

DISTRICT OF COLUMBIA
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 ALCOHOLIC BEVERAGE AND CANNABIS BOARD
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 ROLL CALL HEARING

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 IN THE MATTER OF: :
 :
 Aurora Enterprises, LLC :
 2006 Rhode Island :
 Avenue NE : Roll Call
 Medical Cannabis : Hearing
 Retailer - ANC 5B :
 License No. 128386 :
 Case #24-PRO-00125 :
 :
 (New Medical Cannabis :
 Application - requesting :
 endorsements for home :
 delivery services, :
 education tasting, :
 summer garden, and safe :
 use facility) :
 :
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Monday
 January 6, 2025

The Alcoholic Beverage and Cannabis
 Board met via WebEx videoconference, LaVerne
 Fletcher, Board's Agent, presiding.

PRESENT:

LAVERNE FLETCHER, ABC Board's Agent

ALSO PRESENT:

RAHEL KASSA, Applicant
 PRITA PIEKARA, ANC 5B

P-R-O-C-E-E-D-I-N-G-S

10:05 a.m.

MS. FLETCHER: And now we're ready.

Thank you for participating in ABCA's public roll call hearings via the WebEx platform provided by the D.C. Office of Open Government. This is the only case on the calendar today. This is Case Number 24-PRO-00125, Aurora Enterprises, LLC, 2006 Rhode Island Avenue, Northeast, License Number ABRA-128386. This is a medical cannabis retailer for a new medical cannabis application with the request for endorsements for home delivery services, education tasting, summer garden, and summer use facilities.

My name is LaVerne Fletcher, conducting the roll call hearing as the Board's agent. The protest issues in this matter are a violation of the act by the applicant, a violation of civil law related to the operation of the business or establishment for which the licenses the licensee has sought, the license that's sought, vehicular and pedestrian safety, over concentration, and a lack of community engagement.

Is anyone present on behalf of the

1 establishment?

2 MS. KASSA: Yes, I'm here, owner Rahel
3 Kassa for the record.

4 MS. FLETCHER: Thank you, Ms. Kassa.
5 Would you spell your name for the record, please?

6 MS. KASSA: Sure. First name is
7 spelled R-A-H-E-L, last name is spelled K-A-S-S-
8 A. Thank you.

9 MS. FLETCHER: Thank you, and on
10 behalf of ANC 5B?

11 MS. PIEKARA: Yes. Sukh Prita
12 Piekara. S-U-K-H P-R-I-T-A, last name is
13 Piekara, P-I-E-K-A-R-A. And I'm the chair of ANC
14 5B, as well as the commissioner for 5B06, which
15 is the single member district this falls within.

16 MS. FLETCHER: Thank you very much.
17 ANC 5B does have standing as a protestant. We
18 just need to set some dates for a mediation, a
19 status hearing, and a protest hearing. I'm going
20 to give you the dates for the status and protest
21 hearing first. One second.

22 The status hearing is scheduled for
23 January 15 at 10:30 a.m. The protest hearing is
24 scheduled for February 12, 2025 at 1:30 p.m. I'm
25 going to give you the next available day for

1 mediation, and that's a pretty short turnaround
2 because it's a new application for the status
3 hearing. If for some reason we can't find a
4 status hearing that you're both available for on
5 January 15 in time for the status hearing, we
6 would just inform the Board at the status hearing
7 of when the mediation date is going to be.

8 But I'll give you the next available
9 dates before January 15 to see if any of those
10 work. Let's see. We can do either Friday,
11 January 10 -- that's this week -- or Monday,
12 January 13, if either one of those dates work?

13 MS. PIEKARA: The 13 would be better
14 on my schedule.

15 MS. FLETCHER: Would that work for
16 you, Ms. Kassa?

17 MS. KASSA: Yes, Friday would be
18 better, but I can accommodate the 13 as well.

19 MS. FLETCHER: On the 13 we have 1:30
20 or 2:30.

21 MS. KASSA: We'll take -- I'm
22 available at 1:30.

23 MS. PIEKARA: One thirty would be
24 great.

25 MS. FLETCHER: Okay. And would that

1 work for you, Commissioner?

2 MS. PIEKARA: It would.

3 MS. FLETCHER: I'm going to schedule
4 mediation for January 13 at 1:30 in the
5 afternoon, and I'll send you WebEx invitation to
6 attend.

7 MS. PIEKARA: Perfect.

8 MS. FLETCHER: Any questions at all?

9 MS. PIEKARA: One question about the
10 binding nature of a settlement agreement. I
11 think historically with the alcohol licensing, it
12 was -- the settlement agreement was transferable
13 to a new owner if the license was sold and it was
14 not binding in terms of enforcement, but it was
15 something we could bring back up to the Board as
16 any documented potential violations. In the case
17 of the cannabis license, my understanding is that
18 they are not legally allowed to be transferable,
19 so does that mean that the settlement agreement
20 in the same nature is also not transferable?

21 MS. FLETCHER: Commissioner Piekara,
22 let me look into that for you just to confirm
23 that it's not transferable, and as you said, the
24 settlement agreements for alcohol licenses are
25 transferable.

1 MS. PIEKARA: Right.

2 MS. FLETCHER: So let me look in that
3 -- into that for you, but -- and just give you
4 further guidance. But your understanding is that
5 they're not transferable, and your question was
6 what?

7 MS. PIEKARA: Yes, I just wanted to
8 confirm that if we were to go the route of the
9 settlement agreement -- one of the concerns at
10 the heart of this matter is should the license be
11 sold to a new vendor, and my understanding is Ms.
12 Kassa is planning on operating the business now,
13 but if that changes in the next few months the
14 community just wants to ensure that if that
15 license was to be -- or if that -- if they are no
16 longer operating any licenses to be sold, that
17 they would have to come back before the Board to
18 go through the -- the new owners would have to go
19 through this process again.

20 MS. FLETCHER: I'm going to check that
21 for you and I'm going to get back to you
22 hopefully today.

23 MS. PIEKARA: Okay.

24 MS. FLETCHER: Because -- and then
25 I'll let you know about that. But as you know,

1 and as you stated, if that's not the case this
2 settlement agreement would transfer with the new
3 owner.

4 MS. PIEKARA: Correct. Okay.

5 MS. FLETCHER: I'm just going to
6 confirm one way or the other.

7 MS. PIEKARA: Okay.

8 MS. FLETCHER: And I'll let you know.
9 Ms. Kassa, do you have any different
10 understanding with that or will I be confirming
11 that for you as well?

12 MS. KASSA: Well, my understanding is
13 -- from what I have learned from ABRA, is when in
14 cannabis cases when a new ownership comes, a new
15 ownership have to go the same application process
16 I have went through, and they have to do their
17 own placard meeting --

18 MS. FLETCHER: Start over?

19 MS. KASSA: Start over.

20 MS. FLETCHER: They have to start
21 over.

22 MS. PIEKARA: So --

23 MS. KASSA: That is my understanding,
24 but I'll be happy if you confirm or --

25 MS. FLETCHER: I'll clarify that and

1 I'll get back to you as soon as I can. Hopefully
2 today.

3 MS. KASSA: Yeah, and once that is
4 confirmed, if Commissioner Prita is open to it,
5 we have some settlement agreements that have been
6 previously used in addressing ANC that we would
7 like to present forward to you, and maybe
8 hopefully work on that and maybe avoid the
9 thirteenth meeting, if your research confirms
10 that.

11 MS. FLETCHER: Yeah, if you -- if
12 you're able to do that, that's fine. You can let
13 me know and I would cancel the mediation, and if
14 the Board approves it, then they would cancel the
15 status hearing and the protest hearing.

16 MS. KASSA: All right.

17 MS. FLETCHER: So I will go ahead and
18 send out the WebEx invites for mediation on the
19 13 at 1:30 and I'll see you then, unless things
20 work out.

21 MS. PIEKARA: Wonderful. Thank you so
22 much.

23 MS. FLETCHER: Okay, well. You're
24 very welcome. Thank you for coming.

25 MS. KASSA: Thank you.

1 MS. FLETCHER: I'll be in touch.

2 MS. PIEKARA: All right. Bye. Have
3 a good day.

4 MS. FLETCHER: Okay. Bye everybody.
5 Thank you. The roll call hearing in this matter
6 is concluded. Thank you.

7 (Whereupon, the above-entitled matter
8 went off the record at 10:14 a.m.)
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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Aurora Enterprises, LLC

Before: DC ABCA

Date: 01-06-25

Place: teleconference

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