

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). **Applicant's personal information:**

Name: SYLVESTER SANDIHA

Address: _____

Phone: _____

1(b). **Business location information:**

Name: DOUBLETREE BY HILTON

Address: 42100 CRESCENT BLVD

NOVI, MI 48375

Phone: 248-344-8800

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☐ Class C ☐ Resort ☐ Tavern ☐ Club ☒ Hotel A B ☐ Quota ☒ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business: EXISTING DOUBLETREE BY HILTON HOTEL

3. Street address and legal description of the property where liquor license is to be located:

42100 CRESCENT BLVD, NOVI, MI 48375

SEE ATTACHED LEGAL DESCRIPTION ON ALTA SURVEY

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business? _____
OVER 20+ YEARS OF HOTEL & COMMERCIAL REAL ESTATE EXPERIENCE. CURRENTLY OWN AND OPERATE
MARRIOTT, IHG, AND HILTON HOTELS INCLUDING FULL SERVICE COURTYARD BY MARRIOTT & HILTON GARDEN
INN HOTELS WITH ALCOHOL & LIQUOR SERVICE SUCH AS THE EXISTING DOUBLETREE BY HILTON NOVI

2. What is the applicant's general business management experience? _____
BUSINESS MANAGEMENT, PERSONNEL MANAGEMENT, COMPLIANCE MANAGEMENT, ACCOUNTING, FINANCE
HOTEL OPERATIONS, FOOD/BEVERAGE OPERATIONS, SITE SELECTION, DEVELOPMENT EXPERIENCE
SEE ATTACHED RESUME.

3. What is the applicant's general business reputation? _____
APPLICANT HAS 20+ YEARS IN HOTEL MANAGEMENT, DEVELOPMENT, AND GENERAL BUSINESS EXPERIENCE
APPLICANT IS ABLE TO AND CONTINUES TO RECEIVE APPROVALS FOR NEW HOTEL CONSTRUCTION &
ACQUISITIONS FROM HOTEL BRANDS AND FINANCIAL INSTITUTIONS

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located? _____
APPLICANT HAS BEEN IN BUSINESS FOR 20+ YEARS AND OBTAINS HOTEL FRANCHISES, COMMERCIAL REAL
ESTATE, AND APPROVALS FOR FINANCING AND CONSTRUCTION

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors? _____
NONE

6. Does the applicant use alcoholic beverages to excess? NO

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

HOTEL PROPERTY AND LICENSE ARE EXISTING

PROMOTES ECONOMIC GROWTH AND JOBS BY SERVING GUESTS AND COMMUNITY

8. What effect would the issuance of a license have on the health, welfare and safety of the general public? _____

HOTEL PROPERTY AND LICENSE ARE EXISTING

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility? _____

NOT YET

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location? _____

EXISTING LICENSE AND BUSINESS. CONVENIENT FOR HOTEL GUESTS AND LOCAL PATRONS

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use? _____

HOTEL PROPERTY AND LICENSE ARE EXISTING. COMPATIBLE WITH OTHER HOTELS THAT SERVE ALCOHOL

AND THE DOUBLETREE BY HILTON BRAND.

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments? _____

YES, EXISTING FACILITY AND LICENSE

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area? _____

EXISTING, NONE.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities? _____

RESTAURANTS ACROSS THE STREET

NEAREST HOTEL WITH ALCOHOL IS THE HOTEL BARONNETTE.

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development? _____

CLOSE PROXIMITY

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts? _____

NONE, EXISTING BUSINESS AND LICENSE IN COMMERCIAL OFFICE, RETAIL, BUSINESS DISTRICT.

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community? _____

N/A, EXISTING

18. What utilities are available to serve the facility? EXISTING - ELECTRIC, GAS, WATER, SEWER, PHONE, INTERNET

19. What other factors should the Novi City Council consider? _____

WE WISH TO CARRY ON THE SERVICE TO DOUBLETREE BY HILTON GUESTS & THE COMMUNITY.

MLCC CONDITIONAL APPROVAL ALREADY RECEIVED. SEE ATTACHED

Best Stay Novi Inc
Doubletree by Hilton of Novi

6895 Telegraph Rd, Bloomfield Hills, MI 48301

July 5, 2024

Re: **Doubletree by Hilton – Novi – Liquor Application**
42100 Crescent Blvd, Novi, MI 48375

#5 Requirement: "Site Plan"

To Whom It May Concern:

Per the instructions and requirements of Part A/B of the City of Novi Liquor License Application, please note that this application is for the transfer of an existing license held at the Doubletree by Hilton of Novi. The site has previous site plan approval and no changes to the site plan are being made. We have attached the survey that was completed when we recently acquired the property.

If you have any questions or concerns, please contact me at 248.907.2131

Respectfully,



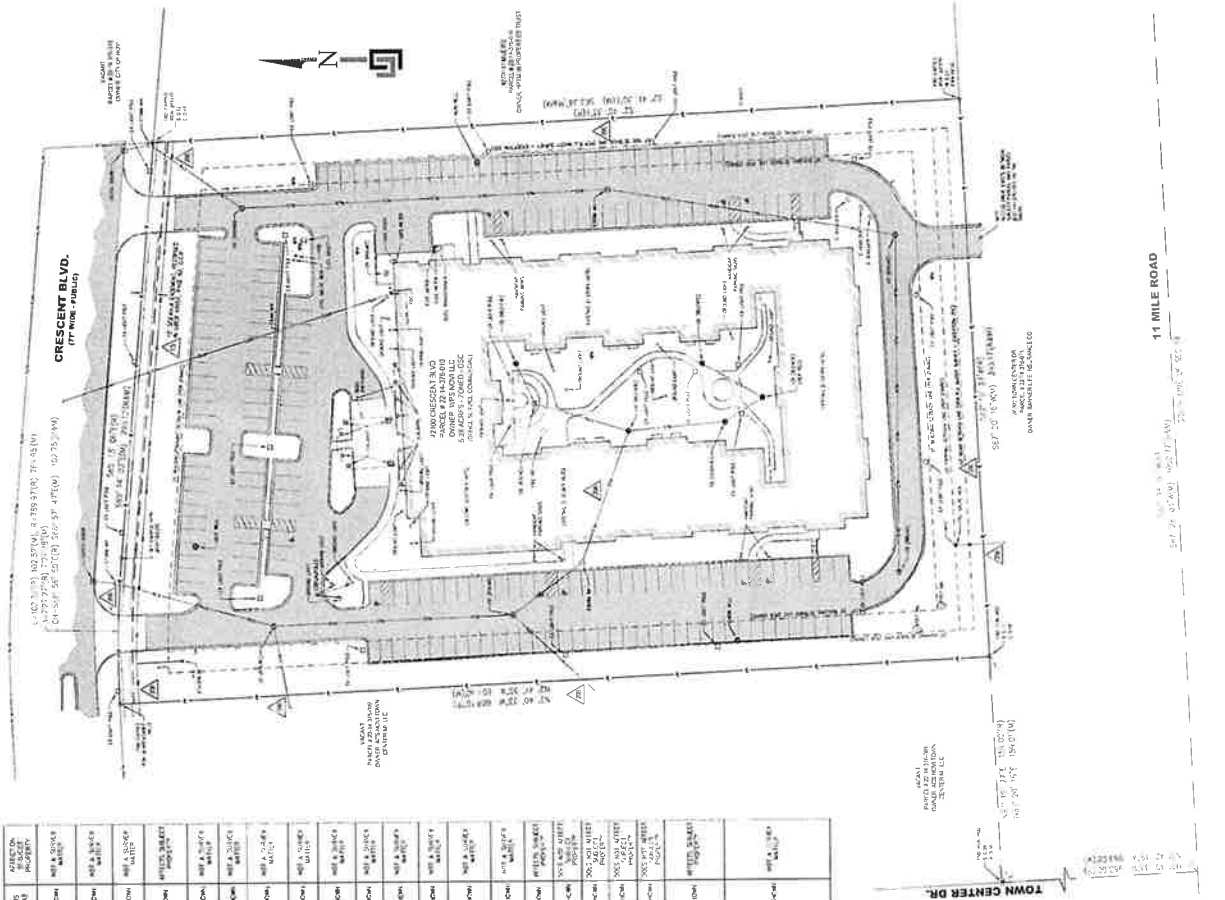
Sylvester Sandiha
President
Best Stay Novi INC

EXEMPTIONS
AS PROVIDED IN SCHEDULE "B, PART II - EXCEPTIONS" OF "ALTA COMMITMENT FOR TITLE INSURANCE",
ISSUED BY MIDWEST TITLE LLC, COMMITMENT NO. MTL 24 14123, DATED FEBRUARY 16, 2024 (AT 6:00 AM)

FILE NUMBER	SECTION	AFFECTED PROPERTY
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
20	20	20
21	21	21
22	22	22
23	23	23
24	24	24
25	25	25
26	26	26
27	27	27
28	28	28
29	29	29
30	30	30
31	31	31
32	32	32
33	33	33
34	34	34
35	35	35
36	36	36
37	37	37
38	38	38
39	39	39
40	40	40
41	41	41
42	42	42
43	43	43
44	44	44
45	45	45
46	46	46
47	47	47
48	48	48
49	49	49
50	50	50
51	51	51
52	52	52
53	53	53
54	54	54
55	55	55
56	56	56
57	57	57
58	58	58
59	59	59
60	60	60
61	61	61
62	62	62
63	63	63
64	64	64
65	65	65
66	66	66
67	67	67
68	68	68
69	69	69
70	70	70
71	71	71
72	72	72
73	73	73
74	74	74
75	75	75
76	76	76
77	77	77
78	78	78
79	79	79
80	80	80
81	81	81
82	82	82
83	83	83
84	84	84
85	85	85
86	86	86
87	87	87
88	88	88
89	89	89
90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

SURVEYOR'S NOTES

- △₂₀** WATER WAX TESTS ON SURFACE PROPERTY METHOD (MINIMUM) OF RECOVERED CASHEW
- △₂₀** 100% SOLUBLE AS RECOVERED CASHEWS INTO ADDING PROPERTY (#R-50) OF BUTYL OF RECOVERED CASHEW
- △₂₀** FROM 100% SOLUBLE AS RECOVERED CASHEWS INTO ADDING PROPERTY (#R-50) OF BUTYL OF RECOVERED CASHEW
- △₂₀** FROM 100% SOLUBLE AS RECOVERED CASHEWS INTO ADDING PROPERTY (#R-50) OF BUTYL OF RECOVERED CASHEW

[illegible]

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WICH, GARLAND COUNTY, STATE OF OKLAHOMA, AND IS DESCRIBED AS FOLLOWS:

BASIS OF BEARING NOTE

FLOODPLAIN DATA

SITE ACCESS NOTE

SURVEYOR'S CERTIFICATION

[illegible]

LOCATION MAP

1.4 MILE ROAD

$$c_{\text{eff}} = c - \frac{1}{2} \frac{c^2}{\rho} \frac{d\rho}{dz}$$

Case 2:10-cv-00001 Document 1-1 Filed 01/27/11 Page 1 of 1

Best Stay Novi Inc
Doubletree by Hilton of Novi

6895 Telegraph Rd, Bloomfield Hills, MI 48301

July 5, 2024

Re: **Doubletree by Hilton – Novi – Liquor Application**
42100 Crescent Blvd, Novi, MI 48375
#6 Requirement: “Building Facade”

To Whom It May Concern:

Per the instructions and requirements of Part A/B of the City of Novi Liquor License Application, please note that this application is for the transfer of an existing license held at the Doubletree by Hilton of Novi. The building façade structure is to remain the same and no such changes are to be made.

If you have any questions or concerns, please contact me at 248.907.2131

Respectfully,



Sylvester Sandiha
President
Best Stay Novi INC

Best Stay Novi Inc
Doubletree by Hilton of Novi

6895 Telegraph Rd, Bloomfield Hills, MI 48301

July 5, 2024

Re: **Doubletree by Hilton – Novi – Liquor Application**
42100 Crescent Blvd, Novi, MI 48375

#7 Requirement: "Interior Plan with Seating Arrangement"

To Whom It May Concern:

Per the instructions and requirements of Part A/B of the City of Novi Liquor License Application, please note that this application is for the transfer of an existing license held at the Doubletree by Hilton of Novi. The building interior and seating was previously approved and is to remain the same at this time.

If you have any questions or concerns, please contact me at 248.907.2131

Respectfully,



Sylvester Sandiha
President
Best Stay Novi INC

SYLVESTER SANDIHA

sly@pinnaclepmg.com

Areas of Expertise

Hotel Site Assessment
Hotel Development/Repositioning/Opening
Hotel Management/Operations
Commercial Real Estate Site Assessment
Commercial Real Estate Acquisition
Commercial Property Management
Financial Analysis
Accounting/Sales/Human Resources Management

Experience

Properties Owned and Managed:

	Rooms	2000-Present
○ Comfort Inn, Grand Blanc, MI	58 Rooms	Acquired 1998*Sold
○ Comfort Inn, Whitehall, MI	74 Rooms	Acquired 2000
○ Country Inn & Suites, Benton Harbor, MI	78 Rooms	Acquired 2001
○ Comfort Inn & Suites, Coldwater, MI	94 Rooms	Acquired 2006 *Sold
○ Comfort Inn, Marshall, MI	60 Rooms	Acquired 2007 *Sold
○ Hampton Inn, West Bloomfield, MI	89 Rooms	Open Jan 2016
○ Springhill Suites, Benton Harbor, MI	92 Rooms	Open Nov 2016
○ Staybridge Suites, Benton Harbor, MI	88 Rooms	Open July 2017
○ Tru by Hilton, Jackson, MI	93 Rooms	Open Aug 2018
○ Fairfield Inn by Marriott, Grand Blanc, MI	97 Rooms	Open Dec 2018
○ Courtyard by Marriott, Benton Harbor, MI	104 Rooms	Open May 2019
○ Home2 Suites by Hilton, Battle Creek, MI	96 Rooms	Open Aug 2020
○ Home2 Suites by Hilton, West Bloomfield, MI	92 Rooms	Open Apr 2019
○ Home2 Suites by Hilton, Saginaw, MI	96 Rooms	Open Nov 2020
○ Home2 Suites by Hilton, Grand Blanc, MI	85 Rooms	Open Feb 2021
○ Hampton Inn by Hilton, Saginaw, MI	96 Rooms	Acquired 2022
○ Four Points by Sheraton, Saginaw, MI	140 Rooms	Acquired 2022
○ Hilton Garden Inn, Benton Harbor, MI	104 Rooms	Acquired 2023
○ Residence by Marriott, Battle Creek, MI	106 Rooms	Under Development
○ Doubletree by Hilton, Novi, MI	148 Rooms	Acquired 2024
○ Towne Place by Marriott, Mundy Twp, MI	100 Rooms	Planning Stage
○ Towne Place by Marriott, South Haven, MI	100 Rooms	Planning Stage

Retail Center Management:**1996-Present**

- Hillsdale Shopping Center, Hillsdale, MI 87,000 sq ft Acquired 2003
- Coldwater Shopping Center, Coldwater, MI 34,000 sq ft Acquired 2003
- WB Town Center, West Bloomfield, MI 10,000 sq ft Leased fully in 2016

Other Ventures/Investments:

- Pinnacle Hospitality Inc, Hotel & Commercial Property Management - Operating since 2001.
- Courtyard Furnished Apartments, 40 Unit Apartment Complex in Coldwater, MI – Sold*
- Bank of Michigan, Farmington Hills, MI - Investment Group to Acquire Community Bank
- Board Chairman: Chaldean American Chamber of Commerce & Chaldean Community Foundation
- Crains 2021 Notable Non-Profit Honoree
- Helped Launch St Thomas Chaldean Catholic Church Montessori School

9/1/2000-5/1/2007**Comfort Inn Grand Blanc, MI / PINNACLE HOSPITALITY****Front Desk /Manager**

- Worked day to day operation, front desk, housekeeping, maintenance, and sales
- Assisted guests, check-in/check-out, reservations, breakfast
- Guest services and satisfaction
- Prepared schedule and staffing
- Data entry
- Payroll Processing
- Accounting with A/P and A/R

EDUCATION

09/2004-12/2008

Wayne State University

Detroit, MI

Bachelor of Science**Business Administration/Accounting**

MLCC AIMS - Application Status

License #	Group	Type	Status
L-000478010	Retail - On Premises	B-Hotel	Conditional
L-000478011	Retail - Off Premises	Specially Designated Merchant	Conditional

MLCC AIMS - Application Status

Date	Activity Code	Description
06/26/2024	CONISS	Conditional License Issued
06/26/2024	CONFRW	Conditional Forward to Renewal for Processing and License Issuance
06/18/2024	CONRET	Conditional License Application returned from Administration
06/18/2024	CONAPP	Conditional License Approved
06/18/2024	CONSCH	Conditional License Scheduled for Commission
06/14/2024	ILSTRL	Initial List Released by MLCC Enforcement
06/12/2024	DOCREC	Additional Documents/Fees Received to Complete Application for Conditional License Application
06/11/2024	AUTHOR	Authorized for Investigation
06/05/2024	PAPREC	Additional Paperwork of Fees Received
06/05/2024	CAMR	Completed Application Meets Requirements
04/30/2024	DOCREQ	Additional Documents/Fees Requested to Complete Application for Conditional License Application
04/30/2024	ADDPAP	Additional Paperwork or Fees Requested
04/29/2024	APPEVA	Application Evaluated for Completeness by MLCC Licensing
04/12/2024	CONREC	Conditional License Application Received by the MLCC
04/12/2024	FSTREQ	Initial Application Received by MLCC



DOUBLETREE
by Hilton™

BEER

MADE IN USA

COORS LIGHT	\$ 8
MILLER LITE	\$ 8
BLUE MOON BELGIAN	\$ 9
SAM ADAMS LAGER	\$ 9
GUINNESS	\$ 9
LEINENKUGAL SUMMER SHANDY	\$ 9

IMPORTS

CORONA	\$ 9
CORONA LIGHT	\$ 9
HEINEKEN	\$ 9
LABATT BLUE	\$ 9
LABATT BLUE LIGHT	\$ 9

MICHIGAN CRAFT BEERS

BELL'S OBERON	\$ 11
BELL'S TWO HEARTED ALE	\$ 11
FOUNDERS ALL DAY IPA	\$ 11

HARD SELTZER

HIGH NOON	\$ 9
WHITECLAW	\$ 9
TRULY	\$ 9

WINE

BY THE GLASS REDS

HOUSE CABERNET	\$ 9
HOUSE MERLOT	\$ 9
HOUSE PINOT NOIR	\$ 9

BY THE GLASS WHITES

HOUSE CHARDONNAY	\$ 9
HOUSE PINOT GRIGIO	\$ 9
HOUSE RIESLING	\$ 9

BY THE BOTTLE

SAN SILESTRO MOSCATO	\$ 35
CASS WINERY OASIS ROSE, PASO ROBLES	\$ 45
GIBBS CHARDONNAY, NAPA VALLEY	\$ 60
DUCK POND PINOT NOIR, WILLAMETTE VALLEY	\$ 60
GIBBS DUSTY RED BLEND, NAPA VALLEY	\$ 60
VEUVE CLICQUOT, BRUT (YELLOW LABEL)	\$ 99
NAPA CABERNET	\$ 99



Apple Blossom - DoubleTree Novi Dinner Menu

5 PM - 10 PM



Cool Kids Corner

Lip Smacking Starters

Chicken Quesadilla  12
Grilled chicken breast, cheddar, mozzarella, green & red peppers, caramelized onion

Chicken Wings (Bone-In) Order of (6) - 12
BBQ, Cajun, Hot, Mild, or Plain. Served w/ celery sticks & choice of Bleu Cheese or Ranch Order of (12) - 20

Mozzarella Sticks Order of (6) - 9
Delicious Fried Mozzarella Sticks. Choice of Marinara Sauce or Ranch



Salads & Soup

Caesar Salad  12

Romain Lettuce, Parmesan cheese and Croutons

Michigan Cherry Salad  12

Chopped greens, apple, dried cherries, pecans, bleu cheese crumble, cherry vinaigrette
~ Add chicken \$6 salmon \$7 ~

Jay's Chili or soup of the day

Cup - 6
Bowl - 10

Sandwiches



Classic Club Sandwich 14

Sliced ham, turkey, crispy bacon, lettuce, tomato & mayo on white toast.

Grilled Chicken Sandwich 15

Boneless chicken breast, bacon, lettuce, tomato & mayo. Served on sourdough bun w/ choice of Swiss, American, Cheddar, or Pepper Jack cheese

Classic Burger ** 16

6oz ground beef patty, bacon, lettuce, tomato, onion. Served on pretzel bun w/ choice of Swiss, American, Cheddar, or Pepper Jack cheese

~ Add fried egg, or sauteed mushrooms ~ + 2

Impossible Burger  16

100% vegetarian patty, lettuce, tomato, onion. Served on pretzel bun w/ choice of Swiss, American, Cheddar, or Pepper Jack cheese.

Cheesesteak Sandwich 16

Grilled beefsteak w/ sauteed green peppers, onions, & melted Swiss cheese on a toasted hoagie roll.

Salmon Club 18

Grilled salmon filet, bacon, lettuce, tomato & mayo. Served on sourdough bun w/ choice of Swiss, American, Cheddar, or Pepper Jack cheese

~ All Sandwiches come with choice of side ~
~ & a pickle spear

Kids Burger 7

Ground beef patty. Served w/ fries or fruit cup
~ Add American, Cheddar, Swiss ~

Kids Grilled Cheese 7

Choice of American, Cheddar or Swiss cheese on white toast. Served w/ fries or fruit cup

Kids Tenders 8

(1) Chicken Tenders. Served w/ fries or fruit cup

Something Scrumptious

Alfredo Pasta  12

Fettuccine pasta tossed w/ rich Alfredo sauce & topped w/ Parmesan cheese. (Gluten Free Pasta available upon request)
~ Add chicken \$6 salmon \$7 ~

Fish & Chips 2pc - 15
Wild caught cod filets, beer battered and deep fried. Served 3pc - 18
w/ fries, tartar sauce, lemon wedge.

Delectable Desserts

Chocolate lava Cake  9

A slice of rich gluten free chocolate cake

Cheesecake 9

A New York style cheesecake with your choice of strawberry, caramel or chocolate topping

Ice Cream 9

(1) Scoops of Vanilla with your choice of strawberry, caramel or chocolate topping

Sides

California Medley 6

Fresh Fruit 6

French Fries 6

Side Salad  6

Spring Rolls 6

Sweet Potato Fries 6

BEVERAGES

Coffee 3

Soft Drinks 4

Tea 3

Vegetarian 

Gluten-free 

ADVISORY: CONSUMPTION OF RAW OR UNDERCOOKED FOODS SUCH AS MEAT, POULTRY, FISH, SHELLFISH, OR EGGS MAY CONTAIN HARMFUL BACTERIA. MAY CAUSE SERIOUS ILLNESS



cityofnovi.org

Receipt: 13384

07/08/24

Page

The sum of: \$2,890.00

BEST STAY NOVI

**42100 CRESCENT
NOVI MI 48375**

LIQUOR LL APP FEE + 9 APPLICANTS

2,890.00

Total 2,890.00

TENDERED:

CHECKS

10037

2,890.00

Signed: _____