



118 N. Broadway, Lake Orion, MI 48362
Phone: 248-693-9742 Fax: 248-693-9749
www.downtownlakeorion.org

*The mission of the Lake Orion DDA is to enhance the economic potential and preserve the historical character of the Lake Orion DDA District, **the heart and hub of the Orion Community**, through promotional activities and an organizational structure that focuses on community involvement with local businesses, residents, and other stakeholders.*

May 20, 2025

Mr. Darwin McClary
Village of Lake Orion
37 E. Flint Street
Lake Orion, MI 48362

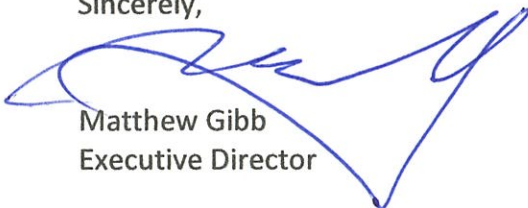
Mr. McClary,

On behalf of the Lake Orion Downtown Development Authority, it is requested that the Village of Lake Orion, by Council Resolution, recommend a redevelopment liquor license for Sagebrush Cigar Bar of Lake Orion, LLC at 34 S. Broadway St., Lake Orion, MI 48362. They are the highest and best use for this property, above all others.

This new establishment will be open to the public seven (7) days a week serving food and beverages, including this application for a Class C license permitting the additional sale and consumption of beer, wine and spirits. They have spent over \$75,000 renovating the premises. The business brings new jobs to the Village, provides capacity for guests and visitors to the downtown, and improves and updates a long vacant space in the middle of downtown. The space and business plans meet and/or exceed the standards required for hours of service, seating, and investment in the downtown area and they are fully eligible to apply for a redevelopment liquor license.

The Village of Lake Orion is allowed to recommend this type of license because they established a downtown district under PA 197 of 1975 and the total private investment in the DDA is more than \$200,000.00 over a period of 5 years as verified by Affidavit from the Oakland County Assessor. In order to recommend this business for a redevelopment liquor license to the State Liquor License Commission, please pass the attached resolution recommending the application be considered for approval by the Michigan Liquor Control Commission.

Sincerely,



Matthew Gibb
Executive Director



**VILLAGE OF LAKE ORION VILLAGE COUNCIL
RESOLUTION**

**APPROVAL OF DEVELOPMENT DISTRICT ON-PREMISES LIQUOR LICENSE
FOR Sagebrush Cigar Bar of Lake Orion, LLC**

By Council Member _____,

WHEREAS, the Lake Orion Village Council, in 1985, established development district by way of a Downtown Development Authority District pursuant to 1975 PA 197 of the State of Michigan; and

WHEREAS, Public Act No. 270 of Public Acts of 2014 of the State of Michigan allows villages to enhance the quality of life for their residents and visitors to their communities by allowing the Liquor Control Commission to issue public on-premises licenses in addition to those quota licenses provided they meet the criteria set forth in the Act; and

WHEREAS, Sagebrush Cigar Bar of Lake Orion, LLC located at 34 S Broadway Street, Lake Orion, Oakland County, Michigan, is located within the Development District, and has met the Development District On-Premises License requirements supporting the issuance of a new Class C Liquor Licenses under MCL 436.(a)(1)(b); and

WHEREAS, Sagebrush Cigar Bar of Lake Orion, LLC has demonstrated that the amount expended for the rehabilitation of the property at 34 S. Broadway Street shall be greater than \$75,000; and

WHEREAS, Sagebrush Cigar Bar of Lake Orion, LLC will engage in dining and entertainment that is open to the public, with a seating capacity of not less than 25 persons; and

WHEREAS, Sagebrush Cigar Bar of Lake Orion, LLC, will prevent deterioration within the Development District and promote economic development by creating new employment opportunities, add new tax value through the purchase of new equipment and/or building improvements, and by renovating an empty building; and

WHEREAS, Sagebrush Cigar Bar of Lake Orion, LLC represents a desired land use as determined by the Village's area master plan and zoning requirements; and

WHEREAS, Sagebrush Cigar Bar of Lake Orion, LLC contributes to the mix of dining/drinking, entertainment and recreational existing establishments within the Development District; and

NOW, THEREFORE, BE IT RESOLVED that having successfully met the criteria set forth by the requirements of Public Act 270 of 2014, the Village of Lake Orion approves the Development District On-Premises Liquor License for Sagebrush Cigar Bar of Lake Orion, LLC above all others.

Seconded by Council Member _____.

AYES: _____; NAYS: _____; ABSENT: _____

THIS RESOLUTION WAS DULY ADOPTED BY THE LAKE ORION VILLAGE COUNCIL DURING ITS REGULAR MEETING HELD ON AUGUST 10, 2015.

Village of Lake Orion

Certification

I, Sonja Stout, duly authorized Clerk of the Village of Lake Orion, Oakland County, Michigan, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Village of Lake Orion Village Council on the _____ day of _____ 2025.

Given under my hand and seal of the Village of Lake Orion, Oakland County, Michigan this _____ day of _____ 2025.

Sonja Stout, Clerk



Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ regular _____ meeting of the _____ Village of Lake Orion _____ council/board
(regular or special) (name of township, city, village)
called to order by _____ on _____ at _____
(date) (time)
the following resolution was offered:

Moved by _____ and supported by _____

that the application from Sagebrush Cigar Bar of Lake Orion, LLC

(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Class C Redevelopment Liquor License under MCL 436.1521a(1)(b)

(list specific licenses requested)

to be located at: 34 South Broadway Lake Orion, MI 48362

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____ Village of Lake Orion
council/board at a _____ regular _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Overnight packages: 2407 N. Grand River, Lansing, MI 48906

Fax to: 517-763-0059



LAW OFFICES

ADKISON, NEED, ALLEN, & RENTROP

PROFESSIONAL LIMITED LIABILITY COMPANY

KELLY A. ALLEN
JESSICA A. HALLMARK
JOHN W. KUMMER
GREGORY K. NEED
G. HANS RENTROP
CHRISTOPHER J. TOWER

39572 Woodward, Suite 222
Bloomfield Hills, Michigan 48304
Telephone (248) 540-7400
Facsimile (248) 540-7401
www.ANAfirm.com

OF COUNSEL:

PHILLIP G. ADKISON
KEVIN M. CHUDLER
JENNIFER H. ELOWSKY
GARY R. RENTROP

May 13, 2025

Via UPS 2nd Day Mail

Matthew A. Gibb, Executive Director
Village of Lake Orion
118 N. Broadway
Lake Orion, MI 48362

**Re: SAGEBRUSH CIGAR BAR OF LAKE ORION, LLC
34 S. Broadway St.
Request for Redevelopment Liquor License**

Dear Mr. Gibb:

We represent Sagebrush Cigar Bar of Lake Orion, LLC, a Michigan limited liability company ("Sagebrush Cigar Bar") in liquor licensing matters. Sagebrush Cigar Bar of Lake Orion does business as O Cigar Bar. Sagebrush Cigar Bar of Lake Orion's sole member is Dan Zaraga.

Enclosed is Sagebrush Cigar Bar of Lake Orion, LLC's application for a Redevelopment Liquor License pursuant to MCL 436.1521a(1)(b) and the Village of Lake Orion's ordinances.

O Cigar Bar opened its doors in 2024. O Cigar Bar has been serving alcohol on its premises under the Sagebrush Cantina, Inc. liquor license, as an added space to the licensed premises. Sagebrush Cigar Bar of Lake Orion is requesting a new liquor license to reorganize its finances and to separate the Sagebrush and O Cigar Bar businesses for tax purposes. O Cigar will continue to offer dining through Sagebrush Cantina's kitchen.

O Cigar Bar is applying for a redevelopment license under the Michigan Liquor Code, specifically, MCL 436.1521a(1)(b) (the "Redevelopment License Law"). O Cigar Bar will operate the redevelopment license as a Class C liquor license ("Redevelopment License"). O Cigar Bar is in the Village of Lake Orion's Downtown Development Authority. The address is 34 South Broadway Lake Orion, MI 48362.

Enclosed for your review are the following:

- Map of the Village of Lake Orion DDA
- Sagebrush Cigar Bar of Lake Orion, LLC Bylaws and Articles of Organization
- Sagebrush Cantina, Inc.'s MLCC Violation History
- List of Expenditures on Renovation and Rehabilitation of the Building
- Floor Plan for O Cigar Bar and Sagebrush Cantina
- MLCC Form 106 – Local Governmental Approval Form
- MLCC Form 100a – On-Premises Retailer License & Permit Application
- MLCC Form 109b – New On-Premises Redevelopment or Development District License Questionnaire
- Village of Lake Orion Redevelopment Liquor License Pre-Application Questionnaire

Also enclosed is a check for \$500 made out to the Village for the application fee.

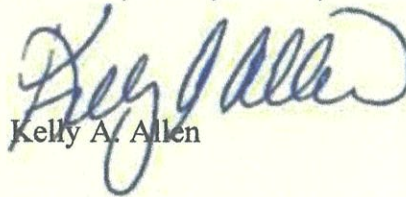
Please consider all personal and business documents confidential, and please do not release any of this documentation to the public.

We respectfully request that this matter be placed on an agenda for consideration by the village council as soon as possible. Please let us know if you have any questions or require anything further to facilitate your review of this application.

Sagebrush Cigar Bar of Lake Orion filed its application with the Michigan Liquor Control Commission on April 14, 2025. Thank you for your assistance in this matter.

Very truly yours,

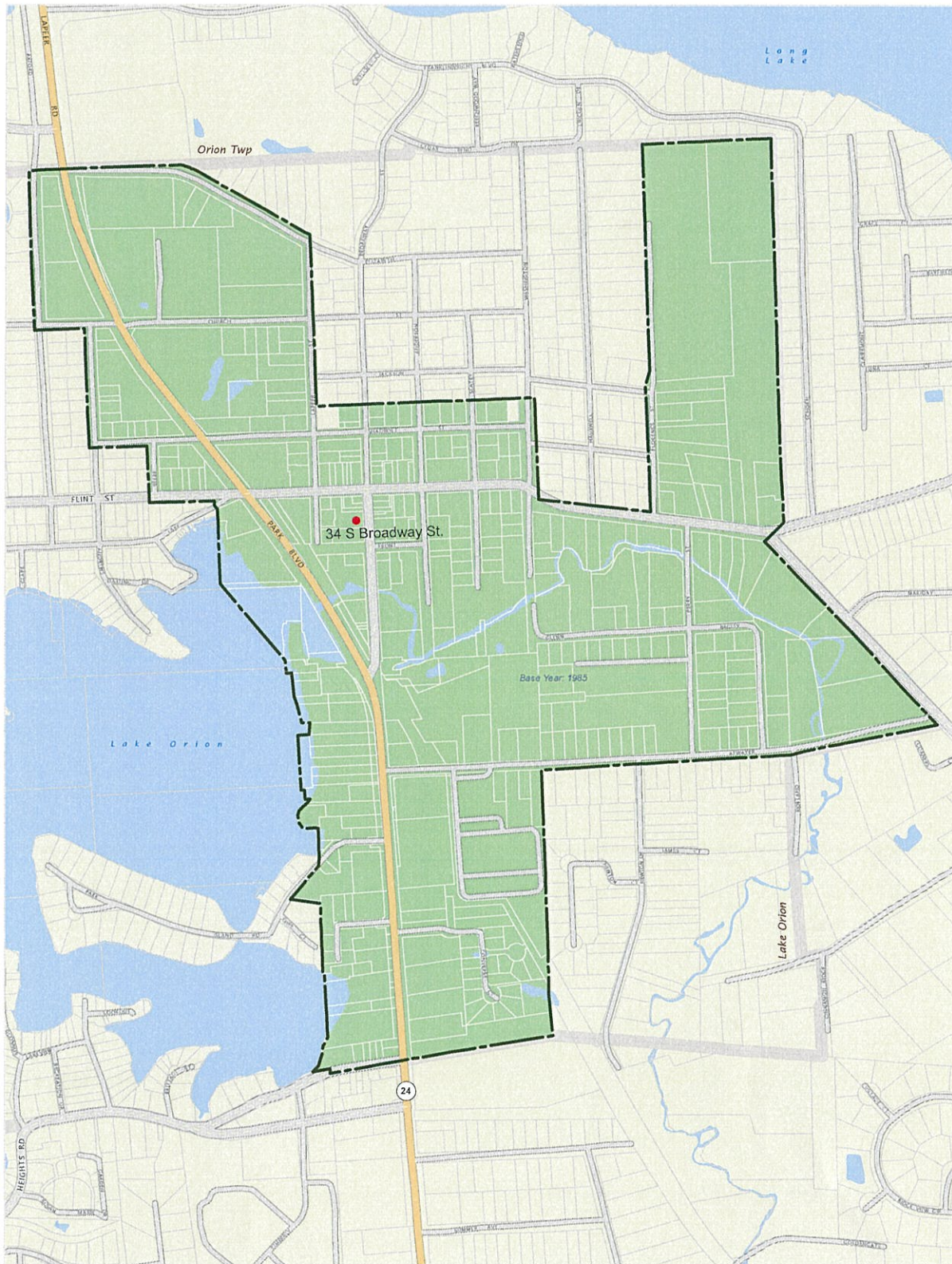
ADKISON, NEED, ALLEN, & RENTROP, PLLC



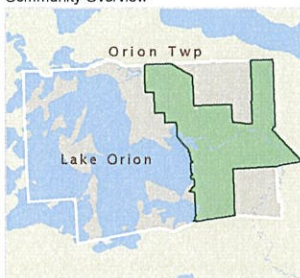
Kelly A. Allen

/cjt

Enclosures



Community Overview



Downtown Development Authority Village of Lake Orion

Contact
Lois Golden
22 W. Flint Street
Lake Orion, MI 48362
248-693-9742

Statistics
Authority: 231 acres
Dev. Area: 231 acres
Millage: No



Legend

- Authority Boundary
- Development/Capture Area
Area defined in the development plan where TIF capture can occur.

0 300 600 Feet



Map date: February 26, 2008
Created by: Oakland County Planning and Economic Development Services

The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.



BYLAWS
SAGEBRUSH CIGAR BAR OF LAKE ORION, LLC
A Michigan Limited Liability Company

These Bylaws are made and adopted effective as of March 26, 2012, by Sagebrush Cigar Bar of Lake Orion, LLC, a Michigan limited liability company (the "Company") and Dan Zaraga, its sole member (the "Member").

ARTICLE I.
ORGANIZATION

1.1 Formation. The Company has been organized as a Michigan limited liability company pursuant to the Michigan Limited Liability Company Act, 1993 PA 23, as amended (the "Act"), by the filing of Articles of Organization ("Articles") as required by the Act. The Member is the Company's sole and single member.

1.2 Name. The name of the Company is **Sagebrush Cigar Bar of Lake Orion, LLC**. The Company may also conduct its business under one or more assumed names.

1.3 Purposes. The purpose of the Company is to engage in any activity for which limited liability companies may be formed under the Act. The Company shall have all the powers necessary or convenient to effect any purpose for which it is formed, including all powers granted by the Act.

1.4 Duration. The Company shall be perpetual unless otherwise stated in the Articles or until the Company dissolves and its affairs are wound up in accordance with the Act.

1.5 Registered Office and Resident Agent. The Registered Office and Resident Agent of the Company shall be as designated in the initial or amended Articles. The Registered Office and/or Resident Agent may be changed from time to time. Any such change shall be made in accordance with the Act. If the Resident Agent resigns, the Company shall promptly appoint a successor.

ARTICLE II.
MEMBERSHIP INTERESTS AND CAPITAL CONTRIBUTIONS

2.1 Membership Interests and Capital Contributions. The Sole Member has made a capital contribution of \$100.00 to the Company and consequently, as of the effective date of this Agreement, the Member owns a Membership Interest in the Company as specified below:

Member	Membership Interest
Dan Zaraga	100%

ARTICLE III.
BOOKS, RECORDS, AND ACCOUNTING

3.1 Books and Records. The Company shall maintain complete and accurate books and records of the Company's business and affairs as required by the Act. The Company's books and records shall be kept at the Company's Registered Office.

3.2 Fiscal Year. The Company's fiscal year shall be the calendar year.

ARTICLE IV.
MANAGEMENT OF THE COMPANY

4.1 Management. The Company shall be managed solely by the Member who may be known as and hold the title of President of the Company.

4.2 Powers of Member. Any and all decisions and actions concerning the business and affairs of the Company shall be made by the Member without limitation. The Member has the sole power and authority, on behalf of the Company, to do all things necessary or convenient to carry out the Company's business and affairs, including, without limitation, the sole power and authority to (a) purchase, lease, or otherwise acquire any real or personal property from any source whatsoever, including the Member; (b) sell, convey, mortgage, grant a security interest in, pledge, lease, exchange, or otherwise dispose of or encumber any real or personal property; (c) open one or more depository accounts and make deposits into, write checks against, and make withdrawals against such accounts; (d) borrow money and incur liabilities and other obligations; (e) enter into any contract or agreement and execute any and all contracts, agreements, documents, and instruments of whatever nature; (f) engage employees and agents and define their respective duties and compensation; (g) establish pension plans, trusts, profit-sharing plans, and other benefit and incentive plans for the Member, employees, and agents of the Company; (h) obtain insurance covering the business and affairs of the Company and its property; (i) begin, prosecute, or defend any proceeding in the Company's name; and (j) participate with others in partnerships, joint ventures, and other associations and strategic alliances.

4.3 Third-Party Reliance. Any person (including any financial institution or contracting party) who may deal with the Company or the Member on behalf of the Company shall be entitled, without liability and without any further inquiry or investigation whatsoever, to rely on the sole, exclusive, and unilateral power and authority of the Member to make any and all decisions and to take any and all actions with respect to the Company, and the decisions and actions of the Member shall be binding on and enforceable against the Company without exception.

ARTICLE V.
EXCULPATION OF LIABILITY; INDEMNIFICATION

5.1 Exculpation of Liability. Unless otherwise provided by law or expressly assumed, the Member or Manager(s), or both, shall not be liable for the acts, debts, or liabilities of the Company.

5.2 Indemnification. Except as otherwise provided in this Article, the Company shall indemnify the Member and may indemnify any Manager or other employee or agent of the Company who was or is a party, or is threatened to be made a party, to a threatened, pending, or action, suit, or proceeding (whether civil, criminal, administrative, or investigative and whether formal or informal), other than an action by or in the right of the Company, where such person is a party because the person is or was a Manager, the Member, employee, or agent of the Company. The Company shall indemnify the Member and may indemnify such Manager, employee, or agent against expenses, including attorney fees, judgments, penalties, fines, and amounts paid in settlement, actually and reasonably incurred by such person in connection with the action, suit, or proceeding. The Company shall indemnify the Member and may indemnify such Manager, employee, or agent if the person acted in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances, and in a manner that the person reasonably believed to be in the best interests of the Company. With respect to a criminal action or proceeding, the person must have had no reasonable cause to believe that his or her conduct was unlawful. To the extent that a Member or Manager, employee, or agent of the Company has been successful on the merits or otherwise in defense of an action, suit, or proceeding, or in defense of any claim, issue, or other matter in the action, suit, or proceeding, the Member shall be indemnified and such Manager, employee, or agent may be indemnified against the actual and reasonable expenses, including attorney fees, incurred by him or her in connection with the action, suit, or proceeding and any action, suit, or proceeding brought to enforce this mandatory indemnification. Unless ordered by a court, any indemnification permitted under this Article shall be made by the Member after (a) determining that the indemnification is proper under the circumstances because the person to be indemnified has met the applicable standard of conduct and (b) evaluating the reasonableness of the expenses and of the amounts paid in settlement. No indemnification shall be provided for or in connection with (a) the receipt of a financial benefit to which the person is not entitled, or (b) a knowing violation of the law.

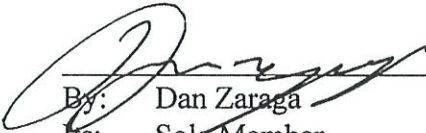
ARTICLE VI.
DISSOLUTION AND WINDING UP

6.1 Dissolution. The Company shall dissolve and its affairs shall be wound up on the first to occur of the following events only: (a) at any time specified in the Articles; (b) on the occurrence of any event specified in the Articles; or (c) consent of the Member.

6.2 Winding Up. On dissolution, the Company shall cease carrying on its business and affairs and shall begin to wind them up. The Company shall complete the winding up as soon as practicable. On the winding up of the Company, its assets shall be distributed in a manner consistent with the Act.

These Bylaws are made and adopted by the Company and its sole Member as of the day and year listed on the first page of this agreement.

Sagebrush Cigar Bar of Lake Orion, LLC,
a Michigan limited liability company


By: Dan Zaraga
Its: Sole Member

m:\zaraga, dia\cigar bar exemption\company docs\bylaws.docx

Michigan Department of Licensing and Regulatory Affairs

Filing Endorsement

This is to Certify that the ARTICLES OF ORGANIZATION (DOMESTIC L.L.C.)

for

SAGEBRUSH CIGAR BAR OF LAKE ORION, LLC

ID NUMBER: D7309D

received by facsimile transmission on March 22, 2012 is hereby endorsed

Filed on March 26, 2012 by the Administrator.

The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.



In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 26TH day of March, 2012.

Director

Bureau of Commercial Services

BCS/CD-700 (Rev. 04/11)

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS BUREAU OF COMMERCIAL SERVICES											
Date Received	(FOR BUREAU USE ONLY)										
This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.											
<table border="1"> <tr> <td colspan="3">Name Francis N. Rodriguez</td> </tr> <tr> <td colspan="3">Address 1821 W. Maple Rd.</td> </tr> <tr> <td>City Birmingham</td> <td>State MI</td> <td>ZIP Code 48009</td> </tr> </table>			Name Francis N. Rodriguez			Address 1821 W. Maple Rd.			City Birmingham	State MI	ZIP Code 48009
Name Francis N. Rodriguez											
Address 1821 W. Maple Rd.											
City Birmingham	State MI	ZIP Code 48009									
EFFECTIVE DATE:											

Document will be returned to the name and address you enter above.
If left blank, document will be returned to the registered office.

ARTICLES OF ORGANIZATION**For use by Domestic Limited Liability Companies**

(Please read information and instructions on reverse side)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

ARTICLE I

The name of the limited liability company is: Sagebrush Cigar Bar of Lake Orion, LLC

ARTICLE II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

ARTICLE III

The duration of the limited liability company if other than perpetual is: _____

ARTICLE IV

- The name of the resident agent at the registered office is: Dia Zaraga
- The street address of the location of the registered office is:
28 South Broadway St., Lake Orion, Michigan 48362
(Street Address) (City) (Zip Code)
- The mailing address of the registered office if different than above:
_____, Michigan _____
(P.O. Box or Street Address) (City) (Zip Code)

ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

The limited liability company shall be managed by one or more managers.

Signed this 22nd day of March, 2012By [Signature]
(Signature(s) of Organizer(s))Francis N. Rodriguez, Organizer
(Type or Print Name(s) of Organizer(s))

Search Active/Escrowed Licensees

Licensee Details

Licensee Name
SAGEBRUSH CANTINA, INC.
Doing Business As (DBA)
SAGEBRUSH CANTINA

Business ID
2303
Local Governmental Unit (LGU)
LAKE ORION VILLAGE

Status
Active
County
OAKLAND

Address
28-34 S Broadway StLake Orion, MI 48362-3108
Phone
(248) 693-0100

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Insurance / Financial Responsibility

Show 10 entries

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Name	Type	Insurance Provider	Effective Date (From)	Status
IN-578117	Liquor Liability Insurance	FARM BUREAU GENERAL INSURANCE COMPANY OF MICHIGAN	12/5/2024	Active

Showing 1 to 1 of 1 entries

Previous1Next

Subordinates

Show 10 entries


CopyCSVExcelPrint

Name	Relationship To Business	Status
DAN ZARAGA	Stockholder	Active

Showing 1 to 1 of 1 entries

Previous1Next

Licenses

To view details of a license, please click the  button to expand the license details.

Show 10 entries


CopyCSVExcelPrint

License #	Group	Type	Subtype	Status	Issue Date	Expiration Date	Statute	Statute: Location Transferable	Under Transfer Process
L-000003539	Retail - On Premises	Class C	Regular	Active	3/29/1996	4/30/2026		Y	<input type="checkbox"/>
L-000013172	Retail - Off Premises	Specially Designated Merchant		Active	3/29/1996	4/30/2026		Y	<input type="checkbox"/>

Showing 1 to 2 of 2 entries

Previous 1 Next

Permits

To view details of a permit or permission, please click the  button to expand the permit or permission details.

Show 10 entries
Copy CSV Excel Print

Permit #	Type	Specific Purpose	Status	Issue Date	Expiration Date	CI
+ 17-118316	Sunday Sales (AM)		Issued	12/8/2017	4/30/2026	N
+ 18-1187	Additional Bar		Issued	10/25/2023	4/30/2026	N
+ 18-31620	Outdoor Service Area		Issued	4/29/2018	4/30/2026	N
+ 18-31620	Dance		Issued	4/29/2018	4/30/2026	N
+ 18-31621	Specific Purpose	Food	Terminated	4/29/2018	4/30/2024	N
+ 18-31622	Direct Connection		Terminated	4/29/2018	4/30/2024	N
+ 18-5966	Additional Bar		Issued	3/2/2018	4/30/2026	N
+ 18-5976	Sunday Sales (PM)		Issued	3/2/2018	4/30/2026	N
+ 21-2928	Social District		Issued	5/24/2021	4/30/2026	N

Showing 1 to 9 of 9 entries

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Historical Sales Record

Show 10 entries
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Year	Month	License	Sales Amount
2020		L-000003539	\$147,943.58
2021		L-000003539	\$218,811.75
2022		L-000003539	\$238,532.22
2023	01	L-000003539	\$13,397.78
2023	02	L-000003539	\$15,361.57
2023	03	L-000003539	\$22,262.84
2023	04	L-000003539	\$22,596.66
2023	05	L-000003539	\$25,169.48
2023	06	L-000003539	\$18,860.13
2023	07	L-000003539	\$20,606.71

Showing 1 to 10 of 30 entries

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Violations

Show 10 entries

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Excel

Print

Violation #	Date Violation Occured	Status	Violation Description	Event/Decision
CV-00068405		Closed		3/13/2002 Passed Controlled Buy Operation on 3/9/02 (Adams/Vanderesch/X-096 & X-099).
CV-00070499	8/2/2002	Closed	SALE TO MINOR-KEVIN ALBAN (20): (LAKE ORION PD/ALBAN)	11/13/2002 HEARING HELD FARMINGTON WEATHERS-MCDOWELL-GIBSON NEG SET COST \$15 12/10/2002 \$400 OR 20 DAYS SUSP - SEC 801(2) COST \$15 NEG SET
CV-00076842		Closed		10/10/2003 PASSED BUY CONTROLLED OPERATION 10-07-03(ROSSITER,SAULSBERRY/X-110).
CV-00110771		Closed		2/23/2007 Passed Control Buy Operation on 2/3/07, Inv. Raycraft, Inv. Peisert, X-159
CV-00155718		Closed		10/13/2012 PASSED CONTROLLED BUY OPERATION ON 10-13-12; INV. MEDLER; INV. HARDAWAY; X-204; X-211
CV-00161866	10/18/2013	Closed	SALE TO MINOR DECOY REETZ (20) : (LAKE ORION PD LT ROSSMAN, OFC WOLFF/CLERK CHELSEA CAROLINE HOLLANDER/ID NOT CHECKED)	2/10/2014 HEARING HELD SOUTHFIELD GAFFNEY/ASEVEDO/GIBSON NEG SETTLEMENT COST \$39.60 2/21/2014 AS PENALTY, THE COMMISSIONER ORDERS A FINE OF \$500. IN ADDITION, THE COMMISSIONER ORDERS THAT A SUSPENSION OF TWENTY-FIVE (25) CONTINUOUS DAYS BE IMPOSED IF THE TOTAL FINE OF \$500 IS NOT PAID WITHIN FORTY-FIVE (45) DAYS OF THE MAILING DATE OF THIS ORDER. THIS SUSPENSION, IF SERVED, SHALL BE SERVED CONSECUTIVELY AND NOT CONCURRENTLY WITH ANY OTHER SUSPENSIONS ORDERED BY THE MLCC FOR THIS LICENSEE. IN ADDITION, THE COMMISSIONER ORDERS THE LICENSE TO PAY \$39.60 FOR WITNESS FEES FOR THIS HEARING. NEGOTIATED SETTLEMENT
CV-00176530	3/17/2016	Closed	ON MARCH 11, 2016, CANCELLED ITS LIQUOR LIABILITY INSURANCE WITHOUT PROVIDING 30 DAYS PRIOR WRITTEN NOTICE TO THE COMMISSION : (LCC INV WARDZINSKI)	11/9/2016 No further action taken on this complaint on the recommendation of the Assistant Attorney General.
CV-510743	10/27/2021	Closed		10/27/2021 Violation Warning Notice--- MCL 436.1803(4)

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VILLAGE OF LAKE ORION

Redevelopment Liquor License Application for Sagebrush Cigar Bar of Lake Orion, LLC (d/b/a O Cigar Bar)

1. Map of the Village of Lake Orion Downtown Development Authority is attached. O Cigar Bar is located at 34 South Broadway Street Lake Orion, MI 48362. (Exhibit A)
2. Dia Zaraga, the sole member of Sagebrush Cigar Bar of Lake Orion, LLC, currently holds one other liquor license under Sagebrush Cantina, Inc. Michigan Liquor Control Commission (“MLCC”) information attached. LLC documents for Sagebrush Cigar Bar of Lake Orion, LLC are also attached.

Sagebrush Cigar Bar of Lake Orion, LLC
16824 Kercheval Place, Suite 210
Grosse Pointe, MI 48230

3. Attached is a list of expenditures for renovation and restoration of the building over the preceding five years in excess of \$75,000.00.
4. O Cigar Bar is a full service restaurant and cigar bar that is open seven days per week. Food and drink menus are attached.
5. O Cigar Bar is applying for a New On-Premises Development District License issued under MCL 436.1251a(1)(b). This license will be operated as a Class C liquor license which will enable O Cigar Bar to serve beer, wine, and spirits for consumption on the premises.
6. O Cigar Bar is already an asset to Downtown Lake Orion. O Cigar Bar will continue to be an asset to Downtown Lake Orion by:
 - a. Preventing deterioration in the DDA District and promoting economic growth by:
 - i. Maintaining local full time and part-time jobs.
 - ii. Continuing to bring a diverse concept to the DDA District.
 - iii. Renovation of a previously vacant space in the DDA District.
 - b. O Cigar Bar represents a desired land use, as determined by the Village’s master plan and zoning requirements. This location provides access to visitors from the lake to enter the Downtown center to dine, shop, smoke cigars, while being directly accessible from Lake Orion, a major recreational destination for residents and visitors alike.
 - c. As a cigar bar, O Cigar Bar brings a unique entertainment and recreational establishment to the DDA district. There are no other cigar bars in the DDA District.
7. All documents included in this packet are for inclusion in the application sent:
 - a. Map of the Village of Lake Orion DDA
 - b. Sagebrush Cigar Bar of Lake Orion, LLC Bylaws and Articles of Organization
 - c. Sagebrush Cantina, Inc.’s MLCC Violation History
 - d. List of Expenditures on Renovation of the Building
 - e. Seating Layout of O Cigar Bar
 - f. MLCC Form 106 – Local Governmental Approval Form
 - g. MLCC Form 100

- h. MLCC Form 109b
- i. Village of Lake Orion Redevelopment Liquor License Pre-Application Questionnaire
- j. Check for application fee of \$500.00.

MMH Solutions Inc.
736 N. Main St.
Almont, MI. 48003

Invoice

Bill To
Dia 28 S. Broadway Lake Orion, MI. 48062

Date	Invoice No.	P.O. Number	Terms	Project
06/06/24	21617			

Item	Description	Quantity	Rate	Amount
draw	Work done on Cigar Bar	1	10,000.00	10,000.00
			Subtotal	\$10,000.00
			Sales Tax	\$0.00
			Total	\$10,000.00



26733 John R, Madison Heights, MI 48071
Phone: (248) 399-0878 Fax: (248) 399-2447

Fed. ID# 474289685

MARLER HARLOW
736 N. MAIN ST.
ALMONT, MI 48003

W.O. #	WO JAG0085326	Date	09/25/2023
Cust. #	2488043607	Billcode	WI
P.O. #	CIGAR BAR	Sold By	ROF
Fed. Tax #		Inst'l By	

Bus.: (248) 628-9765 Fax: (248) 628-9765

Year		Make		Policy #				
Model			Body Style		Author-ized By			
Lic. #			V.I.N.		Claim #	Loss Date	01/25/2023	
Home Phone	(248) 628-9765		Bus. Phone	(248) 628-9765	Damage/ Cause			
Qty.	Part	Description			Block Size	List	Price	Total
1	MISC	66" X 182" X 127.5" CUSTOM 1/2' CLEAR TEMEPRED				20559.00	20559.00	20559.00
0		CIGAR HUMIDOR ENCLOSURE WITH MATTE BLACK				0.00	0.00	0.00
0		HARDWARE , 36" DOOR , FLOATING HEADER WITH				0.00	0.00	0.00
0		CONCEALED CLOSER, 24" LADDER PULL, NO LOCK				0.00	0.00	0.00
0		ALL SIDELIGHT PANELS SEALED				0.00	0.00	0.00
0		TEMP CONTROLLED ROOM				0.00	0.00	0.00
1	LABOR	MEASURE, FABRICATION AND INSTALLATION				3200.00	3200.00	
0						0.00	0.00	0.00
1	MISC	1/4" BRONZE CUSTOM MIRROR FABRICATED AND				3888.00	3888.00	3888.00
0		INSTALLED IN BAR & WALL CABINETS				0.00	0.00	0.00
0		(15) PANELS FP EDGE				0.00	0.00	0.00
1	LABOR	FIELD MEASURE, FABRICATION AND INSTALLATION				1750.00	1750.00	
0		50% DEPOSIT				0.00	0.00	0.00
0		BALANCE UPON COMPLETION				0.00	0.00	0.00
1	MISC	CONTIN. HINGE DOOR REPAIR - BACK DOOR				355.00	355.00	355.00
1	MISC	CHANGE ORDER - NEW HUMIDOR RAIL WITH FLOOR LOCK				488.00	488.00	488.00
1	MISC	5/8" CLEAR FP EDGE BAR SHELVES				4287.00	4287.00	4287.00
1	LABOR	DOORRAIL BACK DOOR				350.00	350.00	
SPECIAL INSTRUCTIONS								
All material sold on this invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission. All merchandise returned for credit, refund or exchange must be in resaleable condition, authorized for return, accompanied by this receipt, and may be subject to restocking fee. No returns will be authorized for special orders or cut flat glass.								
RECEIVED BY				The glass listed has been replaced / repaired with like kind and quality to my entire satisfaction, and I authorize my Insurance Company to pay JOHN R GLASS, LLC directly for the glass and installation charges, or repairs.				
1/25/23 9:04am by BOB Updated 9/25/23 11:07am by BOB								



26733 John R, Madison Heights, MI 48071
Phone: (248) 399-0878 Fax: (248) 399-2447

Fed. ID# 474289685

MARLER HARLOW
736 N. MAIN ST.
ALMONT, MI 48003

W.O. #	WO JAG0085326	Date	09/25/2023
Cust. #	2488043607	Billcode	WI
P.O. #	CIGAR BAR	Sold By	ROF
Fed. Tax #		Inst'l By	

Bus.: (248) 628-9765 Fax: (248) 628-9765

Year		Make			Policy #			
Model			Body Style		Author-ized By			
Lic. #			V.I.N.		Claim #		Loss Date	01/25/2023
Home Phone	(248) 628-9765		Bus. Phone	(248) 628-9765	Damage/ Cause			
Qty.	Part	Description			Block Size	List	Price	Total
0		all items complete except shelving per 9-25				0.00	0.00	0.00

SPECIAL INSTRUCTIONS

All material sold on this invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission. All merchandise returned for credit, refund or exchange must be in resaleable condition, authorized for return, accompanied by this receipt, and may be subject to restocking fee. No returns will be authorized for special orders or cut flat glass.

Terms of payment are 30 days from invoice date. A service charge of 1.50% per month (18.00% annum) will be added to past due accounts.

Subtotal	29577.00
Labor	5300.00
Tax	1774.62
Total	36651.62
Deposit	-10000.00
Balance	26651.62

RECEIVED BY

1/25/23 9:04am by BOB Updated 9/25/23 11:07am by BOB

The glass listed has been replaced / repaired with like kind and quality to my entire satisfaction, and I authorize my Insurance Company to pay JOHN R GLASS, LLC directly for the glass and installation charges, or repairs.

MATTHEW JOSEPH ELECTRICAL, INC.

INVOICE

From:

Matthew Joseph Electrical, Inc.
72200 Campground Rd.
Bruce Twp., MI. 48065
(586) 752-5204 Office
(810) 602-9690 Cell
License # 611019 Electrical Contractor

February 11, 2024

Number 24007a

Submitted to:

Marler
marlerharlow@gmail.com

Submitted for Electrical Services on:

Cigar Bar breakdown for 24007 Invoice

• 8-28 3 men 7 hrs.	1,225.00
• 9-14 4 men 4 hrs.	800.00
• 10-4 3 men 7 hrs.	1,225.00
• 10-11 3 men 6.5 hrs.	1,137.50
• 10-12 3 men 6.5 hrs.	1,137.50
• 10-18 2 men 9.5 hrs.	1,187.50
• 10-19 1 man 8 hrs.	480.00
• 10-20 1 man 8 hrs.	480.00
• 10-23 3 men 6 hrs.	1,050.00
• 10-26 3 men 7 hrs.	1,225.00
• 10-29 3 men 6 hrs.	1,050.00
• 11-14 2 men 2 hrs.	250.00

Labor

\$11,247.50

**Note; After review I was short on labor hours,
hence the increase.**

- 1/4"-20 screws
- Ground screws
- Tick screws
- Drywall screws
- 6/32, 8/32 Screws
- MC, 1/2", 3/4" straps
- 1/2" & 3/4" Pipe connectors and couplings
- 1/2" & 3/4" EMT pipe
- 1 1/2" Unistrut
- Handy boxes
- 4" square boxes
- 4" Octogen boxes

- Cut in boxes
- Wire nuts; blue, yellow and red
- Switches, outlets, GFCI outlets, 220 outlets
- Finish plates, blank plates
- Raised covers
- Fuses
- Tie wraps
- Breakers and breaker lock
- Toggle bolts
- Beam clamps
- 12- 2 MC Cable
- 12- 3 MC Cable
- #2 THHN wire
- MC Connectors, singles and doubles
- Exit lights
- Emergency lights
- Mineralac clamps
- Cord ends
- Madison brackets

Materials	\$3,165.29
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Permit	\$360.00
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Low Voltage Panel and Labor	\$3,566.18
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Total Due	\$18,338.97
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Thank you!

0. *

36, 651, 62 +

11, 056, 10 +

18, 338, 97 +

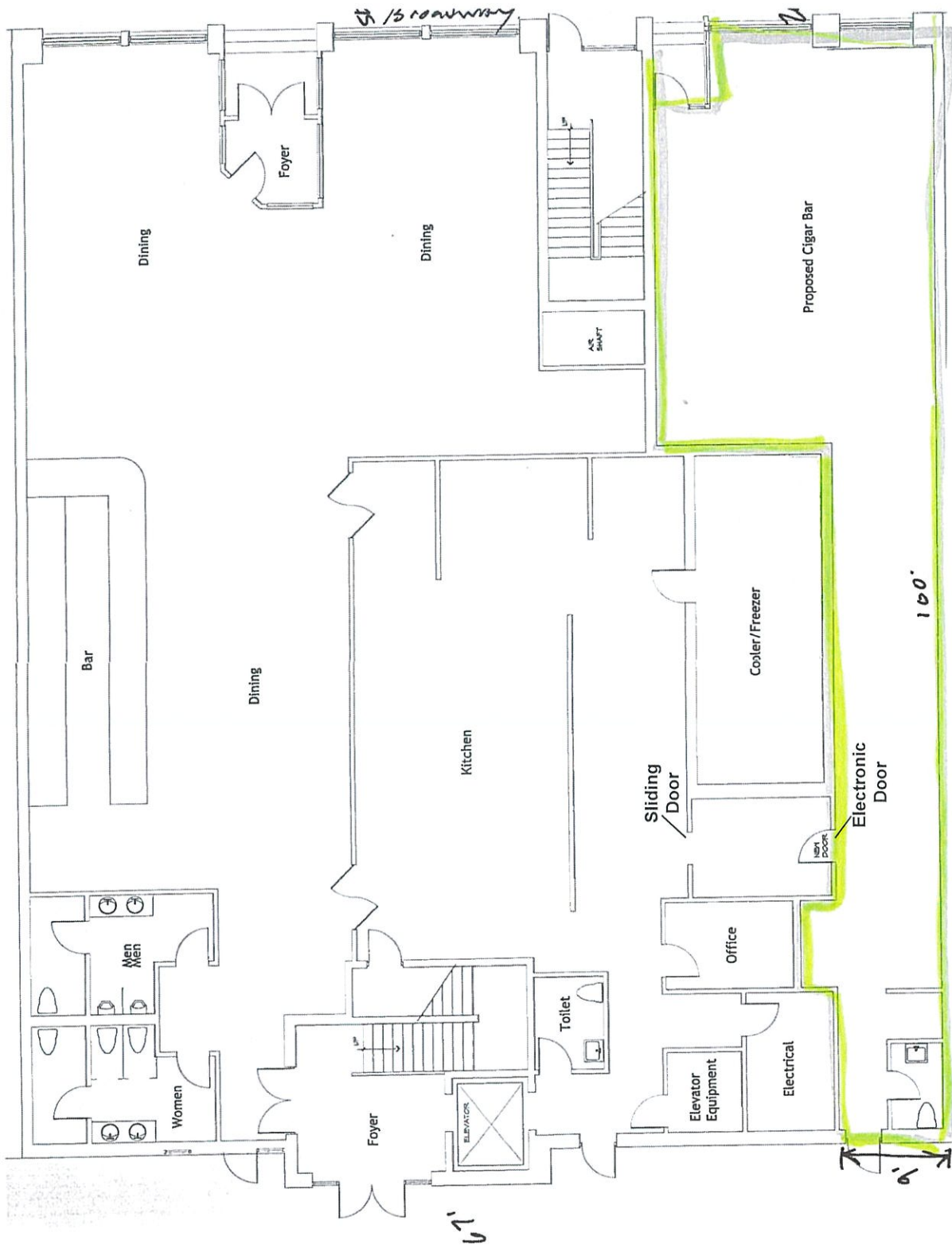
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Sagebrush
Cantina Inc
1st Floor



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

On-Premises Retailer License & Permit Application (LCC-100a)

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): SAGEBRUSH CIGAR BAR OF LAKE ORION, LLC		
Address to be licensed: 34 S Broadway St		
City: Lake Orion	Zip Code:	
City/township/village where license will be issued: Village of Lake Orion		County: Oakland
Federal Employer Identification Number (FEIN):		

- | | |
|--|---|
| 1. Are you requesting a new license? | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 2. Are you applying ONLY for a new permit or permission? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Are you buying an existing license? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 4. Are you transferring the classification of an existing on premises license? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Are you modifying the size of the licensed premises? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If Yes, specify: <input type="checkbox"/> Adding Space <input type="checkbox"/> Dropping Space <input type="checkbox"/> Redefining Licensed Premises | |
| 6. Are you transferring the location of an existing license? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Is this license being transferred as the result of a default or court action? | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Do you intend to use this license actively? | <input checked="" type="radio"/> Yes <input type="radio"/> No |

Leave Blank - MLCC Use Only

Part 2 - License Transfer Information (If Applicable)

If transferring ownership of a license ONLY and not transferring the location of a license, fill out only the name of the current licensee(s)

Current licensee(s):		
Current licensed address:		
City:	Zip Code:	
City/township/village where license is issued:		County:

Part 3 - Licenses, Permits, and Permissions

Applicants for on premises licenses, permits, and permissions (e.g. restaurants, hotels, bars, etc.) must complete the attached Schedule A and return it with this application. Transfer the fee calculations from the Schedule A to Part 4 below.

Part 4 - Inspection, License, and Permit Fees - Make checks payable to State of Michigan

Inspection Fees - Pursuant to MCL 436.1529(4) a nonrefundable inspection fee of \$70.00 shall be paid to the Commission by an applicant or licensee at the time of filing of a request for a new license or permit, a request to transfer ownership or location of a license, a request to increase or decrease the size of the licensed premises, or a request to add a bar. Requests for a new permit in conjunction with a request for a new license or transfer of an existing license do not require an additional inspection fee.

License and Permit Fees - Pursuant to MCL 436.1525(1), license and permit fees shall be paid to the Commission for a request for a new license or permit or to transfer ownership or location of an existing license.

Inspection Fees:	\$70.00	License & Permit Fees:		TOTAL FEES:	\$70.00
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Schedule A - Licenses, Permits, & Permissions

Applicant name: SAGEBRUSH CIGAR BAR OF LAKE ORION, LLC

On-Premises License Type:	Base Fee:	Fee Code MLCC Use Only
New Transfer		
<input type="checkbox"/> <input type="checkbox"/> B-Hotel License	\$600.00	
Number of guest rooms: _____		
<input type="checkbox"/> <input type="checkbox"/> A-Hotel License	\$250.00	
Number of guest rooms: _____		
<input checked="" type="checkbox"/> <input type="checkbox"/> Class C License	\$600.00	4012
<input type="checkbox"/> <input type="checkbox"/> Tavern License	\$250.00	
<input type="checkbox"/> <input type="checkbox"/> Resort License	Upon Licensure	
<input checked="" type="checkbox"/> <input type="checkbox"/> DDA/Redevelopment License	Upon Licensure	
<input type="checkbox"/> <input type="checkbox"/> Brewpub License	\$100.00	
<input type="checkbox"/> <input type="checkbox"/> G-1 License	\$1,000.00	
<input type="checkbox"/> <input type="checkbox"/> G-2 License	\$500.00	
<input type="checkbox"/> <input type="checkbox"/> Aircraft License	\$600.00	
<input type="checkbox"/> <input type="checkbox"/> Watercraft License	\$100.00	
<input type="checkbox"/> <input type="checkbox"/> Train License	\$100.00	
<input type="checkbox"/> <input type="checkbox"/> Continuing Care Retirement Center License	\$600.00	
<input type="checkbox"/> MCL 436.1545(1)(b)(i) <input type="checkbox"/> MCL 436.1545(1)(b)(ii)		

B-Hotel or Class C Licenses Only:

☐ ☐ Additional Bar(s)

Number of Additional Bars: _____

B-Hotel or Class C licenses allow licensees to have one (1) bar within the licensed premises. A \$350.00 licensing fee is required for each additional bar over the one (1) bar initially issued with the license.

Licenses, permits, and permissions selected on this form will be investigated as part of your request. Please verify your information prior to submitting your application, as some licenses, permits, or permissions cannot be added to your request once the application has been sent out for investigation by the Enforcement Division.

Inspection, License, Permit, & Permission Fee Calculation

Number of Licenses: 1 x \$70.00 Inspection Fee

Total Inspection Fee(s): Fee Code: 4036 \$70.00

Total License Fee(s): _____

Total Permit Fee(s): _____

TOTAL FEES DUE: \$70.00

Please note that requests to transfer SDD licenses will require the payment of additional fees based on the seller's previous calendar year's sales. These fees will be determined prior to issuance of the license to the applicant.

Make checks payable to **State of Michigan**

On-Premises Permits:	Base Fee:	Fee Code MLCC Use Only
<input checked="" type="checkbox"/> Sunday Sales Permit (AM)*	\$160.00	4033
<input checked="" type="checkbox"/> Sunday Sales Permit (PM)**	\$90.00	4032
<input type="checkbox"/> Catering Permit	\$100.00	
<input type="checkbox"/> Social District Permit	\$250.00	
<input type="checkbox"/> Banquet Facility Permit - Complete <u>Form LCC-200</u>		
<i>A Banquet Facility Permit is an extension of the license at a different location. It may have its own permits and permissions.</i>		
<input type="checkbox"/> Outdoor Service	No charge	
<input type="checkbox"/> Dance Permit	No charge	
<input type="checkbox"/> Entertainment Permit	No charge	
<input type="checkbox"/> Extended Hours Permit:	No charge	
<input type="radio"/> Dance <input type="radio"/> Entertainment Days/Hours: _____		
<input type="checkbox"/> Specific Purpose Permit:	No charge	
Activity requested: _____		
Days/Hours requested: _____		
<input type="checkbox"/> Living Quarters Permit	No charge	
<input type="checkbox"/> Topless Activity Permit	No charge	
<input type="checkbox"/> Off-Premises Storage	No charge	
<input checked="" type="checkbox"/> Direct Connection(s)	No charge	
<input type="checkbox"/> On-Premises Public Swimming Pool Permit - Complete <u>Form LCC-209</u>		

Pursuant to MCL 436.1533, on-premises retailers may be issued a Specially Designated Merchant (SDM) license or a Specially Designated Distributor (SDD) license at the same location in conjunction with the on-premises license under certain circumstances.

Off-Premises License Type:	Base Fee:	Fee Code MLCC Use Only
New Transfer		
<input type="checkbox"/> <input type="checkbox"/> SDM License	\$100.00	
<input type="checkbox"/> <input type="checkbox"/> SDD License	\$150.00	
Off Premises Permits:	Base Fee:	
<input type="checkbox"/> SDD Sunday Sales Permit (PM)** <i>For Spirit Products</i>	\$22.50	
<input type="checkbox"/> SDM Sunday Sales Permit (PM)** <i>For Mixed Spirit Drink Products</i>	\$15.00	
<input type="checkbox"/> Motor Vehicle Fuel Pumps	No charge	

*Sunday Sales Permit (AM) allows the sale of spirits, mixed spirit drink, beer, and wine on Sunday mornings between 7:00am and 12:00 noon, if allowed by the local unit of government.

**Sunday Sales Permit (PM) allows the sale of spirits and mixed spirit drink on Sunday afternoons and evenings between 12:00 noon and 2:00am (Monday morning), if allowed by the local unit of government. No Sunday Sales Permit (PM) is required for the sale of beer and wine on Sunday after 12:00 noon. The Sunday Sales Permit (PM) fee is 15% of the fee for the license that allows the sale of spirits or mixed spirit drink. Additional bar fees and hotel room fees are also calculated as part of the permit fee. A separate Sunday Sales Permit (PM) is required for each license that will sell spirits or mixed spirit drink on Sunday after 12:00 noon.

Part 5a - Information on Individual Applicant, Stockholder, Member, or Limited Partner

Each individual, stockholder, member, or partner must complete Part 5a, 5b, and 5c. If a stockholder or member of an applicant company is a corporation or limited liability company, complete Part 5a and 5c and submit a completed Form LCC-301. For applications with multiple individuals, stockholders, members, or partners - each person or entity must complete a separate copy of this page.

Name: Dan Zaraga		
Home address: 308 Park Island Dr,		
City: Lake Orion	State: MI	Zip Code: 48362
Business Phone:	Cell Phone: 248-431-1701	Email: d.zaraga@yahoo.com
Have you ever been licensed by the Michigan Liquor Control Commission (MLCC) or do you currently hold an interest in any other licenses issued by the MLCC? If Yes, please list business ID numbers below. If you hold interest in 2 or more locations under the same name, please also write "chain" below. Pursuant to MCL 436.1603, a retailer licensee <u>may not</u> hold interest in a manufacturer or wholesaler licensee. <input checked="" type="radio"/> Yes <input type="radio"/> No		
SAGEBRUSH CANTINA, INC./BID 2303 and THE BRUSH, INC./BID 155623		
Do you hold 10% or more interest in the applicant entity? <input checked="" type="radio"/> Yes <input type="radio"/> No		
If you answered "no" to the first question and "yes" to the second question, you must submit fingerprints and undergo an investigation by the MLCC. Please see the attached instructions for submitting fingerprints to the MLCC. You must submit a copy of the completed and endorsed <u>Livescan Fingerprint Background Request (LCC-105)</u> with your application.		

Part 5b - Personal Information (Individuals) - Must be at least 21 years of age, pursuant to administrative rule R 436.1105(1)(a).

Date of Birth: 10-25-58	Social Security Number: 370-86-7007	Driver's License Number: Z 620 135 081 822	
Are you a citizen of the United States of America? <input checked="" type="radio"/> Yes <input type="radio"/> No			
Have you ever legally changed your name? <input checked="" type="radio"/> Yes <input type="radio"/> No			
If you answered "yes", please list your prior name(s) (including maiden): From Dia Zaraga to Dan Zaraga			
Spouse's full name (if currently married):			
Spouse's date of birth:	Is your spouse a citizen of the United States of America? <input type="radio"/> Yes <input type="radio"/> No		
Do you or your spouse hold any position, either by appointment or election, which involves the duty to enforce any penal law of the United States of America, or the penal laws of the State of Michigan, or any penal ordinance or resolution of any municipal subdivisions of the State of Michigan? <input type="radio"/> Yes <input checked="" type="radio"/> No			
Does your spouse hold a retailer, manufacturer, or wholesaler license issued by the MLCC? <input type="radio"/> Yes <input type="radio"/> No			
Full disclosure of criminal history must be reported, regardless of how long ago the crime occurred. State of Michigan and federal criminal background records will be checked to verify criminal history. Failure to report criminal history charges and/or local ordinance violations may result in the denial of the application. Criminal history includes felonies, misdemeanors, and local ordinance violations in Michigan or any other state for which the applicant or applicant's spouse was found guilty, pled guilty, or pled no contest.			
Have you ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary): <input type="radio"/> Yes <input checked="" type="radio"/> No			
Date	City/State	Charge	Disposition
Has your spouse ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary): <input type="radio"/> Yes <input type="radio"/> No			
Date	City/State	Charge	Disposition

Part 5c - Signature

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003. (This form must be signed by the person whose information it contains).

Dan Zaraga

Print Name

Signature

Date

Part 6 - Contact Information For This Application

What is your preferred method of contact?		<input type="radio"/> Phone	<input type="radio"/> Mail	<input checked="" type="radio"/> Email	<input type="radio"/> Fax
What is your preferred method for receiving a Commission Order?		<input type="radio"/> Mail	<input checked="" type="radio"/> Email	<input type="radio"/> Fax	
Contact name: Laura Peters	Relationship: legal assistant				
Mailing address: 39572 Woodward Ste 222					
City: Bloomfield Hills		State: MI		Zip Code: 48304	
Phone: 248-540-7400	Fax number:		Email: lpeters@anafirm.com		

Part 7 - Attorney Information (If You Have An Attorney Representing You For This Application)

Attorney name: Kelly Allen		Member Number: P- 36219	
Attorney address: 39572 Woodward Ste 222 Bloomfield Hills MI 48304			
Phone: 248-540-7400	Fax number:		Email: kallen@anafirm.com
Would you prefer that we contact your attorney for all licensing matters related to this application?			<input checked="" type="radio"/> Yes <input type="radio"/> No
Would you prefer any notices or closing packages be sent directly to your attorney?			<input checked="" type="radio"/> Yes <input type="radio"/> No

Part 8 - Signature of Applicant

Be advised that the information contained in this application will only be used for this request. This section will need to be completed for each subsequent request you make with this office.

Notice: When purchasing a license, a buyer can be held liable for tax debts incurred by the previous owner. Prior to committing to the purchase of any license or establishment, the buyer should request a tax clearance certificate from the seller that indicates that all taxes have been paid up to the date of issuance. Obtaining sound professional assistance from an attorney or accountant can be helpful to identify and avoid any pitfalls and hidden liabilities when buying even a portion of a business. Sellers can make a request for the tax clearance certificate through the Michigan Department of Treasury.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Dan Zaraga, member		4-11-25
Print Name of Applicant & Title	Signature of Applicant	Date

Please return this completed form along with corresponding documents and fees to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight deliveries: 2407 N. Grand River Avenue, Lansing, MI 48906
Fax to: 517-284-8557



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

New On-Premises Redevelopment or Development District License Questionnaire

Complete and submit this questionnaire along with a fully completed On-Premises Retailer License & Permit Application (LCC-100a) with the documents required to be submitted with that form and any other documents required as listed below.

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): SAGEBRUSH CIGAR BAR OF LAKE ORION, LLC		
Address to be licensed: 34 S Broadway St		
City: Lake Orion	Zip Code: 48362	
City/township/village where license will be issued: Village of Lake Orion		County: Oakland
Contact Name: Laura Peters	Phone: 248-410-0388	Email: lpeters@anafirm.com
Mailing address (if different from above):		
City:	Zip Code:	

I am applying for the following on-premises redevelopment or development district license:

☐ **MCL 436.1521a(1)(a) - Redevelopment (RDA) License - Complete Parts 2a, 3, 4, & 5**

Select one: ☐ Class C ☐ B-Hotel ☐ Tavern ☐ A-Hotel

- The proposed licensed premises must be located in a redevelopment project area defined by the local governmental unit and the investment in the redevelopment project area must meet one (1) of following requirements:
 - Investment of not less than \$50 million in cities, townships, or villages having a population of 50,000 or more
 - Investment of not less than \$1 million per 1,000 people in cities, townships, or villages having a population of less than 50,000
- The licensed business must be engaged in activities related to dining, entertainment, or recreation and provide that activity not less than five (5) days per week
- The licensed business must be open to the public not less than ten (10) hours per day, five (5) days per week
- The initial enhanced license fee for a license issued under this section is \$20,000.00

☒ **MCL 436.1521a(1)(b) - Development District (DDA) License - Complete Parts 2b, 3, 4, & 5**

Select one: ☒ Class C ☐ B-Hotel ☐ Tavern ☐ A-Hotel

- The proposed licensed premises must be located in one of the development districts or areas listed in MCL 436.1521a(1)(b):
 - Tax Increment Finance Authority District Under Part 3 of Public Act 57 of 2018 (Formerly Public Act 450 of 1980)
 - Corridor Improvement Authority Act Development Area under Part 6 of Public Act 57 of 2018 (Formerly Public Act 280 of 2005)
 - Downtown Development Authority (DDA) District under Part 2 of Public Act 57 of 2018 (Formerly Public Act 197 of 1975)
 - Principal Shopping District under Public Act 120 of 1961
- The total investment in real and personal property within the development district or area shall not be less than \$200,000.00 over a period of the preceding five (5) years.
- The building may be new construction or the restoration or rehabilitation of an existing building.
- The building that will house the proposed licensed premises must have at least \$75,000.00 expended for new construction or the rehabilitation or restoration of the building over the preceding five (5) years or a commitment for a capital investment of at least \$75,000.00 in the building that must be expended before the license is issued.
- The licensed business must be engaged in activities related to dining, entertainment, or recreation.
- The licensed business must be open to the general public and have a seating capacity of not less than 25 persons.
- The initial enhanced license fee for a license issued under this section is \$20,000.00.

Please Note: Pursuant to MCL 436.1521a(8) a license issued under MCL 436.1521a cannot be transferred to another location and if the licensee goes out of business the license issued under MCL 436.1521a shall be surrendered by the licensee to the Commission and the Commission will terminate the license.

Part 2a - MCL 436.1521a(1)(a) - Redevelopment (RDA) License Required Documents

<input type="checkbox"/> Resolution from local governmental unit establishing the redevelopment project area
<input type="checkbox"/> Affidavit from the assessor, certified by the city, township, or village clerk, which states the following: <ul style="list-style-type: none">• The amount of investment money expended for manufacturing, industrial, residential, and commercial development within the redevelopment project area during the preceding three (3) years (must specifically state start and end dates for the investment, i.e. January 1, 2013, to December 31, 2015).• Statement that the amount of commercial investment in the redevelopment project area constitutes not less than 25% of the total investment in real and personal property in the area.
<input type="checkbox"/> Legible map of the redevelopment project area which clearly labels all street names

Part 2b - MCL 436.1521a(1)(b) - Development District (DDA) License Required Documents

<input type="checkbox"/> Resolution from local governmental unit establishing the development district or area which specifically references the statute under which the area was established: <ul style="list-style-type: none">• Part 3 of Public Act 57 of 2018 (Formerly Public Act 450 of 1980) for Tax Increment Finance Authorities• Part 6 of Public Act 57 of 2018 (Formerly Public Act 280 of 2005) for Corridor Improvement Authorities• Part 2 of Public Act 57 of 2018 (Formerly Public Act 197 of 1975) for Downtown Development Authorities• Public Act 120 of 1961 for Principal Shopping Districts
<input type="checkbox"/> Affidavit from the assessor, certified by the city, township, or village clerk, which states the following: <ul style="list-style-type: none">• The total amount of public and private investment in real and personal property within the development district or area over a period of the preceding five (5) years (must specifically state start and end dates for the investment, i.e. January 1, 2011, to December 31, 2015).
<input type="checkbox"/> Legible map of the development district or area which clearly labels all street names

Part 3 - Available License Search

MCL 436.1521a(9) requires any person signing an application for an on-premises Redevelopment or Development District license to verify that he or she attempted to purchase any of the on-premises licenses that are in escrow that do not have a pending transfer on file with the MLCC within the county in which the applicant for the on-premises Redevelopment or Development District license proposes to operate.

You should not apply for an on-premises Redevelopment or Development District license if there is an available quota license in the local governmental unit in which the proposed licensed business will be located. You may verify the availability of quota licenses on the Commission's website using the [Local Government Quota search page](#).

<input checked="" type="checkbox"/> I verify that I have attempted to purchase any readily available on-premises escrowed licenses that do not have pending transfers on file with the MLCC in the county where the proposed licensed business will be located. <ul style="list-style-type: none">• Applicant should provide a notarized affidavit outlining all attempts and responses (or lack thereof) to secure a readily available on-premises license.• Applicant should send certified letters of inquiry as to the availability of the license to each licensee at the address listed on the licensee listing report provided by the MLCC.• Applicant should submit copies of the letters sent, certified tags, signed certified return receipts, copies of any envelopes returned by the USPS, and copies of any correspondence received from the licensees.• Applicant should provide dates, the name of the person contacted, and a synopsis of the conversation if escrowed licensees are contacted by telephone.• Applicant should provide documentation regarding the fair market value of the license based on where the applicant will be located, if determinable, the size and scope of the proposed operation, and/or the existence of mandatory contractual restrictions or inclusion attached to the sale of the license when indicating to the MLCC that purchase of a license is not economically feasible or the license is not readily available.
<input checked="" type="checkbox"/> There are no readily available on-premises licenses in escrow in the county where the proposed licensed business will be located.
<input checked="" type="checkbox"/> There are no unissued, on-premises quota licenses readily available in the local governmental unit where the proposed licensed business will be located.

Part 4 - Local Governmental Approval

An applicant for a new on-premises Redevelopment or Development District license requires approval by the legislative body of the local governmental unit in which the licensed premises will be located. Applicants for a license in a city that has a population of 600,000 or more do not require local governmental approval. Please use the Local Governmental Unit Approval Form (LCC-106) or obtain a resolution from the local governmental unit that contains the same information required on the form. The form or a resolution from the city, village, or township must specifically state the applicant's legal name, if an individual person, or the corporate name of the business, the proposed licensed address, and contain a recommendation for the issuance of a license under one of the two following options:

- New Class C* license issued under the provisions of MCL 436.1521a(1)(a)
- New Class C* license issued under the provisions of MCL 436.1521a(1)(b)

**May substitute other license types such as Tavern, A-Hotel, or B-Hotel licenses*

Part 5 - Signature of Applicant

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

I certify that I understand that pursuant to MCL 436.1521a(8) a license issued under MCL 436.1521a cannot be transferred to another location and that if the licensee goes out of business the license issued under MCL 436.1521a shall be surrendered by the licensee to the Commission and the Commission will terminate the license.

Dan Zaraga, member

Print Name of Applicant & Title

Signature of Applicant

7-11-25

Date

Please return this completed form along with corresponding documents:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries: Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Overnight packages: 2407 N. Grand River Ave., Lansing, MI 48906
Fax to: 517-763-0059



REDEVELOPMENT LIQUOR LICENSE FACT SHEET

Public Act 58 of 1998 allows the Liquor Control Commission (MLCC) to issue public on-premises licenses to businesses located within specified business districts who are engaged in activities related to dining, entertainment, and recreation. Public Act 501 of 2006 amended the Code to allow issuance of new public on-premises licenses in addition to quota licenses in order to allow municipalities to enhance the quality of life for their residents and visitors to their communities. Finally, Public Act 270 of 2014 amended the Code to allow the issuance of public on-premises licenses for all local governmental units.

The Village of Lake Orion adopted a Resolution on July 28, 2014 establishing the Village of Lake Orion Downtown Development Authority District as a development district for liquor licensing in accordance with the requirements of Public Act 270 of 2014 and the MLCC. The Village of Lake Orion is prepared to file all required documentation for the certification of the development district by the MLCC once an applicant has shown they met the legal requirements to apply and has received Council approval to obtain a development district liquor licenses. The applicant and the Village will send all necessary documentation to the MLCC together.

To receive a Development District Liquor License an applicant must be approved by the Village of Lake Orion and the MLCC. An application for a license will not be authorized for investigation until the MLCC has received a Village resolution which approves the applicant at a specific location "above all others."

Applicants must complete the Pre-Application Questionnaire and file it with the DDA Executive Director with all required supplemental documentation and the Village application fee of \$500, made payable to the Village of Lake Orion. Application fees are adopted by resolution of the Village Council. The Pre-Application Questionnaire can be obtained from the DDA Office. The Village Council will review the Questionnaire & required documentation and make a determination as to whether the applicant is approved "above all others" at the designed premises. The Village may make investigations it considers proper in connection with the approval process or as required by Village ordinances.

Upon receipt of the documentation from the Village, and all necessary MLCC application forms, other required documents and inspection fees, the application will be authorized for investigation by the MLCC. The initial enhanced license fee for development district licenses is \$20,000.

Applicants for development district licenses must demonstrate, at the time of the investigation by the MLCC, 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 five 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.
- ☐ That the licensed business is engaging in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 25 persons.

Individuals considering applying for a development district liquor license should be aware of the following restrictions:

- ☐ A licensee may transfer ownership of the license; however, this type of license may not be transferred to another location.
- ☐ If the licensee goes out of business, the licensee must surrender the license to the MLCC. The Village may approve another applicant within the development district to replace the licensee who has surrendered the license to the MLCC.
- ☐ The applicant must state and demonstrate that an attempt to secure an appropriate on-premises escrowed license or quota license which may be available within the city/village in which the applicant proposes to operate.

This fact sheet has been prepared for informational purposes only. Individuals considering applying for a development district liquor license are advised to contact a lawyer for advice on the application process. General informational inquiries can also be directed to the Michigan Liquor Control Commission.

Point of contact for the Redevelopment Liquor License:

Molly LaLone, Executive Director
Downtown Development Authority – Village of Lake Orion
118 North Broadway St.
Lake Orion MI 48439
(248) 693-9742



VILLAGE OF LAKE ORION REDEVELOPMENT LIQUOR LICENSE PRE-APPLICATION QUESTIONNAIRE

Instructions to Applicants: If you are applying for a Village of Lake Orion Development District License, within the Downtown Development Authority Area (see map), this form must be completed prior to completing your MLCC License Application.

Please indicate, by checking YES OR NO, if your establishment meets the following criteria.

1. Is the business to be licensed within the geographic boundaries of the Village of Lake Orion Development Authority District? ☒ Yes ☐ No (Please indicate proposed location on the attached map.)

Complete name and address of business to be licensed: Sagebrush Cigar Bar of Lake Orion, LLC
d/b/a O Cigar Bar - 34 South Broadway Lake Orion, MI 48362


2. Are you presently a MLCC licensee at another location? ☒ Yes ☐ No
If yes, please provide a copy of your MLCC history at that location (s).
3. Applicants for development district licenses, must demonstrate to the Village of Lake Orion and the Michigan Liquor control Commission (MLCC), at the time of investigation, 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 or the preceding five 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. At the time of application, can your business demonstrate this requirement?
☒ Yes ☐ No (Please attach supporting financial information for verification.)
4. Will the licensed business engage in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 25 persons? ☒ Yes ☐ No
(Please attach current or proposed floor plan that supports seating capacity.)
5. What type of on-premise sales are you interested in applying for? Check all that apply.
(Checking the boxes does not guarantee award of any or all categories.)
☒ Beer ☒ Wine ☒ Spirits (hard liquor)
6. Please describe (on an attached sheet) how your business will do the following, if issued a license:
- i. Prevent deterioration in the DDA district and promote economic growth by:
 - a. creating new employment opportunities
 - b. adding new tax value through the purchase of new equipment and/or building improvements
 - c. renovate Historic Buildings (if any)

- ii. Represents a desired land use as determined by the Village's area master plan and zoning requirements.
- iii. Contributes to the existing mix of dining/drinking, entertainment and recreational establishments (please describe the unique characteristics)

If any of the above questions have been answered NO, the applicant is not eligible to apply for a Development District License as designated under Michigan State Law (Public Act 270 of 2014). Applicants that can not meet the minimum criteria will not be considered by the Village of Lake Orion.

If all of the above questions have been answered YES, the applicant is eligible to apply for a Development District License. The next step in the application process is to complete the MLCC Liquor License Application. Attach this completed form to the application and submit with application fee to the Village of Lake Orion.

To inquire about other licensing opportunities, including transfers of existing Class C licenses, please contact the Michigan Liquor Control Commission directly. All transferred licenses begin at the State level. MLCC On-Premises Licensing Division - 517-322-1400

	5-12-25	Dan Zaraggy
Signature of Applicant	Date	Printed Name

VILLAGE OF LAKE ORION

Receipt: 0000050397 05/28/25

21 E CHURCH
LAKE ORION, MI 48362-3287
United States

(248) 693-8391

Cashier: stouts
Received Of: SAGEBRUSH CIGAR BAR

34 S BROADWAY
LAKE ORION MI 48362

The sum of: 500.00

MISC REV	MISCELLANEOUS REVENUE		500.00
		101-000-694-000	500.00
		Total	500.00

TENDERED: CHECK 1452 500.00

Signed: _____