

Commission Letter # 20-10  
Commission Meeting: 1/25/2010

RE: 711 Bistro, 711 S. Main Street

January 21, 2010

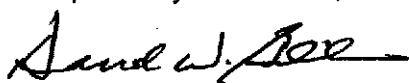
The Honorable Mayor  
and  
Members of City Commission

The Royal Oak Police Department has received a request from 711 Bistro, L.L.C., for a development district Class C liquor license to be used in a bistro at 711 S. Main Street.

Section 430-5 of the City Code requires a public hearing on any request for a new liquor license. While the request has been discussed by the Liquor Control Committee (LCC), the City Commission has scheduled the actual public hearing for January 25, 2010. Following the hearing, the Commission will need to offer a recommendation on the request to the Michigan Liquor Control Commission (MLCC). Whether favorable or unfavorable, the recommendation should be based upon the factors set forth in Section 430-5.

Accordingly, after the public hearing and any related discussion by the Commission, we would recommend that the request be referred to the City Attorney's Office for preparation of specific findings and a resolution to recommend that the request either be approved or denied by the MLCC. That resolution can be brought back to the Commission for formal approval on February 1, 2010.

Respectfully submitted,



David W. Gillam  
City Attorney

cc: Donald E. Johnson, City Manager  
Melanie Halas, City Clerk  
Christopher A. Jahnke, Chief of Police  
Lt. Gordon Young, Criminal Investigations

# MEMORANDUM

**To:** Mr. Don Johnson, City Manager

**From:** Gordon Young, Lieutenant

**CC:** Christopher M. Jahnke, Chief of Police *clemf*

**Date:** 1/21/2010

**Re:** CLOVERLEAF ACQUISITIONS L.L.C.'S REQUEST FOR A NEW DEVELOPMENT DISTRICT LICENSE

---

On January 20, 2010, I received notice from Attorney Kelly Allen informing us that Mr. Michael Chetcuti and Mr. Michael Collins have retained her firm, Adkison, Need & Allen to represent them. Ms. Allen advised Mr. Chetcuti and Mr. Collins to form a new entity because the current application entity, Cloverleaf Acquisition, LLC, is the licensed entity for the SDM store located on the first floor. The new entity name will be "Bistro 711, LLC" and will do business as "711 Bistro."

The changes to the originally submitted plan of operation are:

- "Cloverleaf Acquisition, LLC" has been changed to "711 Bistro, LLC."
- Address updated from 711 S. Main to 711 S. Main, Suite 200.
- The Format section changed the food menu from "panini sandwiches" to "pasta dishes."
- Non-bar seating was increased from 65 to 70.
- Added a section on where Outdoor Service Area will be located. The applicant acknowledges that three (3) Outdoor Service Areas are being considered and request the final decision be made in conjunction with relevant City departments.

An update plan of operation was submitted to reflect this change.

The police department does not object to this new license request for the same reasons stated in Deputy Chief Corrigan O'Donohue's Memo dated-09/28/09.

**This application is subject to the approval or denial of the Royal Oak City Commission.**

Respectfully,

A handwritten signature in black ink, appearing to read "Gordon Young". The signature is fluid and cursive, with the first name "Gordon" written in a larger, more prominent script than the last name "Young".

Lt. Gordon Young  
Criminal Investigation Division  
Royal Oak Police Department

cc: City Clerk  
City Attorney  
Building Department  
Fire Marshal  
Michigan Liquor Control Commission  
File



LAW OFFICES

# ADKISON, NEED & ALLEN

PROFESSIONAL LIMITED LIABILITY COMPANY

40950 Woodward, Suite 300  
Bloomfield Hills, Michigan 48304  
Telephone (248) 540-7400  
Facsimile (248) 540-7401  
www.ANAfirm.com

PHILLIP G. ADKISON  
KELLY A. ALLEN  
LISA J. HAMAMEH  
BARRY D. MALONE  
LINDA S. MAYER  
GREGORY K. NEED  
G. HANS RENTROP

OF COUNSEL:  
KEVIN M. CHUDLER  
COLEMAN E. KLEIN

January 20, 2010

**VIA ELECTRONIC MAIL**

David Gillam, City Attorney  
City of Royal Oak  
211 S. Williams Street  
Royal Oak, Michigan 48067

Lt. Gordon Young  
Royal Oak Police Department  
221 E. Third Street  
Royal Oak, Michigan 48067

**Re: 711 Bistro, LLC's Request for "Bistro" Redevelopment Quota Class C Liquor License with Sunday Sales Permit, Outdoor Service Area Permit on City Sidewalk and Official Permit (Food) to be located at 711 S Main, Suite 200, Royal Oak, Michigan, Oakland County, Michigan to be Issued Pursuant to MCL 436.1521a(1)(b).**

Dear Mr. Gillam and Lt. Young:

**HISTORY**

As you know, the Cloverleaf Group applied for a Bistro Liquor License in April or May, 2009. The request was before the Royal Oak LCC committee on two occasions. Lt. O'Donahue has already conducted an interview of the applicants and given the LCC committee his report.

Michael Chetcuti and Michael Collins are the members of the Cloverleaf Group, and applied under an entity named Cloverleaf Acquisition, L.L.C. ("Cloverleaf"). Mr. Chetcuti and Mr. Collins have now retained our firm to assist them with their application.

**REVISED APPLICATION**

We have advised Mr. Chetcuti and Mr. Collins to form a new entity, which has the same structure and membership as Cloverleaf. This new entity will be the applicant for the Bistro Liquor License. One of the reasons for this is that Cloverleaf is the licensed entity for the SDM store located on the first floor of the building at 711 S. Main.

Therefore, we are submitting this revised application with additional information as requested by the LCC Committee.

The new entity is 711 Bistro, LLC, which will do business as "711 Bistro" at 711 S. Main, Suite 200 in Royal Oak. 711 Bistro is requesting a "Bistro" Class C Liquor License pursuant to the Royal Oak Liquor License Ordinance 2009-07 (E), and Michigan's "Redevelopment License Law" which is MCL 436.1521a(1)(b). The permits being requested are: Sunday Sales Permit, Outdoor Service Area Permit on city sidewalk, and Official Permit (food).

711 Bistro, LLC's sole member is Royal Oak Bistro, LLC and Royal Oak Bistro, LLC is owned equally by members Michael Collins and Michael Chetcuti ("Members"). The Members have already submitted the Royal Oak Liquor License Application Questionnaires to the Police Department.

### **ROYAL OAK BISTRO LICENSE**

The Police Department has stated that the Cloverleaf application would qualify under the Royal Oak Bistro Ordinance. The 711 Bistro, LLC will also qualify. The Police Department report is attached at Tab #1.

The relevant portion of the Royal Oak Bistro ordinance is attached at Tab #2. Essentially, 711 Bistro will meet the food, seating and hour requirements to qualify as a Bistro.

### **MLCC REDEVELOPMENT LICENSE**

In order for 711 Bistro, LLC to qualify for a new Class C license issued pursuant to the State Redevelopment License Law, the licensed business must be engaged in dining, entertainment or recreation, be open to the general public, have a seating capacity of not less than 50 persons and expend not less than \$75,000.00 over the preceding 5 years or a commitment for a capital investment for at least that amount for the rehabilitation or restoration of the building that houses the licensed premises. According to the Redevelopment License Law, this amount must be expended before the issuance of the license.

For your convenience, the Michigan Liquor Control Commission Summary of the requirements for the Redevelopment License Law is attached at Tab #3.

The proposed capacity will be under 65 patrons. The Members have spent to date \$975,000 on the real estate and an additional \$750,000 for the existing renovations to the building. They expect to spend an additional \$300,000-\$500,000 for the leasehold improvements and fixtures and equipment in the Bistro space.

### **UPDATED PLAN / ENTITY / CONCEPT**

We also enclose the additional following documentation to support this application:

- Proposed Plan of Operation (attached at Tab #4);
- Proposed Renderings (attached at Tab #5);

- Proposed Menu (attached at Tab #6);
- Filed Articles of Organization and By-laws for 711 Bistro, LLC (included in binder)
- Filed Articles of Organization and Operating Agreement for Royal Oak Bistro, LLC (included in binder);
- Biographies of owners and about the Michael Chetcuti Foundation (attached at Tab #7);
- Proposed Lease Agreement (included in binder);
- Affidavit Regarding Application for Class C Liquor License (included in binder);
- Cost Spent to Date (attached at Tab #8); and
- Proposed Site Plan and Floor Plan (attached at Tab #9).

We have filed an Application with the Michigan Liquor Control Commission ("MLCC"). A copy of the MLCC Application is enclosed in Lt. Young's packet only.

We understand and look forward to this matter being on the January 25, 2010 City Commission Agenda.

Please contact my office if you have any questions. Thank you for your assistance in this matter.

Very truly yours,

**ADKISON, NEED & ALLEN, P.L.L.C.**

  
Kelly A. Allen

/lbp/rlg  
Enclosures

cc: Michael Chetcuti

# **Tab #1**

# MEMORANDUM

**To:** Don Johnson, City Manager

**From:** Corrigan O'Donohue, Deputy Chief

**CC:** Christopher Jahnke, Police Chief *els*

**Date:** 9/28/2009

**Re:** CLOVERLEAF ACQUISITIONS L.L.C.'S REQUEST FOR A NEW DEVELOPMENT DISTRICT LICENSE.

---

The Royal Oak Police Department has received a request from Cloverleaf Acquisitions L.L.C. for a new Development District Class C license to be located at 711 South Main Royal Oak, MI 48067, Oakland County. This license will be in compliance with the Bistro concept as outlined in the City's Liquor Control Ordinance. It is the applicant's intention to apply for a Class C and SDM license with an outdoor service area permit.

The applicants, Michael Chetcuti and Michael Collins, came into Royal Oak Police Department on 9/01/09, for an interview. The applicants are each 50% shareholders in Cloverleaf Acquisitions L.L.C. and have been previously approved for an SDM license by the Royal Oak Police Department in January of 2008. Cloverleaf Acquisitions L.L.C. has never received an MLCC violation. Arrest and driving clearances have been completed. Fingerprints were not required by the Michigan Liquor Control Commission.

If this transfer is approved, the applicants intend to open a full service restaurant on the first floor of 711 S. Main with a total interior seating area of approximately 1700 square feet. Total seating shall be limited 70, including 8 bar seats. Outdoor seating, limited to 24 seats, shall be located on the northeast corner of the building. Hours of operation shall be 11:00am to 12:00am, seven (7) days a week. There shall be no gaming devices on the premises or direct connections to an additional bar.

The applicants have not yet settled on the name of the restaurant. Additionally, the connection to the outdoor service area will require some renovations. Once the final plans are completed, an updated diagram shall be provided.

Final capacity shall be set by the police department and the applicant shall be required to comply with all the requirements of the City Code.

The applicants have met the State requirements for a Development District license which includes that applicant expend \$75,00.00 in rehabilitation or restoration of the

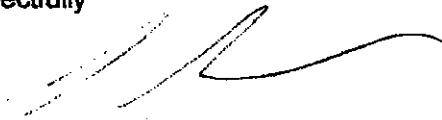
building that is to house the license and interior seating capacity be no less than 50 seats.

If approved, the police department does not expect this establishment to cause any significant strain to police resources; and, as such, the police department does not object to this new license request.

All necessary forms will be completed, including the Business Responsibility Agreement, Limited Power of Attorney form, Royal Oak Police Business Information Card, and a Ticket/Tow Authorization form.

**This application is subject to the approval or denial of the Royal Oak City Commission.**

Respectfully

A handwritten signature in black ink, appearing to read 'Corrigan O'Donohue', written over a faint, illegible typed name.

**Corrigan O'Donohue, Deputy Chief  
Royal Oak Police Department**

**cc: City Clerk  
City Attorney  
Building Department  
Fire Marshal  
Michigan Liquor Control Commission  
File**

# **Tab #2**

**From Royal Oak Ordinance - Licenses and Permits (§ 430-1 — § 430-12)**

**E. Bistro concept.**

- (1) An applicant for a liquor license may propose to utilize the license for purposes of the operation of a bistro. Food service shall be the primary purpose of a bistro. Unique and diverse venues with specialized menus that encourage new patronage are encouraged.
- (2) For purposes of this chapter, a "bistro" is defined as a restaurant with a full-service kitchen with interior seating that meets all of the following criteria:
  - (a) The liquor license must be a redevelopment district license, as defined in the Michigan Liquor Control Code, MCLA § 436.1101 et seq., as amended.
  - (b) Interior seating (including bar seating) can be no greater than 75 people.
  - (c) Seasonal sidewalk cafe seating of up to 24 people may be allowed, provided that the City determines that there is sufficient space on an adjacent public sidewalk. Rooftop seating shall not be allowed.
  - (d) Bar seating shall be limited to eight seats.
  - (e) The license shall not include a dance permit.
  - (f) The establishment shall close no later than 12:00 midnight any day of the week.
  - (g) No gaming devices or amusements (including, but not limited to, pool tables, dartboards, video games and pinball) shall be permitted.
  - (h) Alcohol shall only be served to seated patrons.
  - (i) The interior seating area shall be no greater than 2,250 square feet.
  - (j) No direct connection additional bar permit shall be allowed.
  - (k) The licensee must otherwise comply with all requirements of the City Code.
- (3) Prior to operating a bistro, a licensee shall enter into a written agreement with the City setting forth all the operating requirements for a bistro. Failure to comply with the terms and conditions of the agreement shall be grounds for the City to recommend revocation of the license by the Michigan Liquor Control Commission.
- (4) Prior to January 1, 2010, the City Commission shall exercise reasonable discretion in the approval of a license for purposes of the operation of a bistro. After January 1, 2010, the number of licenses approved shall be limited on an annual basis to one for a new establishment and one for an existing establishment that does not have a liquor license. During the first two years that this option is in effect and every two years thereafter, the City Commission shall conduct a review of the impact of the option on the City and determine if the City will consider additional applications.

F. Approval. If, after a review by the LCC and/or a public hearing, the City Commission is satisfied that the establishment or operation will provide a benefit to the City of Royal Oak and constitute an asset to the community, it will adopt a resolution granting approval, subject to the satisfaction of any conditions stated in the resolution.

- (1) Building; remodeling. If the request involves a change to the physical size or layout of the establishment, when the applicant's building or remodeling is completed, it must meet all state and local regulations, and must comply with the representations made to the City Commission and LCC by the applicant. If such physical alteration is approved by the City Commission and it is subsequently determined that the project was not completed as required by the plans and specifications presented to the City, or in compliance with representations made to the City, the City may recommend that the license be revoked or not be renewed for the following year.

# **Tab #3**



**REDEVELOPMENT PROJECT AREA AND DEVELOPMENT  
DISTRICT OR AREA LIQUOR LICENSES**

[Authorized by MCL 436.1521a]

---

This information is relative to the new type of on-premises licenses created by Act 501 of the Public Acts of 2006, being Section 521a(1) of the Michigan Liquor Control Code of 1998, being MCL 436.1521a(1).

**436.1521a(1)(a)** of the Michigan Compiled Laws provides that in addition to the number of licenses available in cities under section 531(1), they may issue licenses to the following:

(a) Licenses to establishments that are located in a city **redevelopment project area** meeting the criteria described in subsections (3) and (4) that are engaged in activities determined by the commission to be related to dining, entertainment, or recreation.

An **application for a license under Section 521a(1)(a)** will not be authorized for investigation until the Commission receives the following documentation from the local unit of government in which the redevelopment project area is located:

- (1) A resolution from the governing body of the city establishing the redevelopment project area.
- (2) A map which clearly reflects and outlines where the redevelopment project area is located within the local unit of government.
- (3) Affidavit from the assessor, as certified by the city clerk, stating the total amount of investment in real and personal property within the redevelopment project area of the city during the preceding 3 year time period. \*In the case of an applicant seeking a license under this section within the first license cycle after December 29, 2006 (12-30-06 through 04-30-08), the time period described in this subdivision may be up to 5 years. In a city having a population between 80,000 and 85,000 according to the 2000 federal decennial census the time period may be up to 7 years, if the application is submitted within the first 6 months after December 29, 2006.\*
- (4) Affidavit from the assessor, as certified by the city clerk, separately stating the amount of the investment money expended for manufacturing, industrial, residential, and commercial development within the redevelopment project area of the city during the preceding 3 year time period. \*In the case of an applicant seeking a license within the first license cycle after December 29, 2006 (12-29-06 through 04-30-08), the time period described in this subdivision may be up to 5 years. In a city having a population between 80,000 and 85,000 according to the 2000 federal decennial census, then the time period may be up to 7 years, if the application is submitted within the first 6 months after December 29, 2006.\*
- (5) The affidavit from the assessor must also indicate the amount of commercial investment in the redevelopment project area within the city, which shall constitute at least 25% of the total investment in real and personal property in that redevelopment project area.

(6) The total investment in real and personal property in the redevelopment project area within the city over the appropriate time period as previously described, shall be at least 1 of the following:

- (a) Not less than \$50,000,000 in cities having a population of 50,000 or more.
- (b) Not less than an amount reflecting \$1,000,000 per 1,000 people in cities having a population of less than 50,000.

The Commission may issue one license for the monetary threshold described in 6(a) and 6(b) above. One additional license may be issued for each major fraction over and above the original monetary threshold.

(7) A resolution which approves a specific applicant (individual, corporation, limited liability company, limited partnership), at a specific location "ABOVE ALL OTHERS".

In order for the Liquor Control Commission to implement the licensing investigation process for applications under the provisions of 436.1521a(1)(a) of the Michigan Compiled Laws, the Commission must be in receipt of the above noted documentation from the local unit of government, either with the application or separately. Upon receipt of the documentation from the local unit of government and the necessary application forms, other required documents and inspection fees, the application will be authorized for investigation. The applicants for these types of licenses must demonstrate, at the time of investigation, the following:

- (a) That the establishment provides dining, entertainment or recreation not less than 5 days per week.
- (b) That the establishment is open to the public not less than 10 hours per day, 5 days per week.

**436.1521a(1)(b)** of the Michigan Compiled Laws provides that in addition to the number of licenses available in cities under section 531(1), they may issue licenses to the following:

(b) Licenses to establishments that are located in a **development district or area** that are any of the following:

- (i) An authority district established under the tax increment finance authority act, 1980, PA 450, MCL 125.1801 to 125.1830.
- (ii) A development area established under the corridor improvement authority act, 2005 PA 280, MCL 125.2871 to 125.2898.
- (iii) A downtown district established under 1975 PA 197, MCL 125.1651 to 125.1681.
- (iv) A principal shopping district established under 1961 PA 120, MCL 125.981 to 125.990m.

An **application for a license under Section 521a(1)(b)** will not be authorized for investigation until the Commission receives the following documentation from the local unit of government in which the redevelopment project area is located:

- (1) A resolution from the governing body of the city establishing the development district as a redevelopment project area.

(2) A map which clearly reflects and outlines where the development district or area is located within the local unit of government.

(3) Certification from the local governmental body which identifies the statutory provision under which the development district or area is established.

(4) An affidavit from the assessor as certified by the city, village or township clerk of the local governmental unit, which states the total amount of public and private investment in real and personal property within the qualified development district, which shall not be less than \$200,000 over preceding 5 year time period.

The Commission may issue one license for the monetary threshold previously described. One additional license may be issued for each major fraction over and above the original monetary threshold.

(5) A resolution which approves a specific applicant (individual, corporation, limited liability company, limited partnership), at a specific location "ABOVE ALL OTHERS".

In order for the Liquor Control Commission to implement the licensing investigation process for applications under the provisions of 436.1521a(1)(b) of the Michigan Compiled Laws, the Commission must be in receipt of the above noted documentation from the local unit of government, either with the application or separately. Upon receipt of the documentation from the local unit of government and the necessary application forms, other required documents and inspection fees, the application will be authorized for investigation. The applicants for these types of licenses must demonstrate, at the time of investigation, the following:

(1) That the amount expended for the rehabilitation or restoration of the building that houses the licensed premises shall be not less than \$75,000 over a period of the preceding 5 years or a commitment for a capital investment of at least that amount in the building that houses the licensed premises, which must be expended before the issuance of the license.

(2) That the licensed business is engaged in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 50 persons.

**You should also be aware of the following:**

- The initial enhanced license fee for licenses issued under 436.1521a(1)(a) or (b) of the Michigan Compiled Laws is \$20,000.
- A licensee may transfer ownership of the license; however, the licenses issued under these subsections may **not be** transferred to another location.
- If the licensee goes out of business, the licensee shall surrender the license to the Commission. The governing body of the local governmental unit may approve another applicant within the redevelopment project area or development district area to replace a licensee who has surrendered the license to the Commission.
- Do not invest any money in improvements or bind yourself in any agreements until you have been officially notified by the Michigan Liquor Control Commission that your request has been approved.
- The individual signing the application shall state and demonstrate that they attempted to secure an appropriate on-premises escrowed licenses or quota license which may be available within the local unit of government in which the applicant proposes to operate.

###

# **Tab #4**

**Bistro 711, LLC**  
**PLAN OF OPERATION**  
**711 S. Main, Suite 200, Royal Oak, 48067**

**As of January 18, 2010**

**PREAMBLE:** We received a copy of the 2001-06 City of Royal Oak ordinance regulating liquor licenses. 711 Bistro, LLC is requesting a "**Bistro**" Redevelopment Quota Class C Liquor Licenses with Sunday Sales Permit, Outdoor Service Area Permit and Official Permit (Food) to be located at 711 S Main, Suite 200, Royal Oak, Michigan, Oakland County, Michigan to be Issued Pursuant to MCL 436.1521a(1)(b). The following Plan of Operation is developed in keeping with the spirit and intent of the City's Ordinance. 711 Bistro, LLC will do business as 711 Bistro.

**Hours of Operation:** Hours of operation will be Monday through Sunday 11:00 A.M. to Midnight. Last call will be 30 minutes before closing, last service will be 20 minutes before closing.

**Format:** The establishment will be operated as wine bar and bistro restaurant, serving wines and mixed drinks by the glass, sample flights of craft beer and wine, and specialty bistro food menu consisting of small plates of cured meats and fish, artisan cheeses, specialty fruits, and pasta dishes. The non-bar seating is limited to 65 patrons, with ample courtyard space for seasonal outdoor seating. There may on occasion be live musical entertainment restricted to non-amplified acoustic instruments such as piano or guitar. Alcohol shall only be served to seated patrons. There will be no gaming devices on the premises or direct connections to an additional bar.

**Code Compliance:** The premises, when remodeled/completed, will fully comply with all applicable health, safety, building, sanitation, electrical, plumbing, and fire codes, as well as zoning requirements.

There will be Outdoor Service Area located [*Note: Three outdoor areas are being considered at this time. A final decision to be made in conjunction with the City's relevant departments.*] \_\_\_\_\_ and will have seating for \_\_\_\_\_ patrons. The Outdoor Service Area will operate in accordance with and consistent with all City policies, practices, and procedures regulating outdoor service, including, but not limited to:

- a. The Outdoor Service Area will not be permanently enclosed;
- b. The fence and/or other barricades or rail surrounding the Outdoor Service Area will be anchored in accordance with the Uniform Engineering Anchoring System as promulgated by the Engineering Department of the City of Royal Oak;

- c. The manner in which the Outdoor Service Area is enclosed shall be subject to prior approval and inspection by the Police and Engineering Department;
- d. The use of alcohol will be allowed in accordance with the rules of the Michigan Liquor control Commission and the City's Ordinances from April 15<sup>th</sup> to October 15<sup>th</sup>;
- e. The Outdoor Service Area will be clean free of debris of trash. The Area shall be cleaned at the close of each business day; and,
- f. 711 Bistro will pay fees in accordance with the City's Sidewalk Café License Agreement application.

**Plan of Operation:** It is acknowledged that the business shall be operated in accordance with an approved Plan of Operation. We acknowledge that changing the operation of this business in any manner inconsistent with the approved Plan of Operation is a violation of the ordinance and the rules of the Liquor Control Commission, and that any changes to the Plan of Operation must be approved by the City Commission prior to it being placed into effect on the business premises.

**Security:** Security for the customers, building, and community will have the highest priority, and we will undertake whatever measures are necessary to maintain and supervise the expected level.

**Parking:** No on-site parking required; business located in the Central Business District of Royal Oak. Employees will park in city parking structures.

**Alcohol Management:** 711 Bistro will strictly obey all rules and regulations promulgated by the City of Royal Oak and the State of Michigan Liquor Control Commission. There will be neither service to nor consumption of alcoholic beverages by minors at any time. No alcohol will be sold, or permitted to be sold, on a commission basis by any person.

The following policies will be strictly enforced at the establishment:

1. No alcoholic beverages will be allowed on the premises, other than what is dispensed by the establishment.
2. All staff will pay attention and be alert to observable clues displayed by an intoxicated individual such as: impaired reflexes, impaired coordination, reduced judgment and inhibitions, impaired vision, etc.
3. All staff will be alert to potential problems at their respective areas at the facility.
4. All staff will be polite and courteous to the intoxicated individual(s) and will be knowledgeable as to when to request assistance from additional facility staff.
5. Patrons who appear to be 30 years of age or younger will be asked to show proper identification. Signage will be posted at serving locations. Patrons will be required to produce proper identification.

6. Patrons who appear to be 30 years of age or younger will be asked to show proper identification. Signage will be posted at serving locations. Patrons must produce proper identification.
  - 6.1 All patrons under age of 21, service will be refused
  - 6.2 We will check state seal and other markings. We will check for damages or alterations to identification card
  - 6.3 Falsified ID cards will not be returned.
7. If a patron shows signs of intoxication, we will refuse service, politely explain policy, suggest non-alcohol purchase, and/or call management, if necessary.
8. If a patron is purchasing on behalf of someone else who appears to be less than 30 years old, our staff will request to see identification of recipient or contact supervisory personnel who will seek patron out. Staff will refuse service to minors and will inform all parties involved that policy allows for ejection from premises if illegal activity has occurred.
9. Alcohol dispensing will be restricted to any of the following practices or any combination thereof:
  - a) No sales to intoxicated persons
  - b) No sales without proper identification
  - c) Limited alcoholic choices, if necessary
  - d) When in doubt, do not serve, call supervisor
10. No patrons may leave the property with opened alcoholic beverages.
11. Our staff will approach any person appearing to be impaired and leaving the event to determine if they are driving. If so, staff will attempt to persuade them not to drive and request a non-impaired companion to drive. If unable, staff will refer patron to bus or taxi service.
12. Supervisory and management personnel will complete documentation of any alcohol-related incidents at the end of any event. Information will be disseminated accordingly.
13. We shall provide non-alcoholic beverages to all designated drivers for free.
14. The establishment full participates in the Techniques in Alcohol Management Program and will continue such participation in that program or a similarly recognized program approved by the Royal Oak Police Chief. TIPS/TAM certification for all employees shall be provided to the Chief of Police within 35 days of date of hire.

**Refuse Disposal:** The establishment will dispose of refuse in enclosed dumpsters, with locked lids. Pickup will be a minimum of once a week. A water line with spigot will be provided to clean dumpster enclosure as necessary.

**General:** Every effort will be made to maintain positive relationships with adjacent and nearby businesses, as well as cooperation with all City departments. Every effort will be made to solve any problems which may arise.

*Bistro 711, LLC  
Plan of Operation  
As of January 18, 2009*

---

**Emergency Contacts:** Michael Chetcuti, 734.320.4711; Michael Collins, 248.761.2013

Corporate Name: 711 Bistro, LLC

Signed:

---

Michael Chetcuti  
Member

# **Tab #5**

**G A T E W A Y**

◇ to ◇

**R O Y A L O A K**

**P R O J E C T**



# 7 ONE.OONE

TRATTORIA

CONCEPT

711



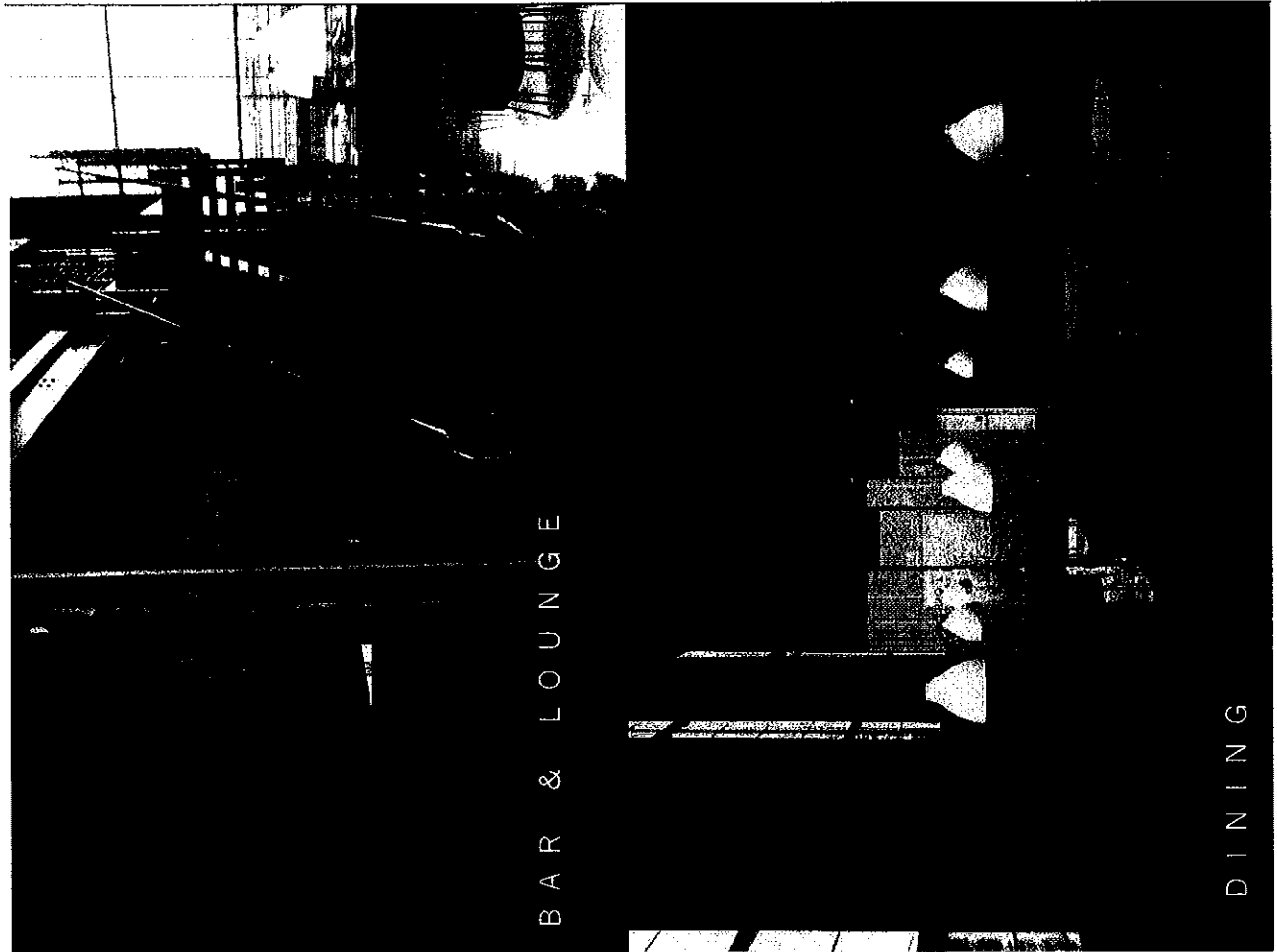
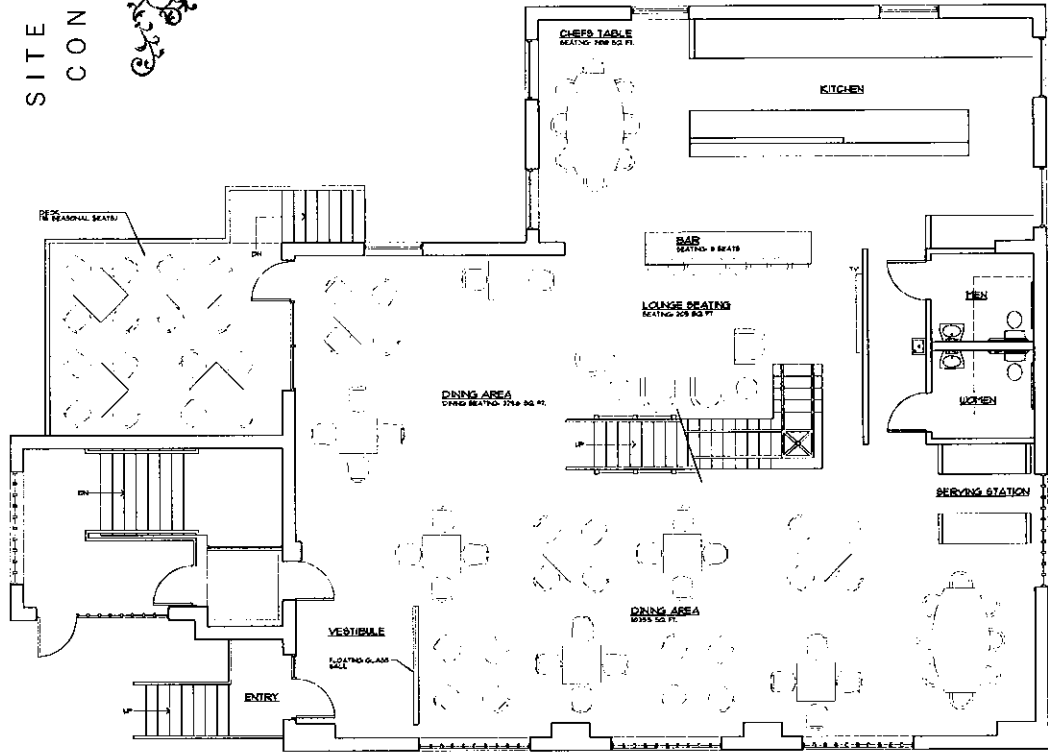
711 SOUTH MAIN

ROYAL OAK



# INTERIOR

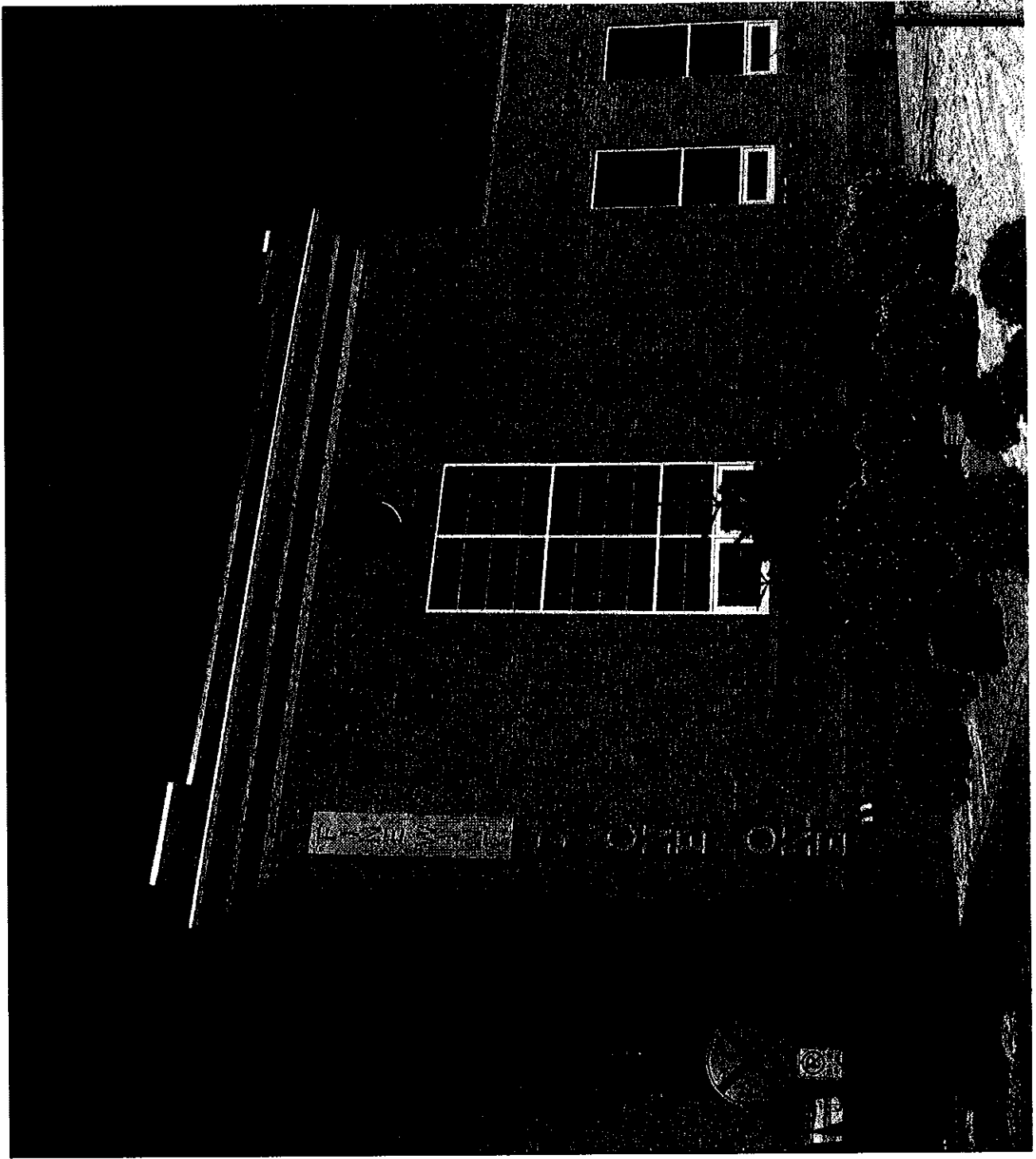
SITE PLAN &  
CONCEPTS



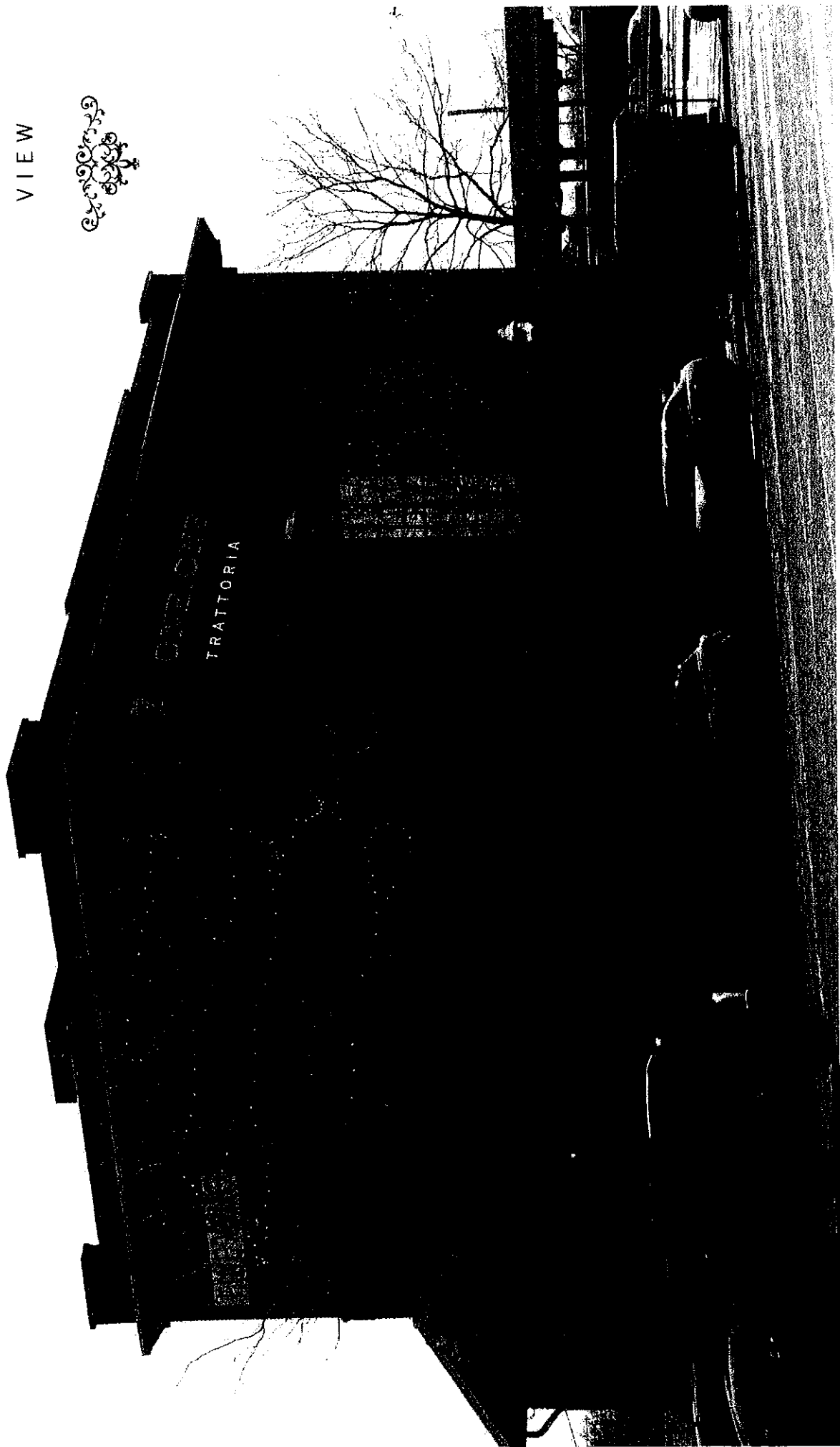
EXTERIOR

SIGNAGE

NORTHERN  
VIEW



SOUTHERN  
VIEW



# **Tab #6**

# MENU

**HONEST. SIMPLE. FRESH.**

## ANTIPASTI

VEGETABLES  
EGGPLANT CAPONATINA, SPICY RABE  
WITH RICOTTA SALATA, BROCCOLI &  
PECORINO, ROASTED PEPPERS & CA-  
PERS, WARM HOUSE CURED OLIVES  
CARNE  
PROSCIUTTO, BRESAOLA, COPPA, TESTA,  
SALUMI

## FISH

CALAMARI & POTATO  
SHRIMP, CECI, CHILES

## CHEESE

RICOTTA, FRI PARMIGIANO REGGIANO,  
EMI CACIOTTA, TREN FONTINA, VAL AGED  
PEPPERCORN, LOM GORGONZOLA DOLCE.

## SALAD

ARUGULA WITH TOMATO  
ROMAINE & RED ONION  
CAPRESE  
BRUSCHETTA  
MARTEDI: WHITE BEANS & BALSAMIC  
MERCOLEDI: SPICY CAULIFLOWER

## PASTA

RIGATONI CON SAUSAGE & ESCAROLE  
GARLIC, ESCAROLE, SWEET ITALIAN  
SAUSAGE  
PENNE PUTTANESCA  
BRAISED PORK SHOULDER, TOMATO,  
BASIL

## PIZZA

BIANCA  
GARLIC, OLIVE OIL, FRESH CHILIES  
MUSHROOMS, TALEGGIO CHEESE  
POTATO, ANCHOVY & RICOTTA  
TOMATO, PECORINO, EGG  
BALSAMIC ONION & GOAT CHEESE  
CLAMS, GARLIC, MOZZARELLA  
TOMATO, GARLIC, CHILIES  
MARGHERITA  
TOMATO, BUFALA MOZZARELLA, BASIL  
TOMATO, ANCHOVY, CAPERS, OLIVES  
QUATTRO FORMAGGI

## CHEF'S TABLE

FIRST IN ROYAL OAK



# **Tab #7**

## **About the Michael Chetcuti Foundation**

The Michael Chetcuti Foundation is a registered 501(c) 3 charitable foundation based in Royal Oak. The Foundation donates needed funds exclusively to organizations that support and educate children and teens in Royal Oak.

## **About Michael Collins**

Mr. Collins is a Managing Partner, Chief Executive Officer and a founding Member of Osprey Investment Company, LLC. ("OIC"). Started in 2005, OIC manages the capital market and acquisition activities of the Osprey Group of Companies, a full service real estate firm that owns and manages approximately 4.1 million square feet of commercial office and industrial properties and a loan portfolio secured by commercial properties totaling 450,000 square feet. Additionally, Osprey has been in the food and beverage business since its inception in 1998. Through Osprey Recreational Properties, it currently owns and operates food and beverage operations at its five recreational facilities ranging from fast food to fine dining. 2008 food and beverage revenues exceeded \$2.5 million. In 1996, Mr. Collins founded Woodward Capital Advisors, a private investment banking firm specializing in mergers & acquisitions and debt and equity placements. Prior to Woodward Capital, Mr. Collins was a Vice President with Comerica Bank originating and managing a diversified loan portfolio. Mr. Collins has a BA in Economics and an MBA, both from the University of Michigan. He sits on the boards of Quality Metalcraft, Inc. Robert A. Denton, Inc., Steward Real Estate Partners Fund I and the advisory board of mBank.

## **About Michael Chetcuti**

A self-educated man who learned his trade at Quality Metalcraft Inc. (QMC), a Detroit low-volume stamping, engineering, and development company founded by his father, Michael worked his way up from the tool room to the boardroom and serves as company CEO. Not your typical "son takes over Dad's company" story, Michael has anticipated the growing markets for low-volume, specialty, and niche vehicles and aftermarket parts, tripling the size of QMC during a period when many competitors have fallen by the wayside. In fact, Michael's design partnership with Camilo Pardo began when QMC was called on to manufacture more than 40 key stampings for Camilo's design of the Ford GT.

In addition to his duties at QMC, in 2006 Michael launched Streetcar USA, a new venture dedicated to acquiring, manufacturing, and marketing the most exciting and innovative concepts in the aftermarket and specialty vehicle industries, including the Montana-based Jeep aftermarket legends American Expedition Vehicles (AEV). As a licensed builder, Michael has even overseen all aspects of renovation and interior design for Streetcar's new headquarters, which occupies a 100 year-old former power plant that once propelled the streetcars up Detroit's famed Woodward Avenue. His private residence is a former industrial building with all design elements overseen by Michael, including several custom fabricated fixtures in steel and concrete.

In 2009 Michael was a featured personality in the Bollywood film documentary *The Maharajah Route*, which recounts the inspiring, opulent saga of 10 classic Ford Mustangs being driven across India.

In 2008, Michael teamed with all-star designers Mark Allen and Ralph Gilles of Chrysler's Mopar Underground to build the revolutionary urban-chic SR 392 Roadster. The SR 392 went on to win dozens of national awards, including the Boyd Coddington's Pro's Pick Award at the 2008 Good Guys Nationals, and was featured in huge photo spreads in both *Hot Rod* and *Street Rodder* magazines.

Michael maintains a boundless enthusiasm for "cool things" and is equally at home at a Miami modernism show or turning a wrench restoring a vintage car in his garage. Michael is a serious collector of mid-century Modern furniture, and both his suburban Detroit home and his northern Michigan beachfront cottage have been featured in glossy lifestyle magazines. A gourmet cook, passable frontman for a rock band, and co-owner of one of Detroit's finest wine stores, Michael also maintains an ever-changing car collection, which for the moment includes a reinterpreted street-mod '66 Lincoln, a vintage BMW 2002, and of course a Ford GT in Gulf blue and orange.

**Tab #8**

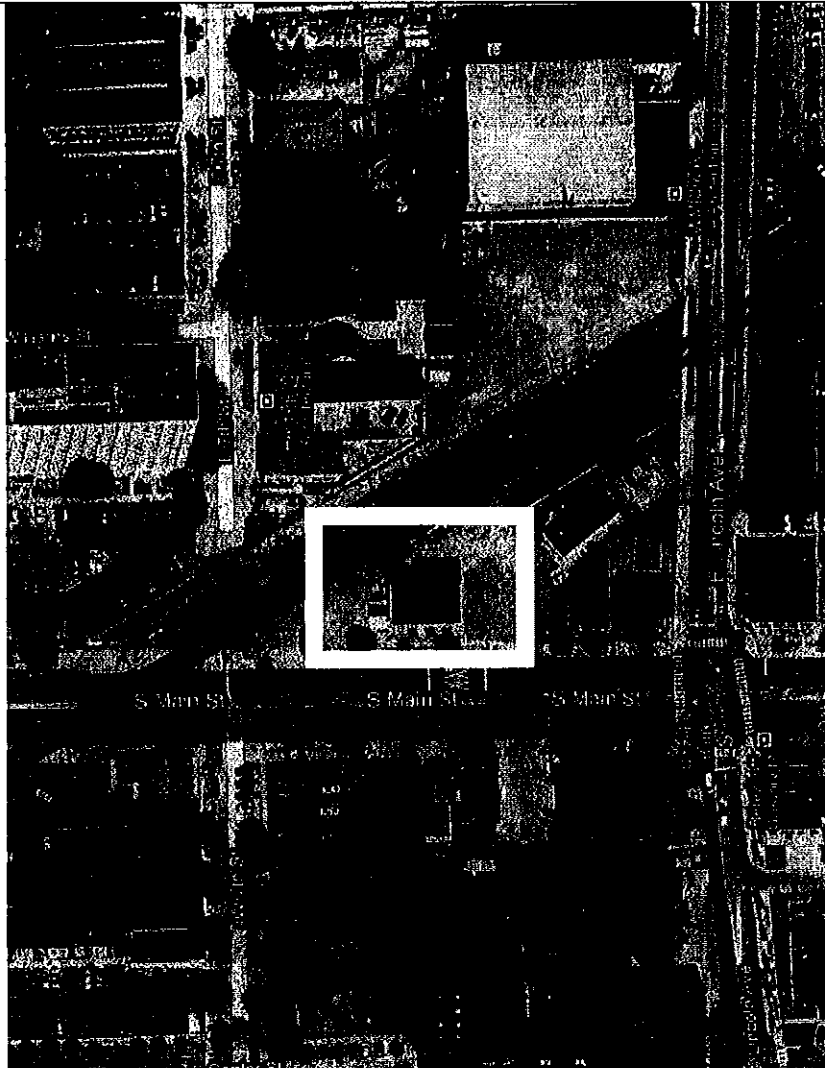
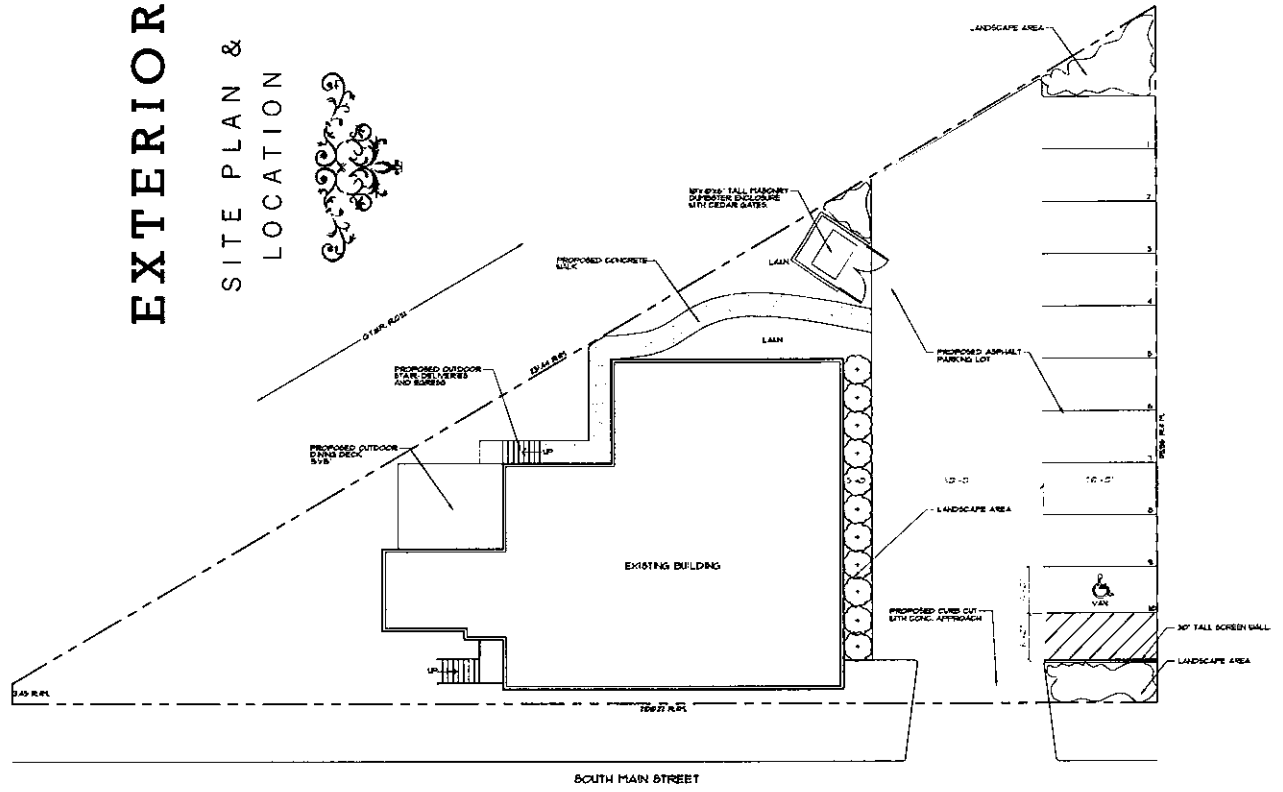
Purchase Price	975,000
Renovations	670,000
Landscaping	27,350
Leasehold Improvements / Tenant Build Out	53,570
	<hr/>
	<b>1,725,920</b>

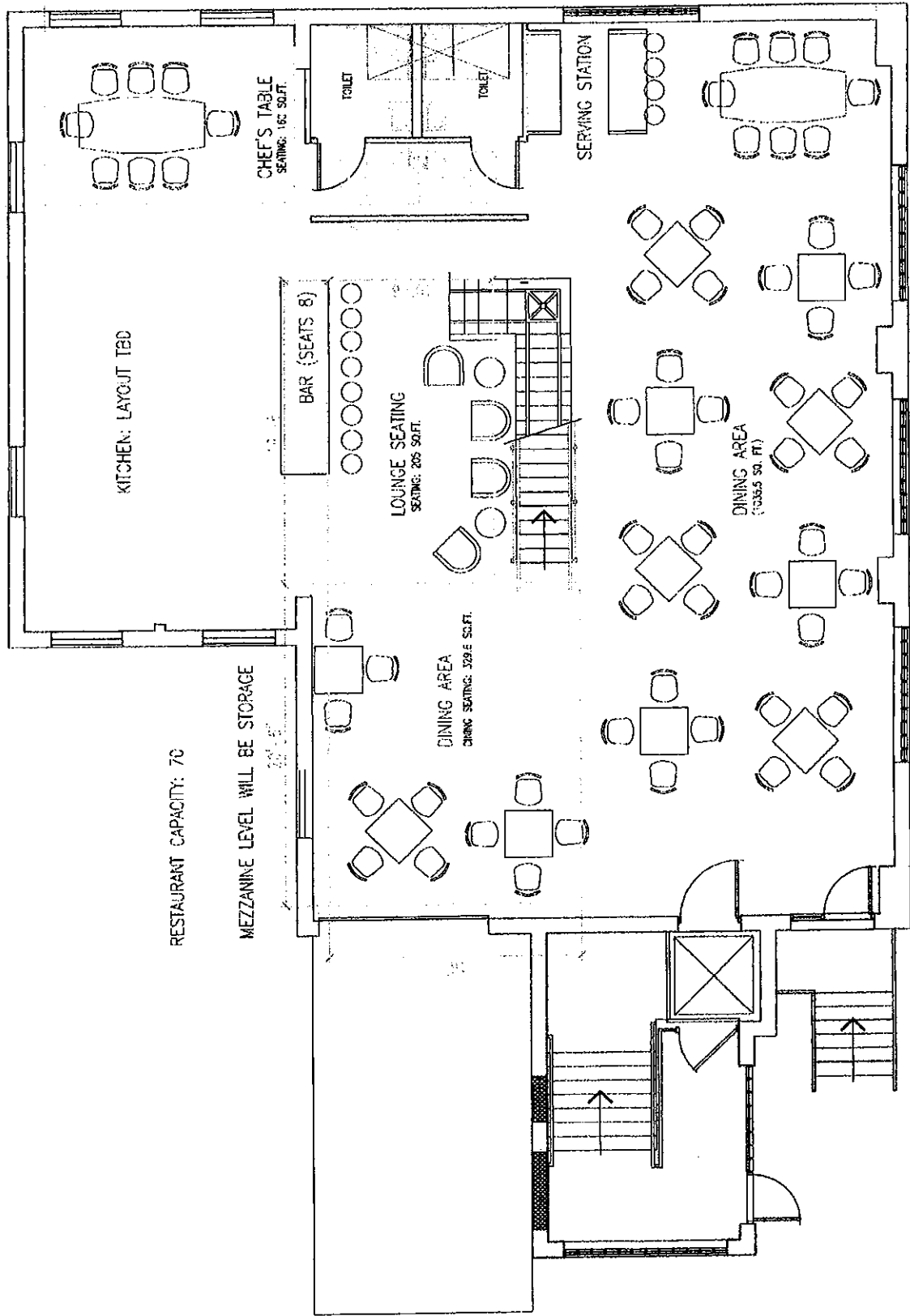
**Tab #9**



# EXTERIOR

## SITE PLAN & LOCATION





RESTAURANT CAPACITY: 70

MEZZANINE LEVEL WILL BE STORAGE

MAIN LEVEL FLOOR PLAN-BISTRO  
1/8" = 1'-0"

