

**November 19, 2024
9200 Basil Court
Largo, MD 20774
Virtual Hearing**

Present:

Oretha Bridgwaters-Simms, Chair
Armando Camacho, Vice Chair
Tammie Norman, Commissioner
Dennis Smith, Commissioner
Tammy Sparkman, Commissioner
Terence Sheppard, Director
Alecia Hughes, Assistant to Director
Robert Clark, Chief Liquor Inspector
Cristian Mendoza, Deputy Chief Liquor Inspector
Leonard Vauss, Deputy Chief Liquor Inspector
Patricia Bell, Administrative Manager
Katrice James, Administrative Aide
Keyanna Little, Administrative Aide

Start Time: 10:05 a.m.

Commissioner Bridgwaters-Simms: At the Board of License Commissioners, we endeavor to be as efficient as possible in our virtual environment. Thank you for your patience. This is a public meeting subject to the Maryland Open Meetings Act so a truthful, transparent, open, and honest dialogue and record is required. As such, there are some formalities that will take place that may appear redundant but nonetheless are important and required to ensure compliance with the law.

Director Sheppard: During a typical hearing, there would be an exchange between the Board and the attorneys to exchange information as exhibits. Because this hearing is now virtual, we have implemented a 10-day rule to give those individuals here today, 10-days from today's date to add to the official record. I would ask that you email myself or the administrative staff of the BOLC. You may add information to the record long as it is information that has been discussed in this hearing.

REGULAR SESSION

TRANSFER OF LOCATION

1. Nidhi Khaneja, Member-Manager/Authorized Person for a Class B+, Beer, Wine and Liquor for the use of Samosas and Spirits, LLC, **t/a Samosas and Spirits**, 10250-C Baltimore Avenue, College Park, 20740 transfer from EJ Developments Incorporated, t/a Mid Atlantic Seafood Restaurant, 13718 Baltimore Avenue, Laurel, 20707, Edward H. Lee, President. Continued from the October 22, 2024, hearing. Represented by Robert Kim, Esquire.

Mr. Kim stated that an updated and revised floor plan has been submitted to the Board. This will comply with code and the rules and regulations. There is numerous support for this establishment and the signed property use agreement has been entered into with the City of College Park. This is a unique and different atmosphere in College Park.

Commissioner Camacho stated that this license is strictly for a restaurant and carryout. This is the only basis that it could be approved. It can't be converted to a Class A.

Mr. Kim stated that it will never be converted to an alcoholic beverage store. Ms. Khaneja testified under oath that it will remain a full-service restaurant with on and off sale privileges. On sale alcohol will not be more than 35%.

Commissioner Camacho moved to approve the transfer of location for **t/a Samosas and Spirits**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

TRANSFER

2. Gurcharan Singh Boparai, President/Treasurer, Pratapray D. Parsana, Vice President/Secretary for a Class A, Beer, Wine, and Liquor for the use of Maxey Liquors, Inc., **t/a Maxey Liquors**, 7513 Allentown Road, Fort Washington, 20744 transfer from t/a Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744, Pratapray D. Parsana, President/Secretary/Treasurer, Jaspal S. Kaswala, Secretary. Represented by Linda Carter, Esquire

Ms. Carter stated that stocks were recently transferred within the entity. Mr. Parsana will acquire 50% of the stocks. Both will be full-time employees of the establishment. Both take their obligations to the Board seriously. Information submitted on the application are true and correct. Both applicants are asked qualifying questions. Both know the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's. Both are alcohol awareness certified.

Commissioner Camacho moved to approve the transfer for **t/a Maxey Liquors**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

3. Pooja K. Patel Member-Manager for a Class A, Beer, Wine, and Liquor for the use of FT Washington, LLC, **t/a Fort Washington Liquors**, 10200-B Old Fort Road, Fort Washington, 20744 transfer from FT Washington, LLC, t/a Fort Washington Liquors 10200-B Old Fort Road, Fort Washington, Babubhai Patel, President. Represented by Robert Kim, Esquire

Mr. Kim stated that this is a transfer in membership interest only. There will be no changes in the operation of the business. Ms. Patel is a citizen of the United States, has not incurred any violation of laws, and has not previously held an alcoholic beverage license. She will be the 100% member, and member-manager. She will be on-site about 10 hours per week. The current management team will be retained. She is familiar and will abide with the Rules and Regulations of the County. There is no change to the application, and she has received alcohol awareness training. She knows the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's.

Commissioner Camacho moved to approve the transfer for **t/a Fort Washington Liquors**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

4. Rasik Patel, Member/Authorized Person, Viraj Gohel, Member/Authorized Person for a Class A, Beer, Wine, and Liquor for the use of Drinx Beverages LLC, **t/a DRINX Market**, 1409 Ritchie Marlboro Road, Capitol Heights, 20743 transfer from t/a Triangle Liquors, Inc., t/a DRINX Market, 1409 Ritchie Marlboro Road, Capitol Heights, 20743, Vera Nikolaeva President/Secretary/Treasurer. Represented by Linda Carter, Esquire.

Ms. Carter stated that the business and real property is being sold. The existing employee pool will be retained with the exception of one (1) manager, who is leaving. Both applicants are alcohol awareness certified. Mr. Gohel will work at the establishment 50-60 hours per week, while this establishment is an investment for Mr. Patel. Information provided on the application is true and correct. Both applicants are asked qualifying questions. Both know the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's.

Mr. Gohel did not answer the resident question on the affidavit. **Commissioner Camacho** moved to amend the application to reflect that Mr. Goehl is a Maryland resident, seconded by **Commissioner Norman**. **After Board vote, motion to amend the application carries.**

Commissioner Camacho moved to approve the transfer for **t/a DRINX Market**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

5. Jin Yu Zheng, President/Secretary/Treasurer, for a Class B(BLX), Beer, Wine, and Liquor for the use of Fortunate Bowie Food, Inc, **t/a Ichiban Sushi Asian Bistro**, 3921 Evergreen Parkway, Bowie, 20716 transfer from Cheng and Wang, Inc., t/a Ichiban Sushi Asian Bistro, 3921 Evergreen Parkway, Bowie, 20716, Yung Tung Chen, President/Secretary/Treasurer. Represented by Robert Kim, Esquire.

Mr. Kim stated that this is a long-standing restaurant. The current owner is retiring. Mr. Zheng is a citizen of the United States, has not incurred any violation of laws, and has not previously held an alcoholic beverage license. He is a 25% stockholder and will serve as president/secretary/treasurer. He will be on-site for 40+ hours per week. He is familiar and

will abide with the Rules and Regulations of the County. He has received alcohol awareness training. He knows the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's.

Commissioner Camacho moved to approve the transfer for **t/a Ichiban Sushi Asian Bistro**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

- Alexander Rivera, President/Secretary/Treasurer for a Class B(BLX), Beer, Wine, and Liquor for the use of La Fogata Tequila Bar & Mexican Kitchen, Inc., **t/a La Fogata Tequila Bar & Mexican Kitchen**, 14933 Baltimore Avenue, Laurel, 20707 transfer from La Chiquita Corp., t/a CHI'BAL Tequila Bar & Mexican Kitchen, 14933 Baltimore Avenue, Laurel, 20707, German Escobar, President/Secretary/Treasurer. Continued from the August 27, 2024, September 24, 2024, and October 22, 2024, hearing. Represented by Linda Carter, Esquire.

Ms. Carter stated that she was recently retained by the applicant and the application had to be amended because the landlord assisted Mr. Rivera with completing the original application. The structure of the corporation has changed, and Mr. Rivera will no longer be an owner but will be working at the restaurant. Three (3) stockholders have been added. The amended application is now true and correct. There will be no further changes. Mr. Rivera is asked qualifying questions. He knows the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's.

Commissioner Camacho moved to approve the transfer for **t/a La Fogata Tequila Bar & Mexican Kitchen**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

- Minaxibahen Patel, Owner/Member for a Class D(R), Beer and Wine for the use of Skyhill Suitland, LLC, **t/a My Morningside**, 6101 Suitland Road, Suitland, 20746 transfer from Meera, LLC Inc., t/a Suitland Beer and Wine, 6101 Suitland Road, Suitland, 20746, Ricardo A. Young, Member-Manager. Represented by Leanne Schrecengost, Esquire.

Akash Patel is sworn in as the translator for Ms. Pate.

Ms. Schrecengost stated that no information has changed since this application was filed. Ms. Patel will be the sole owner. She will work in the store along with another employee. Both are alcohol awareness trained. The establishment will not accept vertical ID's. There will be no operational changes with the exception of a drive-through window being added. Ms. Patel is asked qualifying questions. She knows the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's.

Commissioner Camacho moved to approve the transfer for **t/a My Morningside**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

NEW – CLASS B(BCE), BEER, WINE, AND LIQUOR

8. Joy E. Davis, President/Secretary/Treasurer, for a Class B(BCE), Beer, Wine, and Liquor, for the use of Hi Qu Event Center, Inc., **t/a Hi Qu Event Center**, 13711 Old Annapolis Road, Bowie, 20720. Represented by Robert Kim, Esquire.

Chief Clark gave a maps presentation. Churches and schools are exempt in accordance with 26-1604(a)(1) of the Annotated Code of Maryland. There are four (4) liquor establishments within one mile of this location.

Mr. Kim stated that Ms. Davis is 100% stockholder and president/secretary/treasurer. She is a citizen of the United States, has not incurred any violation of laws, and has not previously held an alcoholic beverage license. She is a citizen of the United States, has not incurred any violation of laws, and has not previously held an alcoholic beverage license. She is familiar and will abide with the Rules and Regulations of the County. She knows the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's. She will spend 20 hours per week on site. There is no change to the application. The establishment will have 350 seats. She understands that this license requires an investment of \$1,000,000. An appraisal was done and assessed at \$5,000,000.

Commissioner Norman asked if the establishment is currently open? Ms. Davis responded that they are only open for certain events but not fully. Commissioner Norman informs Ms. Davis that this does not give the ability to have entertainment. Mr. Kim stated that events will end by 9:00 p.m. and Ms. Davis intends to apply for a special entertainment permit.

Commissioner Camacho moved to grant a Class B(BCE), Beer, Wine, and Liquor license to **t/a Hi Qu Event Center**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

NEW – CLASS B(BLX), BEER, WINE, AND LIQUOR

9. Mark Titus Waldo, Managing Member, for a Class B(BLX), Beer, Wine, and Liquor for the use of WCB Camp Springs, LLC, **t/a Waldo's Chicken & Beer**, 4575 Telfair Blvd, Suite 400A, Temple Hills, 20748. Continued from the October 22, 2024, hearing. Represented by Benjamin Carter, Esquire.

Chief Clark gave a maps presentation. Churches and schools are exempt in accordance with 26-1604(a)(1) of the Annotated Code of Maryland. There are five (5) liquor establishments within one mile of this location.

Mr. Carter stated that this establishment is in Restaurant Row at Apollo. It is a high-quality eating establishment and family friendly. There are no changes to the application and the information provided is true and correct. There are over 100 seats and well over \$1,000,000 has been invested. This will be the 23rd location of Waldo's Chicken & Beer, and first in Maryland. Mr. Waldo is asked qualifying questions. He knows the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's.

Commissioner Norman questioned the management structure for the business. Who will run the business if Mr. Waldo lives out of state? Mr. Carter explained that there is a local operating partner for the business.

Commissioner Camacho moved to grant a Class B(BLX), Beer, Wine, and Liquor license to **t/a Waldo's Chicken & Beer**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

10. Maria Valladares, Member/Authorized Person, Jose Portillo, Member/Authorized Person for a Class B(BLX), Beer, Wine, and Liquor for the use of Los Comales Bar and Grill, LLC, **t/a Restaurant La Curva**, 15107 Sweitzer Lane, Laurel, 20707. Represented by Linda Carter, Esquire.

Chief Clark gave a maps presentation. Churches and schools are exempt in accordance with 26-1604(a)(1) of the Annotated Code of Maryland. There is one (1) liquor establishment within one mile of this location.

Ms. Carter stated that the hotel used to be a Best Western and the restaurant, where La Curva is now, used to be the hotel restaurant. They let the entertainment permit lapse and was denied for a new one because the U&O was issued to La Curva. Ms. Valladares and Mr. Portillo have been operating the restaurant for three (3) years. Ms. Valladares is on site 60-80 hours per week. An exhibit book was submitted. **Commissioner Camacho** makes a motion to accept the exhibit book, seconded by **Commissioner Norman**. **After Board vote, motion carries.** An appraisal will be filed with the Board. Improvements have already exceeded \$1,000,000, and there are well over 100 seats. Both are asked qualifying questions. Both knows the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's.

Commissioner Camacho moved to grant a Class B(BLX), Beer, Wine, and Liquor license to **t/a Restaurant La Curva**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

NEW – CLASS B, BEER, AND WINE

11. Ali R. Arellano, Member/Authorized Person, Gabriela Febres, Member/Authorized Person, Johnny L. Rodriguez, Member/Authorized Person, for a Class B, Beer, and Wine for the use of Arepa Zone the Aster LLC, **t/a Arepa Zone**, 4341 Calvert Road, College Park, 20740. Represented by Benjamin Carter, Esquire.

Chief Clark gave a maps presentation. There are no churches within 500 feet and the school's distance is under 400 in this case under Maryland Beverages and cannabis Law 26-1604(D)(2) are going to be exempt. There are twelve (12) liquor establishment within one mile of this location.

Jatinder Khokhar – Public Services Director for the City of College Park testified that a property use agreement has been entered with the city, and the city recommends that this application be approved.

Mr. Carter stated that the applicants are experience operators, as they started with two (2) food trucks. This is the first location in Maryland. Their first brick and mortar location was opened at Union Market Food Hall in 2015. They have locations at National's Park and Aldi Field. Alcohol will only be 10% of food sales. Ms. Febres is the CEO and Ms. Arellano is the COO overseeing quality control. Mr. Rodriguez be the resident licensee and will not be involved in running the restaurant. There will be about 20 employees. The cost to build out the restaurant is going to be well in excess of \$1,000,000. This will be a benefit to College Park, providing a new type of cuisine that the city currently does not have. All are asked qualifying questions. All knows the ages to purchase and sell alcohol in Prince George's County, and the six (6) acceptable forms of ID's.

Commissioner Camacho moved to grant a Class B, Beer, and Wine license to **t/a Arepa Zone**, seconded by **Commissioner Norman**. **After Board vote, motion carries.**

Adjourned 11:36 a.m.