

December 1, 2014

City Clerk
1819 Farnam
Omaha, Nebraska 68183

RECEIVED
2014 DEC -2 AM 9:04
CITY CLERK
OMAHA, NEBRASKA

To Whom It May Concern:

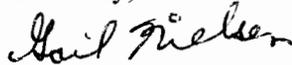
We are residents and owners of #307 in Kimball Lofts at 1506 Jones, Omaha. We are writing to you concerning the Class C Liquor License for Retroactive, Inc. at 1516 Jones, Omaha.

We would like to encourage you to deny this application. In the last few years this has become a residential neighborhood. From 15th to 16th streets and Jackson to Jones there are three complexes that are residential and only two buildings not used as residences. Both of these are vacant. Within a block to the east and a block to the south there are also residential buildings We have young families in these complexes. We were pleased that the Gentlemen's Club on 16th and Jones had closed, and do not look forward to a nightclub right next door.

We were one of the first owners at Kimball Lofts and at that time 1516 Jones was being used as a Club. Parking was a problem as was litter in the mornings—beer cans and liquor bottles. We are also concerned about the noise from loud music and go go dancers as we have adjoining walls.

We would ask that you give serious consideration to our concerns.

Sincerely,



Gail and Nancy Nielsen
1502 Jones #307
Omaha, Nebraska 68102

Buster Brown (Clik) <buster.brown@cityofomaha.org>

12/9 Retro Metro Liquor License

1 message

Collin Ricklefs <collin.ricklefs@gordmans.com>

Mon, Dec 1, 2014 at 2:47 PM

To: "Buster.brown@cityofomaha.org" <Buster.brown@cityofomaha.org>

Cc: Melanie Hecker <melanie.hecker88@yahoo.com>, Scott Hedrick <shedrick@pjmorgan.com>

Mr. Brown,

My name is Collin Ricklefs, I am an owner/tenant in the Kimball Loft building located at 1502 Jones Street. I am writing to you today concerning the proposed opening of a bar directly next door to our homes.

The residents of Kimball Lofts and myself have some grave concerns about this location opening as a bar/club for the reasons below.

1. First and foremost – noise. This building flushes directly against our homes. Any music / bands / large crowds would permeate through our adjoining walls thus making our homes unlivable.
2. Gathering on sidewalk – the entrance to this facility is within 25 feet of our entrance to our homes. Congregation of people outside the facility (smoking) would create an environment not suitable for a residential area.
3. This is a high density residential neighborhood including Kimball Lofts, Joslyn Lofts and now 1501 Jackson located directly behind the address. Quiet beautiful neighborhood with families, elderly and professionals.
4. Crime concerns from traffic / patrons it would attract. We have incident reports from the previous bar (same owner) that will be provided as well.
5. Trash / Parking – we already have to deal with the weekend influx of patrons to The Max (already located within 500 feet of our buildings) which creates parking congestion and noise. Every Saturday and Sunday morning the streets are already littered with broken liquor bottles, beer cans, fast food trash, cigarettes, condoms. Not something you want to walk your dog or family through.

A 3 page petition has been signed by the residents of Kimball Lofts that will be submitted with an official HOA response as well.

December 2, 2014

Buster Brown, City Clerk
1819 Farnam Street Ste. LC-1
Omaha, NE 68183

Re: 1516 Jones Street Liquor License

Dear Mr. Brown and the City Council,

We purchased our loft at Kimball Lofts July 15, 2013, excited to be a part of the Old Market community and the growth surrounding it. When we moved in, there was a "For Lease" sign on 1516 Jones. I believe it closed down about the same time residents started moving into Kimball in 2007-2008. Then in 2013-2014, 1501 Jackson was built, joining Kimball, Union Plaza, and Joslyn Lofts. Now, nearly all of the square block surrounding 1516 Jones is residential. As 1516 Jones lay dormant for years, a residential community grew up around it with 193 units, more than doubling the units available when it closed!

Our main concerns with 1516 Jones reopening as a disco, comedy club or whatever Mr. Cascio decides (we have only heard 2nd hand, since Mr. Cascio has not reached out to us) are noise (as described in his own employment ads), smokers, garbage, and crime. We live on the 2nd floor of Kimball Lofts, and our neighbors who abut 1516 Jones can already hear construction noise through their walls. We, along with many of our neighbors, take our dogs across the street to our dog park late at night. Just having to make our way through the partiers and smokers outside our building will be intimidating. Plus, when windows are open or families are on their decks, will they be getting smoke from below? Traffic and parking on weekends, especially with the Maxx, residential visitors, and family will be impossible! Vandalism, garbage on streets and sidewalks, and crime are also a major concern.

In conclusion, we have a beautiful, clean, friendly neighborhood. If it is truly the intent of the city to encourage rebuilding, restoring, and connecting the Old Market to Midtown, care needs to be taken along the way to consider the residents who have invested and take pride in their property and community. Please give us your support and deny this liquor license.

Sincerely,

Michael and Debra Gardner
1502 Jones Unit 205
Omaha, Nebraska 68102

CC: Council Members

RECEIVED
2014 DEC -4 AM 9:25
CITY CLERK
OMAHA, NEBRASKA

 **P.J. MORGAN**
REAL ESTATE

December 3, 2014

Buster Brown
Omaha City Clerk
1819 Farnam Street
Omaha, NE 68183

RECEIVED
2014 DEC -4 AM 9:25
CITY CLERK
OMAHA, NEBRASKA

RE: 1516 Jones Street – Liquor License

Dear Mr. Brown and Members of the City Council,

I am writing on behalf of the Kimball Lofts Condominium Association owners to voice our concerns about granting a liquor license at the December 9 meeting to the proposed nightclub at 1516 Jones Street doing business as “Retro Metro”.

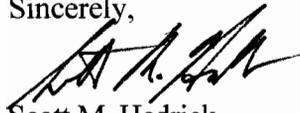
Owners of Kimball Lofts were made aware of this potential venture after a Kimball resident had a casual conversation with the owner (Mr. Cascio) of 1516 Jones on the street. Other residents were informed by a neighborhood business owner after Mr. Cascio had asked him his opinion of whether or not people in the area would be receptive to the idea. It’s my understanding he also spoke with Councilman Jerram about it. Both Councilman Jerram and the business owner suggested Mr. Cascio should reach out to the resident owners of Kimball Lofts as well as others in the area. He assured them he would, but he never did. Other than the initial street conversation, Mr. Cascio did not ask that owner to gather other owners for a courtesy conversation. He did not research contact information for the property management group to engage in such a conversation. He did not show good faith to the surrounding neighbors which this venture affects.

Granting a liquor license to this establishment, which is directly next door to our residents’ homes, is not consistent at all with the environment the members of this community bought into when they chose this location for themselves and their families. The residents of Kimball Lofts are very concerned about the noise, crowds, parking, trash, and potential crime that could be associated with the proposed nightclub. Although the dance club “The Maxx” is 500 feet to the east of Kimball Lofts, that club has been established for many, many years and have been “good neighbors” after the weekends. Often staff is seen sweeping and washing the sidewalk and picking up trash their patrons may have discarded. Patrons aren’t usually loitering in front of the Kimball Building either. “Retro Metro” is quite the opposite. It is next to Kimball Lofts; previous clubs within its walls have failed; the exterior sidewalks and street have not been maintained; police had been called to the space numerous times for misdemeanor assault reports; there was a report shooting many years ago and if patrons would smoke, they would more than likely stand right below balconies and windows of Kimball residents which is just east of the 1516 entrance.

A help wanted ad recently posted on Craigslist is attached for your reference. It seems to confirm many of the fears the residents have about granting a potential liquor license to this establishment. The ad promotes a “giant party”, “high volume”, “dj’s” and “go-go dancers”. The noise alone from the adjacent wall on the west side of Kimball Lofts will make living there unbearable to the home owners. The residents of Kimball Lofts are true owners of their units - they do not lease. Millions of dollars have been spent by them to create industrial, yet modern, living spaces and to enhance the aesthetic of the 15th-16th/Jackson-Jones streets. Allowing an off sale night club to operate there would diminish property values greatly.

We ask that you strongly consider these concerns and others expressed by area residents when considering granting this liquor license. We would greatly appreciate your support.

Sincerely,

A handwritten signature in black ink, appearing to read "S. M. Hedrick", written over a horizontal line.

Scott M. Hedrick
Property Manager

CL omaha > jobs > food/bev/hosp

reply

x prohibited [2]

Posted: 3 days ago

ATTN *Brand New* Night Club in Old Market Hiring for ALL Positions (Old Market)

Thank you for stopping by. We are a brand new Night Club that is set to open up in the most popular area of Omaha right now, the Old Market. We are set to launch on New Years Eve with a GIANT PARTY!

Down Below you will find everything we are looking for. Each position has it's own time slot, and will be over a 2 day period in case you can't make it to one of the dates. We have many positions to fill, and we are only looking for the BEST!! Thank you, and good luck.

SEEKING 21+ OUTGOING, ENTHUSIASTIC AND CHARISMATIC PEOPLE WITH A PASSION FOR MUSIC, FUN, AND HOSPITALITY FOR ALL OF THE POSITIONS LISTED:

D.J
BARTENDERS
BARBACKS
COCKTAIL SERVERS/BOTTLE SERVICE
SECURITY
DOOR GIRL/HOST
GO-GO DANCERS

NOTE THIS IS A RETRO THEMED NIGHT CLUB PLAYING ALL 70'S AND 80'S MUSIC. YOU MUST BE COMFORTABLE WITH "PUTTING ON THE SHOW" NIGHTLY. IF YOU ARE A BARTENDER OR COCKTAIL WAITRESS YOU MUST BE COMFORTABLE WITH DANCING.

ALL STAFF MUST HAVE EXPERIENCE IN A FAST PACED, HIGH VOLUME ESTABLISHMENT, AND MUST BE A MULTI-TASK GENIUS.

PLEASE BRING 2 RESUMES WITH YOU AT YOUR CALL TIME. CALL TIMES AND DATES ARE LISTED BELOW:

DEC. 4TH, 2014 &
DEC. 5TH, 2014

SAME TIME BOTH DAYS. SAME LOCATION.

1516 JONES ST. OMAHA, NE 68102

PLEASE FEEL FREE TO PARK IN THE LOT ACROSS THE STREET FOR FREE

BARBACKS: 12 PM-1 PM
SECURITY: 1PM- 2PM
BARTENDERS: 2 PM-3:30 PM
COCKTAIL SERVERS/BOTTLE SERVICE: 3:30 PM-5 PM
DOOR GIRL/HOST: 5 PM- 5:30 PM
GO-GO DANCERS: 5:30 PM- 6:30 PM
D.J: 5:30 PM- 6:30 PM

THANK YOU, AND SEE YOU THEN!

- Principals only. Recruiters, please don't contact this job poster.
- do NOT contact us with unsolicited services or offers



compensation: **COMPETITIVE WAGES PLUS TIPS**

post id: 4781386063 posted: 3 days ago updated: 3 days ago [email to friend](#) ♥ [best of](#) [2]

Petition to STOP BAR / CLUB / LIQUOR LICENSE 1516 JONES

Petition summary and background KIMBALL LOFTS PETITION TO DENY LIQUOR LICENSE / BAR / CLUB TO BE OPENED AT THE SIGHT OF 1516 JONES STREET, OMAHA NE 68102

Action petitioned for We, the undersigned, are concerned citizens who urge our leaders to act now to deny liquor license/bar/club approval at 1516 Jones Street, Omaha, NE 68102

Printed Name	Signature	Address	Comment	Date
Collin Ricklefs		1502 Jones St., Omaha, NE 68102 # 267		10-30-14
Chad Meyer		1502 Jones St., Omaha, NE 68102 # 267		10-30-14
Lisa Tranchetti		1502 Jones St., Omaha, NE 68102 # 407		10-31-14
Ferris Cunningham		1502 Jones St., Omaha, NE 68102 # 208		10-31-14
Patrick Medinger		1502 Jones St., Omaha, NE 68102 # 304		10/31/14
David Hecker		1502 Jones St., Omaha, NE 68102 # 501		10/31/14
Deanna Meyer		1502 Jones St., Omaha, NE 68102 # 267		10/31/14
Jim Simpson		1502 Jones St., Omaha, NE 68102 # 267		10/31/14
Melanie Hecker		1502 Jones St., Omaha, NE 68102 # 501		10/31/14
Kelly Weisenberg		1502 Jones St., Omaha, NE 68102 # 405	Please do not put me on the list. I have not signed the petition. I will sign if the petition is successful.	10/31/14
BRIAN WEISENBERG		1502 Jones St., Omaha, NE 68102 # 405		10/31/14

Richard Matthew Key Blue Melway
1502 Jones Omaha NE
1057 68102
11-5-14

Printed Name	Signature	Address	Comment	Date
SUSAN McHONEY		1502 Jones St., Omaha, NE 68102 # 309		10/31/14
Michelle Sullivan		1502 Jones St., Omaha, NE 68102 # 402		10/31/14
David Sullivan		1502 Jones St., Omaha, NE 68102 # 402		10/31/14
FRANK NELSON		1502 Jones St., Omaha, NE 68102 # 307		11-1-14
HARVEY NIELSEN		1502 Jones St., Omaha, NE 68102 # 307		11-1-14
DEB GARDNER		1502 Jones St., Omaha, NE 68102 # 205		11-1-14
JEFFERSON HILMAN		1502 Jones St., Omaha, NE 68102 # 303		11-1-14
SCOTT REDD		1502 Jones St., Omaha, NE 68102 # 404		11-1-2014
BILLY COBURN		1502 Jones St., Omaha, NE 68102 # 404		11-1-2014
John A. Chienca		1502 Jones St., Omaha, NE 68102 # 404		11-1-2014
Ann H. Hekel		1502 Jones St., Omaha, NE 68102 # 403		11-1-2014
Brian H. Hekel		1502 Jones St., Omaha, NE 68102 # 403		11-1-2014
Tina Chienca		1502 Jones St., Omaha, NE 68102 # 409		11-1-2014
Anna Chienca		1502 Jones St., Omaha, NE 68102 # 409		11-1-2014
Kim Redd		1502 Jones St., Omaha, NE 68102 # 404		11-1-2014
JENNY FISHER		1502 Jones St., Omaha, NE 68102 # 333		11-1-2014
Michael Gardner		1502 Jones St., Omaha, NE 68102 # 205		11-1-14

This is a residential block now

11-3-14

1502 Jones St # 203

Daniel Muroso

Buster Brown (Clik) <buster.brown@cityofomaha.org>

Proposed Retro Metro liquor license-1516 Jones St.

1 message

Melanie Hecker <melanie.hecker@me.com>

Wed, Dec 3, 2014 at 10:36 PM

To: Chris.Jerram@cityofomaha.org, Pete.Festersen@cityofomaha.org, Rich.Pahls@cityofomaha.org, Aimee.Melton@cityofomaha.org, ben.gray@cityofomaha.org, garry.gernandt@cityofomaha.org, franklin.thompson@cityofomaha.org
Cc: Buster.Brown@cityofomaha.org

To the members of the Omaha City Council,

Attached is a letter and supporting information for your review to assist in your decision on December 9th whether or not to grant a Class C liquor license to the property at 1516 Jones Street, doing business at Retro Metro. You will find my husband and I are unequivocally opposed to the granting of this license, as well as the nature of the business.

After reviewing the information, you will have a better understanding of the following:

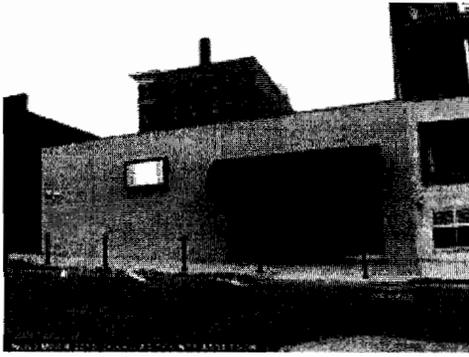
1. The troubled financial past of clubs at this location--2-3 different names but all failed and closed
2. The history of police being called to the location multiple times for assault charges when it was a functioning business
3. Lack of courtesy and in being a good neighbor by the owner
4. Answers to the question, "It's always been a club [albeit defunct] so what has changed now?"
5. The potentially questionable nature of the business from an attached Craigslist ad asking for "go go dancers" and "door girls"

We appreciate your time in reviewing this information and the time you give to our City.

Melanie and David Hecker
Owners at Kimball Lofts, 1502 Jones St. #501
402-980-6095 (David's cell)

5 attachments

building picture.jpg
41K



12/4/2014 10:00 AM
From: [unreadable]
Subject: [unreadable]

12/4/2014 10:00 AM
From: [unreadable]
Subject: [unreadable]

craigslist ad.jpg
1106K

 **Hecker letter to council_final.doc**
30K

 **HeckerCondo_Inspired Home.pdf**
844K

 **Police reports.pdf**
14248K