

DISTRICT OF COLUMBIA
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ALCOHOLIC BEVERAGE CONTROL BOARD
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MEETING

IN THE MATTER OF:

Silkari East, Inc.	
t/a M Cafe	Fact-
3234 Prospect Street, NW	Finding
Retailer CR - ANC-2E	Hearing
License No. 87240	

(License in Extended
Safekeeping)

June 18, 2014

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, Chairperson Ruthanne Miller, presiding.

PRESENT:

RUTHANNE MILLER, Chairperson
NICK ALBERTI, Member
DONALD BROOKS, Member
MIKE SILVERSTEIN, Member
JAMES SHORT, Member

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

(10:48 a.m.)

CHAIRPERSON MILLER: Okay. We have another Fact-Finding Hearing for M Cafe located at 3234 Prospect Street, N.W., License No. 87240, in ANC-2E.

MR. KARABASSIS: Good morning. My name is Iraklis Karabassis. I own this property on 3234 Prospect. And when we applied to obtain the liquor license that the intention was to operate also and to open restaurant. What had happened is that the existing tenant, which is my tenant, had an option to exercise for three years, which option is exercisable and he did that, so it's up to March 31, 2016.

So this is what had happened and for this reason, I was unable to do what I had in mind. So my intention is in 2016 to open that. There is a renewal addendum that I would like to show you. It's basically initially he didn't have the intention to do

1 that, this is the reason why I fall into this.

2 CHAIRPERSON MILLER: So can you go
3 through the chronology just briefly? I have
4 in my notes that you applied for the license
5 in September of 2011. Is that right?

6 MR. KARABASSIS: Correct.

7 CHAIRPERSON MILLER: And when was
8 your tenant in that space?

9 MR. KARABASSIS: Basically, it was
10 March 2012.

11 CHAIRPERSON MILLER: And so --

12 MEMBER SILVERSTEIN: I'm sorry?
13 Say that again, please.

14 MR. KARABASSIS: On March 2012, it
15 was the end of the contract of the lease
16 agreement. And there is an option which he
17 exercised for three years, which is due now,
18 March 31, 2016.

19 CHAIRPERSON MILLER: So you
20 applied for the license in 2011, but you took
21 on a tenant in 2012?

22 MR. KARABASSIS: No, no, it was

1 there, the tenant.

2 CHAIRPERSON MILLER: Was there.

3 Okay.

4 MR. KARABASSIS: He intended to
5 leave, for this reason I did what I have done,
6 basically. And then he did exercise his
7 option.

8 CHAIRPERSON MILLER: Okay.

9 MR. KARABASSIS: And for this
10 reason, it put me off, basically.

11 CHAIRPERSON MILLER: Okay. Okay.
12 So that expires 2016?

13 MR. KARABASSIS: March 31st,
14 correct.

15 CHAIRPERSON MILLER: March?

16 MR. KARABASSIS: March 31st.

17 CHAIRPERSON MILLER: 31st?

18 MR. KARABASSIS: Yes.

19 CHAIRPERSON MILLER: Okay. And
20 there isn't another option?

21 MR. KARABASSIS: No, no.

22 CHAIRPERSON MILLER: So that's

1 when you intend to --

2 MR. KARABASSIS: Correct.

3 CHAIRPERSON MILLER: -- put in a
4 restaurant?

5 MR. KARABASSIS: Correct.

6 CHAIRPERSON MILLER: Okay.

7 MR. KARABASSIS: In 2016, correct.

8 CHAIRPERSON MILLER: Okay. Board
9 questions? Mr. Alberti?

10 MEMBER ALBERTI: Yes. Mr.
11 Karabassis?

12 MR. KARABASSIS: Yes.

13 MEMBER ALBERTI: Who is the
14 current tenant?

15 MR. KARABASSIS: It's a law firm.

16 MEMBER ALBERTI: A law firm?

17 MR. KARABASSIS: Yes, I would say
18 a nonprofit law firm, yes.

19 MEMBER ALBERTI: Thank you.

20 CHAIRPERSON MILLER: Others?

21 Okay. Is that it as far as what you have to
22 tell us, the facts that you have to bring to

1 our attention?

2 MR. KARABASSIS: (No audible
3 answer.)

4 CHAIRPERSON MILLER: Okay. Mr.
5 Silverstein? Oh, okay.

6 MEMBER SILVERSTEIN: So when you
7 applied for the license, you applied for the
8 license originally?

9 MR. KARABASSIS: I didn't hear
10 you.

11 MEMBER SILVERSTEIN: You applied
12 for the --

13 MR. KARABASSIS: Yes.

14 MEMBER SILVERSTEIN: -- license
15 originally?

16 MR. KARABASSIS: Yes.

17 MEMBER SILVERSTEIN: And at that
18 time, you had -- your tenant was the same law
19 firm?

20 MR. KARABASSIS: Correct, correct.
21 Tiber Creek Partners, yes, correct.

22 MEMBER SILVERSTEIN: And you had

1 a -- they had a lease running through?

2 MR. KARABASSIS: March 2012. And
3 they had this option, but they didn't look at
4 that time that they were going to exercise,
5 but they did.

6 MEMBER SILVERSTEIN: Let's talk.
7 Madam Chair, I would like to --

8 CHAIRPERSON MILLER: Okay. All
9 right. We will go talk about this as soon as
10 everyone is finished asking questions.

11 Let me just follow-up on that one
12 thing, because in 2011, you applied for a
13 license and you had a tenant who had a right
14 to an option to extend the lease. So can you
15 say anything else with respect to why you were
16 under the impression that you were going to
17 have that space free, that they weren't going
18 to exercise their option?

19 MR. KARABASSIS: This is the
20 understanding that I had, yes. And this is
21 why I did what I have done, you know, I mean.

22 CHAIRPERSON MILLER: I mean, they

1 basically communicated that to you?

2 MR. KARABASSIS: Well, it's not
3 that I have any particular relationship, you
4 know outside of this agreement, but, yes, it
5 took me by surprise that they did exercise
6 that option that they had.

7 CHAIRPERSON MILLER: Okay.

8 MEMBER ALBERTI: May I?

9 CHAIRPERSON MILLER: Yes, Mr.
10 Alberti?

11 MEMBER ALBERTI: So, Mr.
12 Karabassis, this was acquired -- this was --
13 I just want to make sure. Mr. Karabassis,
14 this license was acquired when the Georgetown
15 Moratorium area was expanded and we added,
16 what, I think four licenses to this, at the
17 time. So you were like one of the first in
18 line, right?

19 MR. KARABASSIS: Correct.

20 MEMBER ALBERTI: You came down
21 here and made great effort to get this.

22 MR. KARABASSIS: Correct.

1 MEMBER ALBERTI: But you didn't
2 then get a commitment from your law firm?

3 MR. KARABASSIS: I mean, not --
4 unfortunately, not, because I was certain that
5 he is going to leave, you know.

6 MEMBER ALBERTI: So you understood
7 there was risk here?

8 MR. KARABASSIS: Not exactly,
9 because I was under the understanding that
10 they are not going to be in it, so because
11 they were expanding as a firm and they needed
12 more space, so but it seems that they want to
13 stay there.

14 MEMBER ALBERTI: Okay. So you
15 were doing it on a promise. Thank you.

16 MR. KARABASSIS: Yes.

17 CHAIRPERSON MILLER: Mr.
18 Silverstein?

19 MEMBER SILVERSTEIN: Mr.
20 Karabassis, I have a letter in front of me
21 from Patricia Jenkins, a licensing specialist
22 here at ABRA from March 14, 2012 and it says

1 that "This is in confirmation of our telephone
2 conversation, etcetera. We are unable to hold
3 this application indefinitely. The Board has
4 directed me to advise you that the lease must
5 be submitted by March 20, 2012 or the
6 application will be returned to you."

7 You are not limited to this one
8 particular space. You can use any space. Why
9 haven't you done anything since 2012?

10 MR. KARABASSIS: Well, this is my
11 own property, sir, and it was intention to
12 improve because those townhouses do need
13 severe remodeling actually. And this was the
14 only intention that I had.

15 MEMBER SILVERSTEIN: But the
16 License 405.1 is not limited to the property,
17 but is in itself a public opportunity. Thank
18 you. Let's talk.

19 CHAIRPERSON MILLER: Okay. Any
20 other questions? All right. So the Board
21 wants to just take a few moments to discuss
22 this in closed session. So if you will wait

1 here, we will come back and let you know our
2 thoughts.

3 So I'm going to have us take a
4 vote on talking about this in closed session.
5 Okay.

6 So as Chairperson of the Alcoholic
7 Beverage Control Board for the District of
8 Columbia and in accordance with Section 405 of
9 the Open Meetings Amendment Act of 2010, I
10 move that the ABC Board hold a closed meeting
11 for the purpose of seeking legal advice from
12 our counsel on the case involving M Cafe at
13 3234 Prospect Street, N.W., per Section
14 405(b)(4) of the Open Meetings Amendment Act
15 of 2010, and potentially deliberating upon the
16 case for the reasons cited in Section
17 405(b)(13) of the Open Meetings Amendment Act
18 of 2010.

19 Is there a second?

20 MEMBER SHORT: Second.

21 CHAIRPERSON MILLER: Mr. Short
22 seconded the motion. I'll take a roll call

1 vote on the motion now that it has been
2 seconded.

3 Mr. Brooks?

4 MEMBER BROOKS: I agree.

5 CHAIRPERSON MILLER: Mr. Alberti?

6 MEMBER ALBERTI: I agree.

7 CHAIRPERSON MILLER: Ms. Miller
8 agrees.

9 Mr. Silverstein: I agree.

10 CHAIRPERSON MILLER: Mr. Short?

11 MEMBER SHORT: I agree.

12 CHAIRPERSON MILLER: It appears
13 that the motion has passed by a 5-0-0 vote.

14 So I hereby give notice that the
15 ABC Board will recess the proceeding to hold
16 a brief closed meeting in the ABC Board
17 conference room pursuant to the Open Meetings
18 Amendment Act of 2010.

19 So we will return shortly.

20 (Whereupon, the above-entitled
21 matter went off the record at 10:59 a.m. and
22 resumed at 11:12 a.m.)

1 CHAIRPERSON MILLER: Okay. We are
2 back on the record after having discussed the
3 license in question in this case and looked at
4 the records that we have. And so I want to
5 put on the record what the Board discussed and
6 concluded.

7 Basically, you have a license that
8 has been approved pursuant to 405.1, but never
9 issued. And that it was never issued because
10 not all the required documents were ever given
11 to the Agency, such as a Certificate of
12 Occupancy, because you never had the
13 restaurant ready to go into that space. It
14 was occupied by a law firm. And based on what
15 you said, that wouldn't be until 2016.

16 We looked at then a letter from
17 our Licensing Specialist, Patricia Jenkins,
18 dated March 12, 2012 to you in which she
19 stated that "We are unable to hold this
20 application indefinitely. The Board has
21 directed me to advise you the lease must be
22 submitted by March 20, 2012 or the application

1 will be returned to you."

2 And we don't have any lease and
3 according to what you testified, there
4 couldn't be a lease because you have a law
5 firm that has a right to occupy that space
6 until 2016.

7 So therefore, the Board has
8 concluded that it has been over two years
9 since this letter was sent to you and, at this
10 point, we believe that the right course of
11 action is to rescind the approval, because it
12 should have been rescinded in March of 2012.

13 And in the two years subsequent to
14 that date, nothing has changed and it appears
15 that nothing can change until 2016. And under
16 405.1, this -- it isn't intended under the
17 regulations that it can be held indefinitely.
18 This isn't the license in safekeeping that you
19 have already been issued. This has not been
20 ever issued to you. It has only been approved
21 and that's the distinction.

22 Do other Board Members have any

1 comments before we take official action on
2 voting on this? Okay.

3 Then I guess the official action
4 would be that we rescind, I move that we
5 rescind the approval for License No. 087240 M
6 Cafe. Do I have a second?

7 MEMBER SHORT: Second.

8 CHAIRPERSON MILLER: Mr. Short has
9 seconded the motion.

10 All those in favor say aye.

11 ALL: Aye.

12 CHAIRPERSON MILLER: All those
13 opposed? All those abstaining? The motion
14 passes 5-0-0.

15 Okay. Do you have any questions?

16 MR. KARABASSIS: The question is
17 that I really don't understand why do you say
18 that? What -- first of all, I have to give
19 you my -- you know, the option to exercise.
20 I don't know if it's a document that you need
21 to see that, because it was out of my power to
22 act on this issue.

1 CHAIRPERSON MILLER: Right.

2 MR. KARABASSIS: So I don't know.
3 I mean, you are not interested on seeing that,
4 are you?

5 CHAIRPERSON MILLER: Yes, we saw
6 it, but it doesn't --

7 MR. KARABASSIS: Or is it
8 insignificant for the decision?

9 CHAIRPERSON MILLER: I'm sorry.
10 We did see that. We did see that, but it
11 doesn't change the decision. You had not
12 completed the documents that are required for
13 the issuance of a license and that's what is
14 our basis for the decision.

15 MR. KARABASSIS: I just want to
16 know what kind of options we have now, because
17 I cannot --

18 CHAIRPERSON MILLER: Okay.

19 MR. KARABASSIS: -- first of all,
20 I have paid money, you know, that, right? To
21 renew for every year. Number two, I am a
22 resident. I live and I support the Georgetown

1 for 32 years with many activities in the area.
2 In fact, it was more of the neighbors that
3 they were supporting that, otherwise, I would
4 not have had that, so I don't understand.

5 So now you decided no.

6 CHAIRPERSON MILLER: Let me tell
7 you also, okay. So you are going to get a
8 written order that is going to put everything
9 in writing as the reasoning for the Board's
10 decision and you will be able to file in
11 writing a motion for reconsideration.

12 So you know, I think at that
13 point, you will be able to deal with it better
14 and if you need to speak to counsel, you can
15 do that.

16 Are there other comments? But, in
17 essence, it means under this circumstance
18 which is different from safekeeping, it has
19 not been issued and you can't --

20 MR. KARABASSIS: Yes, but --

21 CHAIRPERSON MILLER: -- hold a
22 slot for several years.

1 MR. KARABASSIS: I'm sorry. You
2 don't resolve anything. You know, I mean,
3 it's not that you are resolving anything with
4 that. You know, the only thing is that we are
5 wasting money and time that we have worked on
6 that project. I mean, it's --

7 CHAIRPERSON MILLER: Okay. Well,
8 you will have a chance to put that in writing
9 and ask the Board to reconsider.

10 MR. KARABASSIS: Yes.

11 CHAIRPERSON MILLER: Once you get
12 -- you know, you will get a written order.

13 MR. KARABASSIS: Okay.

14 CHAIRPERSON MILLER: All right.

15 Thank you.

16 MR. KARABASSIS: Thank you.

17 (Whereupon, the Fact-Finding
18 Hearing in the above-entitled matter was
19 concluded at 11:18 a.m.)

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21

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