 27.5 SAC Credit

Total SAC Credits == 28.75 or 29 SAC Credits

and was used in this manner during the Non-Conforming Credit dates as stated above.

We hereby certify that we have read and understood this affidavit and that the statements are true to our knowledge and belief. We further understand that the giving of false information in this affidavit constitutes fraud and is also cause for the immediate redetermination of any charges. We have no conflict of interest in this matter.

Name of Government Official: James Williamette

Title of Government Official: Plan Review Supervisor

Signature of Government Official: _____ Date: _____

Name of Government Official: Steve Ubl

Title of Government Official: City of St Paul Building Official

Signature of Government Official: _____



Date of Determination: 05/24/17

Determination Expiration: 05/24/19

etings!

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2,232 ~~sq~~ + a Bar

Total Charge: 40.84

Credit Calculation:

Retail (Grandparent 1924) 11,232 sq. ft. x 80% usable space @ 3000 sq. ft. / SAC = 3.00

Total Credit: 3.00

Net SAC: 37.84 - or - 38 SAC Due x \$2,485 = \$94,430^{or} + \$400 Processing Fee

The business information was provided to MCES by the applicant at this time. It is the City's responsibility to substantiate the business use and size at the time of the final inspection. If there is a change in use or size, a redetermination will need to be made. If you have any questions email me at: cory.mccullough@metc.state.mn.us

Thank you,

Cory McCullough

SAC Technician

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