



WELLINGTON
MANAGEMENT

Commercial Real Estate

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VIA US MAIL & E-MAIL

(LH-Licensing@ci.stpaul.mn.us)

Legislative Hearing Office
310 City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

RE: License Application #20200000193

To Whom It May Concern:

I am writing to express my concern to granting a Liquor On-Sale license for more than 291 seats to The Essence Event Center Inc. ("Essence") located at 1217 Bandana Blvd. N., St. Paul, MN 55108 on behalf of the adjoining property owners, Atrium LLC and Bandana LLC. It is our position that granting of this Liquor On-Sale license will create numerous problems and issues for our properties.

First and foremost, we have great concerns about parking. The property only approximately 60 parking spots, but is attempting to obtain a license for an event space of over 291 seats. At those ratios, attendees would need to come in four or five to a car. The area is not well served by mass transit, and we are concerned that visitors will overwhelm the project's parking and spill into our parking lot in trespass. Owner has represented at a community meeting that Essence was in touch with adjoining property owners. At that time, they had not yet reached out to us, however after that meeting did but we do not yet have an agreement. We think it would be premature to grant a license to an event center without adequate parking.

Bandana Square which is located 1021 Bandana Boulevard East, and Atrium Office Building, at 1295 Bandana Boulevard North, are medical and office buildings. Employees and visitors use is intense due to the large medical office and the property uses do not include entertainment or event gatherings. We have worked for years to eliminate property damage and waste committed by the guests of the nearby hotel when they hosted large events. Through working with the hotel and private security, we have effectively monitored activities in and around our buildings and have curtailed disruptive after-hours activities at our properties. The granting of a Liquor On-Sale license to Essence is likely to bring such incidents back to our properties. We are simply not convinced that the event center will adequately monitor its patrons once outside their property or

that adequate parking is provided for the license requested. In addition, after-hours disruptions will adversely affect the residential homes immediately to the east of the property.

Thank you for your consideration of our concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Wellington, Jr.", with a long horizontal flourish extending to the right.

Stephen B. Wellington, Jr. on behalf of Atrium LLC and Bandana LLC

cc: Mitra Jalali
310-D City Hall
15 Kellogg Blvd. West
St. Paul, MN 55102

Mayor Melvin Carter
15 Kellogg Blvd. West
St. Paul, MN 55102

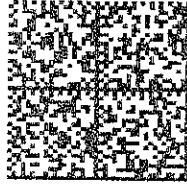


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