

Bobbie Walthall

To: Jonathan Douglass
Subject: RE: Late night food stand opinions of businesses on northeast corner of 10th and Massachusetts

-----Original Message-----

From: nick carroll [mailto:nickccarroll@gmail.com]
Sent: Saturday, September 11, 2010 7:57 AM
To: mikeamyx515@hotmail.com; aroncromwell@gmail.com; ljohnson@peridiangroup.com; mdever@sunflower.com; robchestnut@sunflower.com
Cc: Jonathan Douglass
Subject: Late night food stand opinions of businesses on northeast corner of 10th and Massachusetts

Dear City Commissioner,

On Thursday afternoon I spoke with Jerry Neverve from the Red Lyon and I discussed my concerns about the possibility of Jason Mandel's hot dog stand being located at the northeast corner of 10th and Massachusetts. He was in favor of the city approving Jason's stand, but he thought it was for the southwest corner. When I informed him it could be either corner he told me it would be much better on any side of the street other than the northeast corner due to the heavy traffic from 1:45 a.m. to 2 a.m. due to three bars closing at that time.

I agree with Jerry and I think there is too much pedestrian traffic on the corner at the time Jason's stand would be in business and it would congest the walking traffic, create multiple problems and possibly safety concerns.

I feel strongly enough against the hot dog stand being locate on the northeast corner that I canvassed the surrounded businesses and created a petition that states the business approve all three corners on 10th and Massachusetts for Jason to operate his food stand other than the northeast corner (attached to this email is a jpg file of the petition). All of the owners that I spoke to (Red Lyon, Wild Territory, Wellspring, Replay Lounge, and the managers of Pizza Hut and Pepper Jack's) fully support the idea of the hot dog stand, although not on the northeast corner of 10th and Massachusetts. No one that I spoke with knew that it was an option that the stand could be located on the northeast corner because they were only informed that it could happen on the southwest corner.

I spoke with Jason on Friday and I'm trying to help him find an alternative to the southwest corner of 10th and Massachusetts if he does not receive approval on Tuesday. He told me that he is looking into the southwest corner of 9th street and I called my friend Craig Nowatzke, who owns the hot dog stand on the northeast corner of 9th and Massachusetts, for advice for Jason.

If Jason changes his mind and tries to locate on the northeast corner of 10th and Massachusetts please consider the opinions of the business owners and managers that signed my petition to deny his request to operate a late night food stand on the northeast corner and also for those who may make this request in the future.

Sincerely,

Nick Carroll
Replay Lounge



First Management

incorporated

Property Management • Construction Management

September 8, 2010

Mayor Mike Amyx
City of Lawrence
6th & Massachusetts Streets
Lawrence, Kansas 66044

Re: Last Stop Snack Shop Permit Request

Dear Mayor Amyx,

I am part owner-manager of Consolidated Properties, Inc., owner of the Masonic Temple Property located at 1001 Massachusetts Street in Lawrence. Last Stop Snack Shop has applied for a permit to set up a food operation on the corner in front of the Masonic Building. We are opposed to issuance of this permit.

Consolidated Properties also owns the properties located at 1005-07 Massachusetts Street, which is leased to Encore Restaurant, 1011 Massachusetts Street, which is leased to Pita Pit and 1029 Massachusetts Street, which is leased to Pyramid Pizza. These three entities have spent hundreds of thousands of dollars in investment in their businesses. Businesses in the 1000 block of Massachusetts, as are many others, are struggling due to the current economic situation. It is not equitable to allow an additional food vendor, who has very little investment and does not add to the real estate tax base, to compete from on or near one of our properties with our other tenants in the same block.

Please vote to deny the application of Last Stop Snack Shop to operate from the Southwest corner of 10th & Massachusetts Street. Thank you for your consideration.

Sincerely,

Doug Compton, Manager
Consolidated Properties, Inc.
601 N. Iowa P.O. Box 1797
Lawrence, Kansas 66044

Cc: Rob Chestnut
Aron Cromwell
Michael Dever
Lance Johnson

From: [nick carroll](#)
To: [Jonathan Douglass](#)
Subject: late night food stand
Date: Tuesday, September 07, 2010 11:16:35 AM

Dear Jonathan,

During our meeting this morning you suggested that I write my concerns about allowing a late night food vendor on the North-East corner of 10th and Massachusetts. I am opposed to having a late night vendor next to my business because I believe it will increase my liability and will increase extra work for my staff in terms of security and clean up. However, I am not opposed to having the business operate on the South West corner of 10th Street.

Due to the additional liability licensed business possess, it seems fair to me that there should be an additional level of approval for food vendors trying to operate within 75' of a licensed business. I propose that the signature should be required from the business owner of the licensed business, due to the extra liability.

Sincerely,

Nick