

DISTRICT OF COLUMBIA
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ALCOHOLIC BEVERAGE AND CANNABIS BOARD
+ + + + +
ROLL CALL HEARING

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IN THE MATTER OF: :
 :
Jemal's Georgetown 31st :
Street, LLC :
t/a Canal House :
Georgetown :
1023 31st Street NW :
Retailer CH - ANC 2A :
License #ABRA-12727 :
Case #24-PRO-00016 :
 :
(New Application) :
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Monday
March 25, 2024

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:

MATT MINORA, Applicant Counsel
SUSAN CROWN, Protestant
JOHN HOPKINS, Protestant
WILLIAM STARRELS, Protestant

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

2 (10:07 a.m.)

3 MS. FLETCHER: First of all, I'd
4 like to thank everyone for participating in
5 ABCA's public roll call hearings via the WebEx
6 platform.

7 My name is LaVerne Fletcher. I will
8 be conducting the roll call hearing as the
9 Board's agent. There are -- well there is only
10 one case on the calendar today. This is case
11 number 24-PRO-0016, Jemal's Georgetown 31st
12 Street, LLC trading as Canal House Georgetown,
13 1023 31st Street Northwest, License number
14 ABRA-127277.

15 This is a retailer class CH, for a
16 new application. The protest issues are
17 adverse impact on peace, order, and quiet, and
18 parking, and traffic. Is there anyone present
19 on behalf of the Applicant?

20 MR. MINORA: Yes, Ms. Fletcher. My
21 name is Matt Minora from the law firm of
22 Mallios O'Brien & Sandground, and we're here as
23 the counsel for the Applicant.

24 MS. FLETCHER: Thank you, Mr.
25 Minora. Would you spell your name for the
record please?

1 MR. MINORA: Sure. Matthew, M-A-T-
2 T-H-E-W. Minora, M-I-N-O-R-A.

3 MS. FLETCHER: First of all, I like
4 to state that the Citizens Association of
5 Georgetown and ANC 2E filed protest, but they
6 both submitted a settlement agreement with the
7 Applicant, and so they are not present today
8 because the issues that they had with the
9 Applicant have been resolved. And so we have
10 left one protestant today. Is anyone present
11 on behalf of the Wadsworth Condominium
12 Association?

13 MR. STARRELS: You have William
14 Starrels here.

15 MR. HOPKINS: John Hopkins here.

16 MR. STARRELS: Let me spell my name.
17 It's W-I-L-L-I-A-M, S-T-A-R-R-E-L-S.

18 MR. HOPKINS: And it's John, J-O-H-
19 N, H-O-P-K-I-N-S.

20 MS. CROWN: Susan Crown, S-U-S-A-N,
21 C-R-O-W-N.

22 MS. FLETCHER: Thank you, Ms. Crown.

23 MS. CROWN: You're welcome.

24 MS. FLETCHER: Ms. Crown, you're the
25 president of the Wadsworth Condominium

1 Association?

2 MS. CROWN: That's correct.

3 MS. FLETCHER: And I have here that
4 Mr. Starrels is also a designated
5 representative for the Association?

6 MS. CROWN: Yes.

7 MS. FLETCHER: Okay. Thank you.

8 Condominium associations do not have
9 standings as protestants according to 25 DC
10 official code 601. And therefore, the protest
11 filed by the condominium association is
12 dismissed. Does anybody have a question about
13 that?

14 MR. STARRELS: You're the boss.

15 MS. FLETCHER: Well, the other
16 thing, Mr. Starrels, I'll just say this just
17 for the record. You know, you sent us over a
18 list of names of individuals. And at the top
19 of that list, you refer to those individuals as
20 a party a five or more. I just wanted to note
21 for the record that there was not a protest
22 filed by a party of five or more. I just want
23 to clarify that for the record. Mr. Starrels,
24 do you know which list I'm referring to?

25 MR. STARRELS: Yeah. We have it in

1 front of us here, John and I do.

2 I was following instructions from
3 our friend, Ms. Cruse from CAG. How should it
4 have been done differently?

5 MS. FLETCHER: Exactly.

6 (Simultaneous speaking.)

7 MR. HOPKINS: -- file it as a group,
8 but in a group of individuals.

9 MS. FLETCHER: Mr. Hopkins, is that
10 you speaking? This is for the Court Reporter.

11 MR. HOPKINS: Yes, it is.

12 MS. FLETCHER: So what were you
13 saying, Mr. Hopkins?

14 MR. HOPKINS: I was trying to say
15 that the historic way this has been done is
16 we've filed as a group of five or more
17 individuals.

18 MS. FLETCHER: And that can still be
19 done, except there actually has to be a protest
20 letter that is actually filed by a group of
21 five. And so in this case, the names of the
22 individuals on this list are the names of the
23 individuals that signed the protest letter in
24 support of the condominium association's
25 protests. So they each signed a statement

1 saying that they support the association's
2 protests. But there was not a protest letter
3 filed by a group of five establishing
4 themselves as a group of five or more. So we
5 don't have a protest letter from a group, just
6 from the condominium association.

7 Mr. Hopkins -- Mr. Hopkins, that has
8 not changed. If any five of those individuals
9 have filed a protest letter saying we are a
10 group of five, then -- and then state a basis
11 upon which they are filing a protest, then we
12 could accept it as a protest.

13 MR. HOPKINS: Okay.

14 MS. CROWN: Can that be -- this is
15 Susan Crown, Ms. Fletcher. Can that now be
16 filed or have we missed the deadline?

17 MS. FLETCHER: Yes. The deadline to
18 file a protest was -- the petition deadline was
19 March the 4th, 2024.

20 MS. CROWN: Okay.

21 MS. FLETCHER: So that was -- that
22 was the deadline.

23 MS. CROWN: Okay. It was -- so it
24 was how the protest was organized on our side,
25 it sounds like. We had the five people but we

1 did it -- using the condominium instead of as
2 individuals. Is that right?

3 MS. FLETCHER: But you know what,
4 Ms. Crown? Just for future reference, any five
5 individuals can file a protest. That -- that
6 group has to file a protest as a group of five.

7 MS. CROWN: Right, not under the
8 umbrella of the condominium.

9 MS. FLETCHER: Exactly.

10 MS. CROWN: Okay.

11 MS. FLETCHER: Exactly.

12 MS. CROWN: Thank you.

13 MS. FLETCHER: And so they can form
14 themselves as a group of five, and they would
15 need to state a basis upon which they're filing
16 a protest. The individuals to sign the letter
17 in support of your protest did not state the
18 basis upon which they were filing a protest.
19 In your protest letter, you referred to peace,
20 order, and quiet as the basis. They would need
21 to do something like that as well. So you have
22 to have a basis upon which to file a protest.

23 MS. CROWN: Okay. But yes, okay. I
24 understand. Thank you for that clarification.

25 MS. FLETCHER: You're very welcome.

1 And so the association doesn't have standing as
2 a protestant, and there's no group of five but,
3 you know, thanks for coming. Nice to see
4 everybody this morning.

5 MS. CROWN: Thank you for your time.

6 (Laughter.)

7 MS. FLETCHER: Okay. Any questions,
8 Mr. Starrels?

9 MR. STARRELS: Anything, John?

10 MR. HOPKINS: No, I don't have any
11 questions.

12 MS. FLETCHER: Any questions?

13 MS. FLETCHER: Okay.

14 MR. STARRELS: When's this license,
15 assuming it's approved by the Board, come up
16 for renewal?

17 MS. FLETCHER: I would have to check
18 with the licensing division. I actually am not
19 up on renewals. I believe -- this is a Class
20 C. I think it's every three years? Do you
21 know, Matt, if it's every three years?

22 MR. MINORA: I believe it would be
23 March 2025 for all Class CH and CR.

24 MS. FLETCHER: Ok. It's whenever --
25 So whenever the renewals are, which I actually

1 don't know. It's what -- March '25?

2 MR. MINORA: Yeah. March 31, 2025.
3 Whenever the license is actually issued, they
4 all renew on the same date.

5 MR. STARRELS: And a question. I
6 don't know if I can track on the matter or not,
7 when do they expect to be operational, this
8 venture?

9 MR. MINORA: You know, I'm not a
10 hundred percent sure. A lot of it just depends
11 on the construction.

12 MR. STARRELS: Yeah. Okay. Thank
13 you.

14 MR. MINORA: You're welcome.

15 MR. STARRELS: And that's it.

16 MS. FLETCHER: Okay. Well, Ms. Crown,
17 do you have any questions before we close?

18 MS. CROWN: No, I'm -- I'm all set.
19 Again, I appreciate the clarification.

20 MS. FLETCHER: Well, you are very
21 welcome.

22 I will then conclude the roll call
23 hearing and thank everybody for coming.

24 (Whereupon the above-entitled matter
25 went off the record at 10:16 a.m.)

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<p>(202) 234-4433</p>	<p>Neal R. Gross and Co., Inc. Washington DC</p>	<p>M</p> <p>M-A-T 3:1 M-I-N-O-R-A 3:2 Mallios 2:21 March 1:12 6:19 8:23 9:1,2 Matt 1:19 2:20 8:21</p>	<p>M</p> <p>Matt 1:19 2:20 8:21</p>

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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: Canal House

Before: DC ABCA

Date: 03-25-24

Place: teleconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate complete record of the proceedings.

Neal R Gross

Court Reporter

NEAL R. GROSS

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