

Monica Shaffer

From: Rosanna Vue <admin@myattorneyaide.com>
Sent: Wednesday, February 11, 2026 8:04 AM
To: Dan Niziolek
Cc: Tom Ferrara; Sia Lo; Eric Hudak; lissaleey9@gmail.com
Subject: Re: Lucky Golden Dragon License...
Attachments: Revised Lucky Golden Dragon Business Plan.pdf; DSI LGD.pdf; WhiteBearN1600_ConditionAffidavit_2026-02-06.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Think Before You Click: This email originated outside our organization.

Good morning:

Please find attached the revised business plan. Ms. Lee also confirmed removal of dance floor area. I am also attaching the signed conditions affidavit.

Please keep us apprised of the status.

Thank you,
Rosanna

On Feb 6, 2026, at 3:47 PM, Dan Niziolek <dan.niziolek@ci.stpaul.mn.us> wrote:

Ms. Lee,

Attached is the proposed License Conditions affidavit for your review and signature.

Please let me know if you have any questions or need additional information.

Thanks!!
Dan

Dan Niziolek

Pronouns: he/him/his

Deputy Director

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9108

F: 651-266-9124

Dan.niziolek@ci.stpaul.mn.us



SAINT PAUL MINNESOTA

DSI Customer Service Counter is available 8:00 am - 4:00 pm (Mon - Fri).

From: Dan Niziolek

Sent: Thursday, February 5, 2026 3:56 PM

To: 'Rosanna Vue' <admin@myattorneyaide.com>

Cc: Tom Ferrara <tom.ferrara@ci.stpaul.mn.us>; Sia Lo <sialolaw@gmail.com>; Eric Hudak <Eric.Hudak@ci.stpaul.mn.us>; lissaleey9@gmail.com

Subject: RE: Lucky Golden Dragon License...

Rosanna and Ms. Lee,

Thank you for the update.

Next steps:

- Please provide us an updated business plan to reflect the issues we discussed (e.g. Entertainment A (no dancing), meeting the definition of restaurant (attached for reference), hosting events, and restrictions on non-licensed premise interior space) as well as a new licensed premise floor plan that minimally shows the dance floor removed. Please let me know if you have any questions.
- We are finalizing the conditions for Ms. Lee's to review and sign. I hope to have them completed tomorrow or Monday.
- Once we receive the signed conditions, we will move to send out the 15-day community notification.
 - If there are no community objections, then we will move the item to the City Council for approval
 - If there are any community objections, then there will be a Hearing held by the Legislative Hearing Officer

Please let me know if there are any questions or you would like additional information.

Thanks!!

Dan

Dan Niziolek

Pronouns: he/him/his

Deputy Director

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

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Dan.niziolek@ci.stpaul.mn.us

DSI Customer Service Counter is available 8:00 am - 4:00 pm (Mon - Fri).

From: Rosanna Vue <admin@myattorneyaide.com>

Sent: Tuesday, February 3, 2026 12:06 PM

To: Dan Niziolek <dan.niziolek@ci.stpaul.mn.us>

Cc: Tom Ferrara <tom.ferrara@ci.stpaul.mn.us>; Sia Lo <sialolaw@gmail.com>; Eric Hudak <Eric.Hudak@ci.stpaul.mn.us>; lissaleey9@gmail.com

Subject: Re: Lucky Golden Dragon License...

Think Before You Click: This email originated outside our organization.

Good afternoon,

Thank you for meeting with us recently to discuss the licensing status and compliance expectations for the premises. We appreciate DSI's time and guidance.

Ms. Lee has decided to proceed in full alignment with the DSI's recommendations and the city's guidance. We would like to move forward as soon as possible and request confirmation of the next steps to proceed.

Thank you again for your time and direction. We look forward to working collaboratively with DSI and the City.

Warmest regards,
Rosanna

On Jan 31, 2026, at 10:41 AM, Dan Niziolek <dan.niziolek@ci.stpaul.mn.us> wrote:

Ms. Lee and Rosanna,

Thank you again for the conversation this week.

Please let us know if you have any additional questions, as well as when you are ready, how you would like to move forward with the current license applications.

Also, I wanted to reassure you that we understand that in the day-to-day operations of restaurants, there can be behavior issues by customers. You are not expected to have no customer behavior issues in your business, but rather to manage your business appropriately and effectively. In addition, we have seen that when businesses are managed appropriately and effectively, the likelihood for and the seriousness of customer behavior incidents greatly decreases.

Thanks!!
Dan

Dan Niziolek

Pronouns: he/him/his

Deputy Director

Department of Safety and Inspections

375 Jackson Street, Suite 220

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P: 651-266-9108

F: 651-266-9124

Dan.niziolek@ci.stpaul.mn.us

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DSI Customer Service Counter is available 8:00 am - 4:00 pm (Mon - Fri).

From: Rosanna Vue <admin@myattorneyaide.com>

Sent: Monday, January 26, 2026 7:23 PM

To: Dan Niziolek <dan.niziolek@ci.stpaul.mn.us>

Cc: Tom Ferrara <tom.ferrara@ci.stpaul.mn.us>; Sia Lo <sialolaw@gmail.com>; Eric Hudak <Eric.Hudak@ci.stpaul.mn.us>; lissaleey9@gmail.com

Subject: Re: Lucky Golden Dragon License...

Think Before You Click: This email originated outside our organization.

Good evening:

I am confirming Thursday at 11:30 am.

Thank you,
Rosanna

On Jan 26, 2026, at 7:10 PM, Dan Niziolek <dan.niziolek@ci.stpaul.mn.us> wrote:

Rosanna,

Sorry for the delay.

We are available Thursday between 11:30am and noon at our offices (375 Jackson Street, Suite 220).

Please confirm if this works.

Thanks!!
Dan

Dan Niziolek

Pronouns: he/him/his

Deputy Director

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

P: 651-266-9108

F: 651-266-9124

Dan.niziolek@ci.stpaul.mn.us

<image001.png>

DSI Customer Service Counter is available 8:00 am - 4:00 pm (Mon - Fri).

From: Rosanna Vue <admin@myattorneyaide.com>

Sent: Monday, January 26, 2026 4:33 PM

To: Dan Niziolek <dan.niziolek@ci.stpaul.mn.us>

Cc: Tom Ferrara <tom.ferrara@ci.stpaul.mn.us>; Sia Lo <sialolaw@gmail.com>; lisaleey9@gmail.com; Eric Hudak <Eric.Hudak@ci.stpaul.mn.us>

Subject: Re: Lucky Golden Dragon License...

Think Before You Click: This email originated outside our organization.

Good afternoon:

I am following up to see if you have availability for the proposed dates and times.

Thank you,
Rosanna

On Jan 25, 2026, at 11:26 AM, Rosanna Vue
<admin@myattorneyaide.com> wrote:

Yes.

-Rosanna

On Sun, Jan 25, 2026 at 10:59 AM Dan Niziolek
<dan.niziolek@ci.stpaul.mn.us> wrote:

Rosanna,

Thank you for your reply.

Will Ms. Lee be attending the meeting?

Thanks!!

Dan

Sent from my iPhone

On Jan 23, 2026, at 3:12 PM, Rosanna Vue
<admin@myattorneyaide.com> wrote:

Think Before You Click: This email originated **outside** our organization.

Good afternoon:

Thank you. We appreciate the additional context regarding DSI's recommendation.

To ensure we are fully informed and addressing the correct matters, we would like to better understand the specific operational concerns referenced as "prior management issues and outcomes". We want to confirm whether DSI is referring to the license action dated May 7, 2025, involving White Dragon Hall and Khang Chang or whether there are additional issues or actions that the city is considering that we should be aware of.

With respect to meeting availability, Attorney Lo is available on Wednesday or Thursday next week (the 28th or 29th) between 10:00 am to

12:00 pm. Please let us know if any of those times work for you.

Thank you again for your time and willingness to meet.

Kind regards,
Rosanna

On Jan 23, 2026, at 12:48 PM, Dan Niziolek
<dan.niziolek@ci.stpaul.mn.us>
wrote:

Rosanna,

Thank you for your follow-up.

With respect to the Entertainment B license, the basis of the recommendation is operational concerns, as highlighted in prior management issues and outcomes.

Please let us know potential days, times, and location that you all would be available to meet to discuss.

Thanks!!
Dan

Dan Niziolek
Pronouns: he/him/his
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Department of Safety and Inspections
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Saint Paul, MN 55101-1806
P: 651-266-9108
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Dan.niziolek@ci.stpaul.mn.us

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DSI Customer Service Counter is available 8:00 am - 4:00 pm (Mon - Fri).

From: Rosanna Vue
<admin@myattorneyaide.com>
Sent: Thursday, January 22, 2026
10:44 AM
To: Dan Niziolek
<dan.niziolek@ci.stpaul.mn.us>
Cc: Tom Ferrara
<tom.ferrara@ci.stpaul.mn.us>; Sia Lo
<sialolaw@gmail.com>; lissaleey9@gmail.com
<Eric.Hudak@ci.stpaul.mn.us>; lissaleey9@gmail.com
Subject: Re: Lucky Golden Dragon
License...

Think Before You Click: This email originated outside our organization.

Good afternoon,

Thank you for the application review and for outlining DSI's recommendations. We appreciate the time and consideration given to this application.

We understand DSI's recommendation approval of an Entertainment A License at this time. The applicant is prepared to comply with all conditions associated with the liquor license and take all steps necessary to demonstrate operational compliance.

With respect to the Entertainment B License, we would appreciate further clarification regarding the basis for the recommended denial. The applicant's business model is structured around event rentals and culturally appropriate gatherings, which, by their nature, require entertainment activities and use that exceed scope of an Entertainment A license. From

the applicant's perceptive, approval of only an Entertainment A license may materially limit the ability to operate the business as intended and represented in application.

To ensure alignment with the City expectations, we respectfully ask:

1. Whether the recommendation is based on a threshold issue such as zoning, use classification, occupancy or operational concerns; or
2. Whether DSI would consider approval of an Entertainment B license with conditions, rather than a denial, to address any identified concerns.

If there are specific operational elements, safeguards, or clarifications that would support a favorable recommendation for Entertainment B, the applicant is eager to address those proactively.

We believe a discussion at this stage would be helpful to ensure the licensing outcome accurately reflects the intended use of the space and avoids the need for subsequent amendments or appeals. We would welcome the opportunity to meet and review this further.

Thank you again for your guidance and consideration. We look forward to your direction on the next steps.

-Rosanna
Assistant to Attorney Lo

On Jan 18, 2026, at
10:02 AM, Dan
Niziolek
<[dan.niziolek@ci.st
paul.mn.us](mailto:dan.niziolek@ci.stpaul.mn.us)> wrote:

Ms. Lee and
Rosanna,

Thank you for the
application
information.

Based on our review
of the licenses
application, the
Department of Safety
and Inspections (DSI)
is looking to
recommend the
following:

- On-sale
Liquor –
Restaurant
(with Sunday
Sales)
License:
Recomm
end approval
with
conditions
(see attached
for
conditions)
- Entertainmen
t B
License:

Recomm
end denial.
We would
recommend
approval for
an
Entertainmen
t A License

Please let me know if
you have any
questions, need
additional

information, and/or would like to meet to discuss these recommendations and conditions before we move them forward through the City Council review process. I will note these are DSI's recommendations and that the City Council has the final authority for license and conditions determinations and approvals, as set by SPCO Chapter 310, which include appeals and hearing processes.

Thanks!!
Dan

Dan Niziolek

Pronouns: he/him/his

Deputy Director

Department of Safety and Inspections

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Dan.niziolek@ci.stpaul.mn.us

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DSI Customer Service Counter is available 8:00 am - 4:00 pm (Mon - F

From: Rosanna Vue

<admin@myattorneya.com>

Sent: Wednesday,
January 14, 2026 3:18
PM

To: Dan Niziolek
<dan.niziolek@ci.stpaul.mn.us>