

DISTRICT OF COLUMBIA
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ALCOHOLIC BEVERAGE CONTROL BOARD
+ + + + +
ROLL CALL HEARING

IN THE MATTER OF:
Park Place, Inc.,
t/a the Park Place at
14th
920 14th Street NW
Retailer CN
License No. ABRA-075548
Case #19-PRO-00146
(Petition to Amend or
Terminate Settlement
Agreement)

Monday
January 27, 2020

The Alcoholic Beverage Control Board
met in the Alcoholic Beverage Control Hearing
Room, Reeves Building, 2000 14th Street, N.W.,
Suite 400S, Washington, D.C. 20009, LaVerne
Fletcher, Board's Agent, presiding.

PRESENT:

LAVERNE FLETCHER, ABRA Board's Agent

ALSO PRESENT:

MAKAN SHIRAFKAN, COUNSEL FOR APPLICANT
YVONNE MALINO, PROTESTANT
LEAH QUADRINO, PROTESTANT
MARC BARNES, APPLICANT

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

2 10:07 a.m.

3 MS. FLETCHER: Would the parties in  
4 the matter of the Park and 14th please come  
5 forward. This is Case number 19-PRO-00146, 920  
6 14th Street, N.W., License number ABRA-07558.

7 This is a Class CN Retailer. This is  
8 the petition to amend or terminate the settlement  
9 agreement. The protest issues are adverse impact  
10 on peace, order, and quiet, residential parking,  
11 and vehicular and pedestrian safety, and real  
12 property values.

13 My name is LaVerne Fletcher, conducting  
14 the Roll Call Hearing as the Board's Agent.  
15 Introductions, beginning with the applicant,  
16 please.

17 MR. SHIRAFKAN: Good morning, Ms.  
18 Fletcher, Makan Shirafkan on behalf of Park and  
19 14th. That is M-A-K-A-N, last name, S-H-I-R-A-F,  
20 as Frank, K-A-N, as Nancy, along with Mr. Marc  
21 Barnes, present and to my left. M-A-R-C, B-A-R-  
22 N-E-S.

23 MS. FLETCHER: Thank you very much.  
24 And present on behalf of 14 K Company, LLC.

25 MS. MALINO: Good morning. My name is

1 Yvonne Malino, Y-V-O-N-N-E, last name Malino, M-  
2 A-L-I-N-O, of Steptoe and Johnson.

3 MS. FLETCHER: Thank you.

4 MS. QUADRINO: Good morning. My name  
5 is Leah Quadrino, L-E-A-H, Q-U-A-D-R-I-N-O, with  
6 Steptoe and Johnson, here on behalf of 1400 K.

7 Also with us here today is Anne Cliton of 1400 K.

8 MS. FLETCHER: Is Anne Cliton here in  
9 this matter?

10 MS. QUADRINO: Yes.

11 MS. FLETCHER: And for the other  
12 matter?

13 MS. QUADRINO: She is here for both.

14 MS. FLETCHER: For both? I'm going to  
15 write that down. Anne Cliton? How do you spell  
16 that, please?

17 MS. QUADRINO: A-N-N-E, last name, C-  
18 L-I-T-O-N.

19 MS. FLETCHER: And that's for the  
20 license renewal and the petition to terminate the  
21 settlement agreement?

22 MS. QUADRINO: Yes.

23 MS. FLETCHER: Thank you. I'll give  
24 you the date for the status and protest hearing.  
25 And then we'll need to set a date for mediation.

1 The status hearing is set for March 18th at 9:30  
2 a.m. for the status hearing.

3 The protest hearing is set for April  
4 22nd, 2020 at 4:30 p.m. Did you want to set the  
5 mediation for the same day, March 3rd, one  
6 following the other?

7 MR. SHIRAFKAN: If we could, please.

8 MS. FLETCHER: Then how about we just  
9 set the mediation for 1:30 p.m., for 1:30 p.m. on  
10 March 3rd, so that one mediation follows the  
11 other. Would that work?

12 MS. MALINO: That would work. And  
13 actually, the parties may be interested in  
14 consolidating --

15 MR. SHIRAFKAN: Yes.

16 MS. FLETCHER: Yes. It's just that,  
17 we will do it together. We just have to, you  
18 know, enter it as two separate mediations. It  
19 will all be done together --

20 MS. MALINO: Okay.

21 MS. FLETCHER: -- in one. In one,  
22 yes.

23 MS. MALINO: Okay.

24 MS. QUADRINO: Thank you.

25 MS. FLETCHER: Mediation is scheduled

1 for 1:30 p.m. on Tuesday, March 3rd. Any  
2 questions? Thank you for coming.

3 MR. SHIRAFKAN: Thank you.

4 MS. FLETCHER: See you on March 3rd.

5 MR. SHIRAFKAN: I appreciate it.

6 MS. FLETCHER: Nice to see you again.

7 MR. SHIRAFKAN: Thank you. Nice  
8 seeing you.

9 (Whereupon, the above-entitled matter  
10 went off the record at 10:10 a.m.)

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<b>A</b>	3:19,23 4:8,16,21,25 5:4,6 <b>following</b> 4:6 <b>follows</b> 4:10 <b>forward</b> 2:5 <b>Frank</b> 2:20	<b>name</b> 2:13,19,25 3:1,4 3:17 <b>Nancy</b> 2:20 <b>need</b> 3:25 <b>Nice</b> 5:6,7 <b>number</b> 2:5,6 <b>NW</b> 1:7	<b>status</b> 3:24 4:1,2 <b>Steptoe</b> 3:2,6 <b>Street</b> 1:7,15 2:6 <b>Suite</b> 1:16
<b>A-L-I-N-O</b> 3:2 <b>A-N-N-E</b> 3:17 <b>a.m</b> 2:2 4:2 5:10 <b>above-entitled</b> 5:9 <b>ABRA</b> 1:19 <b>ABRA-075548</b> 1:8 <b>ABRA-07558</b> 2:6 <b>adverse</b> 2:9 <b>Agent</b> 1:16,19 2:14 <b>agreement</b> 1:11 2:9 3:21 <b>Alcoholic</b> 1:2,14,15 <b>amend</b> 1:10 2:8 <b>Anne</b> 3:7,8,15 <b>applicant</b> 1:21,22 2:15 <b>appreciate</b> 5:5 <b>April</b> 4:3	<b>G</b> <b>give</b> 3:23	<b>O</b> <b>order</b> 2:10	<b>T</b> <b>t/a</b> 1:6 <b>terminate</b> 1:10 2:8 3:20 <b>Thank</b> 2:23 3:3,23 4:24 5:2,3,7 <b>today</b> 3:7 <b>Tuesday</b> 5:1 <b>two</b> 4:18
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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: Park Place 146

Before: DC ABRA

Date: 01-27-20

Place: Washington, DC

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

*Neal R Gross*

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Court Reporter

**NEAL R. GROSS**

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