

**September 26, 2023  
9200 Basil Court  
Largo, MD 20774  
Virtual Hearing**

**Present:**

Oretha Bridgwaters-Simms, Chair  
Armando Camacho, Vice Chair  
Tammy Sparkman, Commissioner  
Jason DeLoach, Esquire, Counsel  
Terence Sheppard, Director  
Robert Clark, Chief Liquor Inspector  
Johnny Toles, Deputy Chief Liquor Inspector  
Christian Mendoza, Deputy Chief Liquor Inspector  
Leonard Vauss, Administrative Assistant  
Patricia Bell, Administrative Manager  
Keyanna Little, Administrative Aide  
Katrice James, Administrative Aide  
Alecia Hughes, Administrative Aide

**Start Time: 10:01 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.

## PRELIMINARY MATTERS

1. Substitution of Corporate Officers application, **t/a Miller's Ale House**, Class B(BLX), Beer, Wine and Liquor, 3430 East West Highway, Hyattsville, 20782, Michael T. Lane Jr. to serve as Authorized Person instead of Michael A. Blair, Authorized Person. Represented by **Leanne Schrecengost, Esquire**.  
**Mr. Lane** is an Authorized Person for Miller's Ale House of Maryland LLC. He's currently a multi-unit leader that oversees all operations through the general managers. There will be no changes to the mode of operation.  
**Ms. Schrecengost** asked the standard questions typically used to qualify the Substitution of Corporate Officers Application. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.  
**Commissioner Camacho** makes a motion to approve the SCO for t/a Miller's Ale House, seconded by **Commissioner Sparkman**.  
**After Board vote, the motion carries.**
2. Substitution of Corporate Officers application, **t/a Topgolf**, Class B(BLX), Beer, Wine and Liquor, 6400 Clipper Way, Oxon Hill, 20745, Susana Arevalo to serve as Manager/CFO, Naresh Srinivasan to serve as Manager/Secretary instead of William B. Davenport, Authorized Person. Represented by **Leanne Schrecengost, Esquire**.  
**Director Sheppard states this matter will be continued once all documentation has been received by the agency.**
3. Substitution of Corporate Officers application, **t/a Dave & Buster's**, Class(BLX), Beer, Wine and Liquor 1851 Ritchie Station Court, Capitol Heights, 20742, Scott Rosuck to serve as Vice President/Secretary instead of Jill Valachovic, Assistant Secretary. Represented by **Leanne Schrecengost, Esquire**.  
**Mr. Rosuck** is the Vice President and Secretary of Dave & Buster's Maryland Inc. He owns stock in the company and oversees the proper permitting and licensing for alcohol and related permits for all Dave & Buster's in Maryland and across the country. There will be no changes to the mode of operation.  
**Ms. Schrecengost** asked the standard questions typically used to qualify the Substitution of Corporate Officers Application. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.  
**Commissioner Camacho** makes a motion to approve the SCO for t/a Dave & Buster's, seconded by **Commissioner Sparkman**.  
**After Board vote, the motion carries.**

## REGULAR SESSION

### NON-EFFECTUATION

**t/a Mix and Mingle Coffee Lounge** –8923 Woodyard Road, Clinton, 20735. Chandra Moore, President, Tara Pendergrast, Vice President, Shannon Jordan, Secretary. Review of request to approve an additional ninety (90) days to effectuate the license.

Licensees do not have an attorney, acknowledge their right to an attorney and agree to move forward without an attorney.

**Ms. Jordan** states, “we acquired the property under a lease. It was a revitalization; this was a vacant property. We revitalized the property with the help of a state grant for project restore. It was a full build out, we had to do plenty installs, plumbing and excavation underground. There were supply chain and permitting delays. Alterations were made by our landlord to the property which used to be two units are now combined into one unit. Some things needed to be resolved between the landlord and utilities. We were able to overcome all those obstacles, we’re in the final stages preparing to open now. The opening date is contingent upon the County’s schedule to complete our final health inspection, U&O and some minor electrical issues that needed to be resolved.”

**Commissioner Camacho** makes a motion to grant 90 days to effectuate the license, seconded by **Commissioner Sparkman**.

**After Board vote, the motion carries.**

## TRANSFER

1. Alda Ngassa, President/Secretary/Treasurer, for a Class A, Beer and Wine for the use of ALPA, LLC, **t/a Park Mart**, 6100 Westchester Park Drive, College Park, 20740, transfer from Avahoot, Inc., t/a Park Mart, 6100 Westchester Park Drive, College Park, 20740, Shakuntala Amin, President/Secretary/Treasurer.

Applicant does not have an attorney, acknowledge her right to an attorney and agree to move forward without an attorney.

**Commissioner Bridgwaters-Simms** asked the standard questions used to qualify the transfer of the license. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Ms. Ngassa** has a background in retail pharmacy, she’s previously worked at Rite Aid and Walgreens some of these locations carry alcoholic beverages.

**Commissioner Camacho** makes a motion to approve the transfer of the Class A, Beer, Wine and Liquor License for t/a Park Mart, seconded by **Commissioner Sparkman**.

**After Board vote, the motion carries.**

**Commissioner Camacho takes the gavel at this time.**

2. Tejinder S. Sandhu, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of 6115 Central Ave Spirits, LLC, **t/a Central Avenue Liquors**, 6113-6115 Central Avenue, Capitol Heights, 20743, transfer from Youngtaemin Corporation, t/a Central Avenue Liquors, 6115 Central Avenue, Capitol Heights, 20743, Dinah Ok Min Chin, Director, Unsuik Chin, President, Nicholas Chin, Vice President.

Represented by **Robert Kim, Esquire.**

**Mr. Sandhu** is the sole member and member-manager.

A copy of Mr. Sandhu's Alcohol Awareness certificate has been submitted to the Board.

**Mr. Kim** asked the standard questions used to qualify the transfer of the license.

Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Commissioner Sparkman** makes a motion to approve the transfer of the Class A, Beer, Wine and Liquor License for t/a Central Avenue Liquors, seconded by **Commissioner Bridgwaters-Simms.**

**After Board vote, the motion carries.**

3. Devendrakumar H. Patel, Member-Manager, Rutvi N. Patel, Member, for a Class A, Beer, Wine and Liquor for the use of Govind, LLC, **t/a Greenway Liquors**, 7533 Greenbelt Road, Greenbelt, 20770, transfer from Shanta-Greenway Liquors, Inc., t/a Greenway Liquors, 7533 Greenbelt Road, Greenbelt, 20770, Ratilal J. Patel, President, Amritbhai P. Patel, Secretary/Treasurer.

Represented by **Robert Kim, Esquire.**

**Mr. Devendrakumar Patel** is the seventy percent member and member-manager.

**Mr. Rutvi Patel** is thirty percent owner and member of liability company.

A copy of both applicants Alcohol Awareness certificate has been submitted to the Board.

**Mr. Kim** asked the standard questions used to qualify the transfer of the license.

Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. Both applicants were able to answer each question.

**Commissioner Sparkman** makes a motion to approve the transfer of the Class A, Beer, Wine and Liquor License for t/a Greenway Liquors, seconded by **Commissioner Bridgwaters-Simms.**

**After Board vote, the motion carries.**

4. Teri Constantinou, Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Terrapin Station MD, LLC, **t/a Terrapin Station**, 4738 Cherry Hill Road, College Park, 20740, transfer from Capital City Chili, Inc., t/a Hard Times Cafe, 4738 Cherry Hill Road, College Park, 20740, Richard J. Kelly, President, Cindy MacIntyre, Secretary/Treasurer, Thomas Abell, Assistant Secretary.

Represented by **Linda Carter, Esquire.**

**Mr. Robert Ryan (Director of Public Services for College Park)** states he's in favor of this application. The applicant and attorney met with the Mayor and City Council. The Council voted to support this application; the city negotiates a property use agreement and the applicant agreed to a fifty-fifty alcohol and food ratio. The City of College Park is in support of this application.

An amendment has been made to this application to reflect the closing hours will be 11:00 p.m. on Friday and Saturday.

All bartenders and servers will be Alcohol Awareness certified.

Ms. Constantinou will not be hiring eighteen-year-olds to serve alcohol. Vertical ID's will not be accepted.

**Ms. Carter** states the anticipated opening date is in sixty days, "we're awaiting WSSC to sign off. My client will be spending an excess of \$500,000 on renovations."

**Ms. Carter** asked the standard questions used to qualify the transfer of the license. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Commissioner Sparkman** makes a motion to approve the transfer of the Class B, Beer, Wine and Liquor License for t/a Terrapin Station, seconded by **Commissioner Bridgwaters-Simms**.

**After Board vote, the motion carries.**

5. Sahaj S. Dhillon, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of 4259 S Avenue Spirits, LLC, **t/a Southern Avenue Liquors**, 4259 Southern Avenue, Capitol Heights, 20743, transfer from Capitol Liquors, LLC, t/a Southern Avenue Liquors, 4259 Southern Avenue, Capitol Heights, 20743, Durgesh Gupta, Member/Authorized Person, Nidhi S. Gaind, Member/Authorized Person. Represented by **Robert Kim, Esquire**.

**Director Sheppard** states that the Board previously approved a transfer application for this establishment. However, we received a request from Mr. Kim to withdraw the previous transfer application.

**Commissioner Sparkman** makes a motion to approve the request to withdraw the previous transfer application for Southern Avenue Liquors, seconded by **Commissioner Bridgwaters-Simms**.

**After Board vote, the motion carries.**

**Mr. Dhillon** will be the sole member and member-manager.

A copy of Mr. Dhillon's Alcohol Awareness certificate has been submitted to the Board.

**Mr. Kim** asked the standard questions used to qualify the transfer of the license.

Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Commissioner Sparkman** makes a motion to approve the transfer of the Class A, Beer, Wine and Liquor License for t/a Southern Avenue Liquors, seconded by **Commissioner Bridgwaters-Simms**.

**After Board vote, the motion carries.**

### **NEW- CLASS B(BH), BEER, WINE AND LIQUOR**

1. Kanwal Mac Singh, Member-Manager, Linda Carter, Member/Authorized Person, for a Class B(BH), Beer, Wine and Liquor for the use of MAC Hotels, LLC, **t/a Sonesta Select Greenbelt College Park**, 6301 Golden Triangle Drive, Greenbelt, 20770. Continued from July 25, 2023. Represented by **Linda Carter, Esquire**. **Chief Clark** gave a maps presentation. **Ms. Carter** states this location was formerly Courtyard by Marriott and was later purchased by Mr. Singh and his father. This hotel has one hundred and fifty-two guestrooms, a fitness center, indoor pool, a restaurant, and twelve hundred square feet of meeting space. The purchase price for the hotel was over five million dollars, which is thirty-five thousand dollars per guest room. We have provided an affidavit, SDAT records, and the deed to show the purchase price will be submitted to the Board. We anticipate effectuating this license within thirty days. Total renovations will cost

approximately eight hundred thousand dollars. The Health Department Permit has been issued, the U&O for the hotel is still under review, and the fire inspections have been completed.

**Ms. Carter** asked the standard questions typically used to qualify this type of license. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Ms. Carter** was also able to name the six acceptable forms of I.D., and the legal age to purchase and sell alcohol.

**Commissioner Sparkman** makes a motion to approve the Class B license for t/a Sonesta Select Greenbelt College Park, seconded by **Commissioner Bridgwaters-Simms**.

**After Board vote, the motion carries.**

### NEW- CLASS B(BLX), BEER, WINE AND LIQUOR

1. Keyanna A. Coward-Morant, Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of MaryLou's, LLC, t/a **Marylou's**, 731 Cady Drive, Fort Washington, 20744.

Represented by **Linda Carter, Esquire**.

**Chief Clark** gave a maps presentation.

The food at Marylou's is predominately a scratch kitchen.

**Ms. Carter** states this location was formerly known as Clout Southern Cuisine. My client has no dealings with her predecessors Clout Southern Cuisine. The infrastructure was there, the cost exceeds the million-dollar investment. Ms. Coward-Morant has spent her professional life as a daycare owner with locations in both Washington, DC and Fort Washington, MD. She doesn't have any restaurant experience but will be hiring a team of General Manager's with experience. We anticipate opening in approximately four to six weeks, we're just waiting on the final inspection, appraisal, and furniture. All staff will be Alcohol Awareness certified.

**Commissioner Camacho** notes that according to the floor layout, the restaurant is not three thousand eight hundred square feet. Ms. Carter will provide an updated floor plan to the Board.

**Ms. Carter** asked the standard questions typically used to qualify this type of license. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Commissioner Sparkman** makes a motion to approve the Class B license for t/a Marylou's, seconded by **Commissioner Bridgwaters-Simms**.

**After Board vote, the motion carries.**

2. Kimberly S. Burke, President/Secretary/Treasurer, for a Class B(BLX), Beer, Wine and Liquor for the use of Skyline Enterprises, Inc., t/a **Falsetto Kitchen Bar**, 15455 Annapolis Road, Bowie, 20715.

Represented by **Linda Carter, Esquire**.

**Chief Clark** gave a maps presentation.

An amendment has been made to the application to reflect the Sunday hours of operation will be 8:00 a.m. to 10:00 p.m.

All front house employees will be Alcohol Awareness certified.

There will be no servers under the age of twenty-one, vertical ID's will not be accepted.

**Ms. Carter** states spending the one-million-dollar investment won't be an issue. This will be my client's first venture into the restaurant business, but she has experience with her ex-husband's restaurant locations in both Baltimore, Maryland, and St. Mary's County. She will also be working with an experienced management company.

**Ms. Carter** asked the standard questions typically used to qualify this type of license. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Commissioner Sparkman** makes a motion to approve the Class B license for t/a Falsetto Kitchen Bar, seconded by **Commissioner Bridgwaters-Simms**.

**After Board vote, the motion carries.**

**Commissioner Bridgwaters-Simms takes the gavel at this time.**

### **NEW- CLASS C(CLV), BEER, WINE AND LIQUOR**

1. Russell Lee Lyons, Member, Harold Rawles, Member, Walt Plush, Member for a Class C(CLV), Beer, Wine and Liquor for the use of Suitland Post, No. 196, Inc., **t/a Suitland Post, No. 196, Incorporated American Legion, Department of Maryland, 5716 Marlboro Pike, District Heights, 20747.**

Applicants do not have an attorney, acknowledge their right to an attorney and agree to move forward without an attorney.

**Chief Clark** gave a maps presentation.

**Mr. Plush** states they have an American Legion Post with a canteen where alcoholic beverages are sold. We're here today to obtain our permanent license.

**Commissioner Bridgwaters-Simms** asked the standard questions typically used to qualify this type of license. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. All applicants were able to answer each question.

**Commissioner Camacho** makes a motion to approve the Class C license for t/a Suitland Post, No. 196, Incorporated American Legion, Department of Maryland, seconded by **Commissioner Sparkman**.

**After Board vote, the motion carries.**

### **NEW- CLASS D, BEER AND WINE**

1. Jose Luis Venegas, President, for a Class D, Beer and Wine for the use of Sierra's Grill & Taqueria, Inc., **t/a Sierra's Grill & Taqueria, 11619 Beltsville Drive, Beltsville, 20705.** Represented by **Benjamin Carter, Esquire**.

**Chief Clark** gave a maps presentation.

**Mr. Carter** states Sierra's Grill & Taqueria previously held a license, they lost the license for failure to renew. The issue has been resolved. This restaurant has been in their family for many years, Mr. Venegas purchased the business from his brother in 2007.

This summer has been rough without a liquor license, it has impacted their business significantly. The beer and wine license will be an accommodation to the public.

**Mr. Venegas** and his son are both Alcohol Awareness certified.

Five witnesses testified in support of this application.

**Mr. Carter** asked the standard questions typically used to qualify this type of license. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Commissioner Camacho** makes a motion to approve the Class D license for t/a Sierra's Grill & Taqueria, seconded by **Commissioner Sparkman**.

**After Board vote, the motion carries.**

2. Caitlin McGrath, Authorized Person, for a Class D, Beer and Wine for the use of Friends of Greenbelt Theatre, LLC, **t/a Old Greenbelt Theatre**, 125-129 Centerway, Greenbelt, 20770.

Applicant does not have an attorney, acknowledge her right to an attorney and agree to move forward without an attorney.

**Ms. McGrath** states the Old Greenbelt Theatre has been open since 2015 as a non-profit organization. Surrounding theatres serve Beer and Wine, and this puts us at a disadvantage.

**Commissioner Bridgwaters-Simms** asked the standard questions typically used to qualify this type of license. Including what are the six acceptable forms of I.D., and the legal age to purchase and sell alcohol. The applicant was able to answer each question.

**Commissioner Camacho** makes a motion to approve the Class D license for t/a Old Greenbelt Theatre, seconded by **Commissioner Sparkman**.

**After Board vote, the motion carries.**

**Adjourned: 12:06 p.m.**

*Respectfully Submitted,*

**Alecia L. Hughes**  
*Administrative Aide BOLC*