

DISTRICT OF COLUMBIA
+ + + + +
ALCOHOLIC BEVERAGE CONTROL BOARD
+ + + + +
MEETING

IN THE MATTER OF: :
 :
Beletesh, Ltd. :
t/a Serv-U-Liquors : Fact-
1935 9th Street, NW : Finding
Retailer A - ANC-1B : Hearing
License No. 60026 :
 :
(License in Safekeeping) :

January 14, 2015

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
- HERMAN JONES, Member
- HECTOR RODRIGUEZ, Member
- JAMES SHORT, Member

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

2 4:27 p.m.

3 CHAIRPERSON MILLER: All right. Okay.

4 Our next case is at 4:30. It's 4:27, but I see
5 some people in the audience, so maybe we can
6 start early.

7 It's the case of Serv-U-Liquors. Is
8 that you all?

9 MR. MOSKOWITZ: Yes, it is.

10 CHAIRPERSON MILLER: Okay. Come
11 forward and have a seat at the table there.
12 Okay. I'm calling the case of Serv-U-Liquors
13 located at 1935 9th Street, N.W., License No.
14 60026, Retailer A in ANC-1B. And this case
15 involves a license in safekeeping.

16 MR. MOSKOWITZ: Just a moment.

17 COURT REPORTER: And just everyone,
18 please, print their name fully on the sign-in
19 sheet, if you speak, so I can spell it correctly
20 in the record. Thank you.

21 CHAIRPERSON MILLER: Okay. So are
22 those documents for us?

1 MS. OGBE: Please pass these up to the
2 Board.

3 CHAIRPERSON MILLER: She is --

4 MR. MOSKOWITZ: They are for you.

5 CHAIRPERSON MILLER: That's all right.
6 I'll just take them right here. Thank you very
7 much.

8 MR. MOSKOWITZ: I made two copies of
9 those. They are all here.

10 CHAIRPERSON MILLER: Okay. Let's see.

11 MR. MOSKOWITZ: I noticed the record
12 was lacking in background.

13 CHAIRPERSON MILLER: Wait. I want to
14 class the case first and have you introduce
15 yourself before you get into all that.

16 MR. MOSKOWITZ: I'm Nelson Moskowitz.
17 I'm here as counsel.

18 CHAIRPERSON MILLER: Can you wait a
19 second? I'm going to call the case. I don't
20 think I -- oh, I did call the case. Okay. Go
21 ahead. You can introduce yourself.

22 MR. MOSKOWITZ: Okay. For Beletesh

1 Limited. Ms. Ogbe here who is the president of
2 Beletesh Limited is going to provide testimony.
3 And we are here based on the safekeeping of
4 license and show that progress has been made in
5 getting that operation back in use again.

6 CHAIRPERSON MILLER: Okay. So I just
7 also want to clarify that this isn't an
8 evidentiary hearing or anything. I'm not going
9 to put her under oath. We just want to follow-up
10 and find out what is happening with your license
11 and your plans.

12 And could you refresh my memory, how
13 long has the license been in safekeeping or when
14 was it put in?

15 MS. OGBE: 2012.

16 CHAIRPERSON MILLER: 2012. Okay. All
17 right.

18 MR. MOSKOWITZ: If this isn't an
19 evidentiary, we may not need to have Beletesh
20 testify on this. I could walk the Board through
21 this, that may be helpful.

22 CHAIRPERSON MILLER: Okay.

1 MR. MOSKOWITZ: The first two items,
2 exhibits that I provided are exhibits showing the
3 corridor on Florida Avenue where the new Shay
4 construction is taking place. And it also shows
5 the other businesses surrounding it and there is
6 an extra showing of a picture of what the
7 building is going to look like. And at this
8 point in time, the structure is basically up.
9 They are finishing up some of the upper story and
10 inside work.

11 CHAIRPERSON MILLER: Is The Shay where
12 you have the yellow sticker with the green arrow?
13 Is that where it's going to be?

14 MR. MOSKOWITZ: Yes.

15 CHAIRPERSON MILLER: Okay.

16 MR. MOSKOWITZ: There is -- the yellow
17 sticker is pointing down. What this green arrow
18 is showing --

19 CHAIRPERSON MILLER: Okay.

20 MR. MOSKOWITZ: -- is where it's going
21 to be. And you can see in yellow on both of
22 those the actual buildings that are going up.

1 Also provided is a depiction here.
2 Actually, it's a map. It's a corridor map
3 showing where the property is and again there is
4 the yellow sticker pointing out to the Florida
5 Avenue, JBG, who is the operator constructing the
6 building, and showing its location and its
7 proximity to the transportation and particularly
8 to Metro. So all that is on this exhibit.

9 CHAIRPERSON MILLER: So I'm sorry, but
10 what's the significance of that building? Is
11 that where you are going to be moving to?

12 MR. MOSKOWITZ: Part of that building
13 -- if I can jump a little bit into the middle
14 here to answer that question, this is what the
15 building looked like before, when the previous
16 operation had gone on.

17 And we also provided another picture
18 showing that building and the adjacent building.
19 This Shay development has torn down not only the
20 buildings involved here --

21 CHAIRPERSON MILLER: Okay.

22 MR. MOSKOWITZ: -- but pretty much the

1 block and is building a multi-story structure
2 there where they are going to be renting out
3 residential on the upper floors and retail on the
4 lower floors.

5 So we have a comparison here between
6 what we had here originally and also here I
7 provided to you drafts of artist drawings from
8 the landlord, from the construction work, what
9 the frontage is going to look like. This will be
10 the front of the store when it is constructed.
11 And this is all under the Serv-U-Liquors and the
12 drawings made for this.

13 We also have a drawing of the building
14 where this is going to be at. And we have a
15 layout where the -- it has been rendered where
16 the different parts of the building, different
17 parts of the business are going to be.

18 We show here one of the entrances
19 going to be, where the walk-in cooler is located,
20 where the merchandise is going to be on this
21 drawing, where the janitorial area is going to be
22 here, where the cashier is going to be.

1 So we have gotten a drawing laid out
2 already of what it's going to look like and we
3 also have the architect's drawings showing the
4 inside from the looking on top down view. We
5 have the drawing showing what the inventory setup
6 is going to look like along one of the walls.

7 We have this showing, which is the
8 floor plan from the landlord. This is
9 incorporated also into the lease of the property
10 showing in the dark section what the rented space
11 is going to be. There will be an adjacent small
12 space of 240 square feet right next to it. I'm
13 sorry, 268 square feet right next to it.

14 There are also two more of these
15 drawings here by the architect. One of them is
16 showing the restoration space, another one here
17 showing what it would look like from the back of
18 the store towards the front of the store showing
19 the entrance to the store and what it would look
20 like outside the front windows.

21 That's the specifics for this
22 particular store.

1 We have also provided here for the
2 project layout, this drawing shows this section
3 that is dark, that's this particular store. All
4 the others around there are other retail that is
5 going into this project called The Shay.

6 We have also provided the lease plan
7 that the landlord has for leasing out the
8 different sections showing what the other stores'
9 square footage is going to be and the locations,
10 basically, and how they are formatted.

11 And lastly, I've got copies here, I
12 have provided the Board with copies, of the front
13 of the lease. The lease has been signed by the
14 landlord actually today at 2:00. He didn't want
15 to cut it too close. It made it interesting, but
16 we have the fully executed lease available.

17 And in the section I provided to you,
18 it does show that the landlord plans to provide
19 this property completed to the tenant.

20 Anticipated lease commencement date in § 1.4 is
21 September 1, 2015. So right now, we are looking
22 for approximately nine months down the line, the

1 landlord will provide the completed premises to
2 the licensee.

3 At least a five year lease term and
4 that's pretty much all the lease really is
5 intended to provide over here.

6 Oh, and with all this, there is good
7 evidence here that there has been significant
8 progress being made in getting this license up
9 and operating again and the business up and
10 operating again. And we are hopeful to get at
11 least another six months from you. And since we
12 are looking at September and probably two months
13 construction, if there is a way to both conserve
14 the Board's resources and the licensee's
15 resources, this could be made a bit longer than
16 the six months, that, too, would be appreciated.

17 CHAIRPERSON MILLER: I'm sorry, what
18 was that request?

19 MR. MOSKOWITZ: Well, there is the six
20 month requirement. The crust is if because the
21 lease does show the landlord just basically
22 giving the property over September 1st, if the

1 Board does have a way to give a longer period of
2 time before the next hearing would be on this, we
3 would appreciate the Board considering doing
4 that.

5 CHAIRPERSON MILLER: Did you say also
6 that you needed time after September 1 for
7 interior construction?

8 MR. MOSKOWITZ: Yes. The landlord is
9 going to build-out the outside and sort of leave
10 a plan of reference, as they call it, on the
11 inside. And there is a 60-day time period shown
12 in the lease which the landlord provides to the
13 tenant to go build-out the inside. So she is
14 probably not going to open up the business. It
15 will probably take the 60 days. So we are
16 looking September/October, so we're looking at
17 probably November 1st at the earliest.

18 CHAIRPERSON MILLER: Okay.

19 MR. MOSKOWITZ: If there is any
20 questions, if I could provide additional
21 information, I would be glad to do so.

22 CHAIRPERSON MILLER: That was very

1 informative. Thank you.

2 MR. MOSKOWITZ: You're welcome.

3 CHAIRPERSON MILLER: Okay. Are there
4 questions? Yes, Mr. Alberti?

5 MEMBER ALBERTI: Is there any reason
6 why you didn't give us the whole lease?

7 MR. MOSKOWITZ: Confidentiality
8 issues. If the Board wants the whole lease and
9 it will be kept confidential, I'll be glad to
10 supply the whole lease.

11 MEMBER ALBERTI: You have --

12 MR. MOSKOWITZ: I have a copy with me.

13 MEMBER ALBERTI: -- redacted several
14 items in here, which is fine.

15 MR. MOSKOWITZ: The dollars per square
16 foot I redacted and maybe the option period of
17 the lease, I believe, I redacted.

18 MEMBER ALBERTI: Yes.

19 MR. MOSKOWITZ: If the Board would
20 like a full copy of the lease, I did bring it
21 with me.

22 MEMBER ALBERTI: Yes, I think we would

1 and I would like to see a signed copy of the
2 lease.

3 MS. OGBE: I have a copy.

4 MR. MOSKOWITZ: If you could give me
5 just one moment.

6 MEMBER ALBERTI: And if you want to
7 take time to redact any proprietary information,
8 monetary amounts, that's fine, but -- okay. Go
9 ahead. But I think we should have a copy of the
10 signed full lease.

11 MEMBER SHORT: Fully executed.

12 MEMBER ALBERTI: Right.

13 MR. MOSKOWITZ: This is the fully
14 executed lease. I just got this, as I mentioned,
15 at 2:00 today.

16 CHAIRPERSON MILLER: Okay. Do you
17 need to have that copied and then submit it?

18 MR. MOSKOWITZ: I can provide it to
19 the Board before the end of the week.

20 CHAIRPERSON MILLER: Yes.

21 MEMBER ALBERTI: And that's fine.
22 That's fine.

1 CHAIRPERSON MILLER: Yes.

2 MR. MOSKOWITZ: That's good?

3 CHAIRPERSON MILLER: Sure.

4 MR. MOSKOWITZ: Okay.

5 CHAIRPERSON MILLER: That's fine.

6 MEMBER SHORT: And the lease is for
7 five years?

8 MR. MOSKOWITZ: The leases are five
9 years, but it does have option periods in there
10 also.

11 MEMBER SHORT: Thank you.

12 CHAIRPERSON MILLER: Okay. Any other
13 questions? Yes, Mr. Rodriguez?

14 MEMBER RODRIGUEZ: Yes. Mr.
15 Moskowitz, just briefly I stepped out, but what
16 will your business be providing? What kind of
17 services?

18 MR. MOSKOWITZ: I'll let her answer.

19 MEMBER RODRIGUEZ: Yes. Tell me a
20 little bit about your business plan.

21 MS. OGBE: Beer and wine and then
22 liquor.

1 MEMBER RODRIGUEZ: Okay. Beer and
2 wine and liquor?

3 MS. OGBE: Liquor and cigarettes.

4 MEMBER RODRIGUEZ: Okay. Is it a --
5 tell me a little bit about the neighborhood that
6 you will be serving.

7 MS. OGBE: I be serving liquor, the
8 same like I told you. I've been there for 13
9 years. I have good experience in the
10 neighborhood.

11 MEMBER RODRIGUEZ: Is it -- when you
12 say beer, wine and liquor, is it a restaurant,
13 nightclub or what? What is it?

14 MS. OGBE: No, for retailer.

15 MEMBER RODRIGUEZ: Oh, okay. All
16 right. Okay. Thank you. That's -- I just
17 wanted to be sure I knew what your business was
18 all about.

19 CHAIRPERSON MILLER: Others?

20 MR. MOSKOWITZ: If I can add to Board
21 Member Rodriguez' question?

22 CHAIRPERSON MILLER: Okay.

1 MEMBER RODRIGUEZ: Yes, okay, sure.

2 MS. OGBE: My husband has -- can
3 answer effectively.

4 MEMBER RODRIGUEZ: Okay. Yes. I'm
5 new on the Board, so I'm curious as to --

6 MR. MOKONNEN: If I remember the
7 question, what kind of liquor you sell? This is
8 a liquor store, take-out liquor. We sell liquor,
9 put them in box, in a bag and people they take it
10 to their house and consume them. That's the kind
11 of liquor store we sell. And besides that, there
12 is cigarette. And as far as the neighborhood,
13 yes, we been recognized by the neighborhood for
14 the last 15 years.

15 MEMBER RODRIGUEZ: Yes.

16 MR. MOKONNEN: And we are -- they are
17 beneficial for our business. We really
18 appreciate their business. And they respect our
19 services. That's what we been doing for 15
20 years.

21 MEMBER RODRIGUEZ: So you will be
22 staying in the same area? You're just going

1 through a construction phase?

2 MR. MOKONNEN: Yes, yes, yes.

3 MEMBER RODRIGUEZ: Okay. So you've
4 established yourself well in the neighborhood.

5 MS. OGBE: Yes. We've been there for
6 13 years. So and then the building was turned
7 out, so we still waiting until they going to give
8 us back our -- when they finish the construction.

9 MEMBER RODRIGUEZ: Okay. Thank you
10 for answering that. Appreciate it.

11 CHAIRPERSON MILLER: Any other
12 questions? Okay. So you have pending before us,
13 I believe, an application to extend safekeeping.

14 MR. MOSKOWITZ: Yes.

15 CHAIRPERSON MILLER: I don't have that
16 right in front of me. Did you ask for a specific
17 amount of time? It sounds like today you are
18 asking for -- are you asking for November 1st?

19 MR. MOSKOWITZ: We are asking for
20 November 1st.

21 MS. OGBE: Can I ask you?

22 MR. MOSKOWITZ: Yes, we are. I can

1 complete a form if you wanted another one done
2 right now.

3 CHAIRPERSON MILLER: No. I am sure we
4 have it.

5 MR. MOSKOWITZ: Yes.

6 CHAIRPERSON MILLER: We have it. I
7 just didn't know. I don't have it in front of me
8 and I know you asked for an extension.

9 MR. MOSKOWITZ: Um-hum.

10 CHAIRPERSON MILLER: And I just didn't
11 know --

12 MR. MOSKOWITZ: September 1st was the
13 date that the landlord gave that he anticipates
14 giving the possession. The lease provides then
15 the 60-days for the build-out. So we are looking
16 for the entire September and October, so November
17 1st would be a good target date. Although --

18 CHAIRPERSON MILLER: You could get it
19 earlier though?

20 MR. MOSKOWITZ: -- she is asking to
21 set a little further out.

22 MS. OGBE: I think, you know,

1 construction sometimes it's hard to do all the
2 shelves and everything, just to take us -- give
3 us time. So if you can do it for one year, I
4 know definitely we are going to open as soon as
5 possible to we finish, even October, November.

6 CHAIRPERSON MILLER: Okay. I would
7 also say that sometimes the Board does, like in
8 this instance, I believe, we grant it for a
9 specific amount of time and then if you need
10 more, we look at the circumstances, at that
11 point.

12 Okay. Is the Board prepared to
13 address this, at this time? Okay. So I mean I--

14 MEMBER ALBERTI: No. I would like to
15 see the documents before.

16 CHAIRPERSON MILLER: You want to see
17 the lease?

18 MEMBER ALBERTI: I mean, that's why I
19 asked for it. I mean, I wouldn't have -- if I
20 was ready to decide this today, I wouldn't have
21 bothered asking for the lease.

22 CHAIRPERSON MILLER: Okay. Any other

1 thoughts?

2 MEMBER SHORT: Just to address that
3 Mr. Alberti, Board Member Alberti, if this were--
4 this is a safekeeping matter, correct?

5 MEMBER ALBERTI: Yes.

6 CHAIRPERSON MILLER: Yes, it is.

7 MEMBER ALBERTI: Well, I mean,
8 everything -- okay. Everything that I see tells
9 me there is no red flags. However, I don't have
10 the complete lease. And as I'm just -- I'm
11 always curious. It's trust, but verify. I just
12 like to do due diligence, take a look at the
13 whole lease and then we can take this up and
14 issue our decision next week.

15 MEMBER SHORT: Yes. I would be --

16 MEMBER ALBERTI: If all goes well,
17 there is no harm to anyone, because they are not
18 ready to operate anyway.

19 MEMBER SHORT: Okay. Again, and I did
20 -- we want to see a fully executed lease.

21 MR. MOSKOWITZ: Yes.

22 MEMBER SHORT: And that will make all

1 the difference in my vote, also.

2 MEMBER ALBERTI: Yes. It's just a
3 trust, but verify. Okay.

4 CHAIRPERSON MILLER: Okay. Any other
5 comments? Okay. Given that one or more Board
6 Members would like to review the full lease, then
7 what I would suggest that we do is take this
8 under advisement. We meet every Wednesday and
9 you plan to submit the lease by close of business
10 Friday or something?

11 MR. MOSKOWITZ: By close of business
12 Friday.

13 CHAIRPERSON MILLER: Okay.

14 MR. MOSKOWITZ: Or before then.

15 CHAIRPERSON MILLER: So that should
16 give us enough opportunity to look at that and we
17 should be able to make a decision on next
18 Wednesday.

19 MR. MOSKOWITZ: Do we need to be here
20 for that?

21 CHAIRPERSON MILLER: No, you don't
22 need to be here. And you will be notified. And

1 for myself, I think, I would say you have
2 presented a very thorough package, so we will
3 just wait for that last little piece of
4 information, so that all Board Members feel
5 comfortable.

6 MR. MOSKOWITZ: Yes.

7 CHAIRPERSON MILLER: Okay.

8 MEMBER ALBERTI: I just want to add
9 that I appreciate you came thoroughly prepared
10 and I very much appreciate that.

11 MR. MOSKOWITZ: Thank you.

12 MEMBER ALBERTI: Thank you.

13 CHAIRPERSON MILLER: And I guess you
14 should send that to Martha Jenkins, our General
15 Counsel.

16 MR. MOSKOWITZ: Okay.

17 CHAIRPERSON MILLER: At this ABC Board
18 address.

19 MR. MOSKOWITZ: Yes.

20 MEMBER RODRIGUEZ: I was pleased that
21 you had been there for 9 years and that you have
22 not had any problems with the community. And

1 that is satisfactory to me. Thank you.

2 MS. OGBE: I'm sorry, we have not had
3 any trouble since I've been in the store. I'm
4 the one that is there.

5 MEMBER RODRIGUEZ: Right.

6 CHAIRPERSON MILLER: Anything else?

7 MR. MOSKOWITZ: No. They have got a
8 commodation from the ANC supporting them in the
9 business.

10 CHAIRPERSON MILLER: Oh, you do? You
11 might want to submit that for the record, too, if
12 you have something in writing.

13 MR. MOSKOWITZ: She has. No, I can
14 provide it.

15 MS. OGBE: Yes, we can provide it.

16 CHAIRPERSON MILLER: Okay.

17 MS. OGBE: It's in here.

18 CHAIRPERSON MILLER: It's always good
19 to have in your record.

20 MEMBER ALBERTI: The issue here is are
21 we convinced that they are going to be opening.
22 There is a realistic expectation of opening in

1 the near future, that's all I want to see. And
2 you seem confident, so when I see the lease, we
3 will know.

4 MR. MOSKOWITZ: All right. Thank you.

5 MS. OGBE: Thank you.

6 CHAIRPERSON MILLER: Thank you very
7 much. Have a good day.

8 MR. MOSKOWITZ: Have a good evening.

9 MS. OGBE: Thank you.

10 CHAIRPERSON MILLER: Okay. So I think
11 that is our last case on today's calendar, so we
12 are adjourned, at least for our business up here
13 on the dias.

14 (Whereupon, the Fact-Finding Hearing
15 in the above-entitled matter was concluded at
16 4:48 p.m.)

A

ABC 22:17
able 21:17
above-entitled 24:15
actual 5:22
add 15:20 22:8
additional 11:20
address 19:13 20:2
 22:18
adjacent 6:18 8:11
adjourned 24:12
advisement 21:8
ahead 3:21 13:9
Alberti 1:17 12:4,5,11
 12:13,18,22 13:6,12
 13:21 19:14,18 20:3,3
 20:5,7,16 21:2 22:8
 22:12 23:20
Alcoholic 1:2,12,13
amount 17:17 19:9
amounts 13:8
ANC 23:8
ANC-1B 1:7 2:14
answer 6:14 14:18 16:3
answering 17:10
Anticipated 9:20
anticipates 18:13
anyway 20:18
application 17:13
appreciate 11:3 16:18
 17:10 22:9,10
appreciated 10:16
approximately 9:22
architect 8:15
architect's 8:3
area 7:21 16:22
arrow 5:12,17
artist 7:7
asked 18:8 19:19
asking 17:18,18,19
 18:20 19:21
audience 2:5
available 9:16
Avenue 5:3 6:5

B

back 4:5 8:17 17:8
background 3:12
bag 16:9
based 4:3
basically 5:8 9:10 10:21
beer 14:21 15:1,12
Beletesh 1:6 3:22 4:2
 4:19
believe 12:17 17:13
 19:8
beneficial 16:17
Beverage 1:2,12,13

bit 6:13 10:15 14:20
 15:5
block 7:1
Board 1:2,12 3:2 4:20
 9:12 11:1,3 12:8,19
 13:19 15:20 16:5 19:7
 19:12 20:3 21:5 22:4
 22:17
Board's 10:14
bothered 19:21
box 16:9
briefly 14:15
bring 12:20
BROOKS 1:17
build-out 11:9,13 18:15
building 1:13 5:7 6:6,10
 6:12,15,18,18 7:1,13
 7:16 17:6
buildings 5:22 6:20
business 7:17 10:9
 11:14 14:16,20 15:17
 16:17,18 21:9,11 23:9
 24:12
businesses 5:5

C

calendar 24:11
call 3:19,20 11:10
called 9:5
calling 2:12
case 2:4,7,12,14 3:14
 3:19,20 24:11
cashier 7:22
Chairperson 1:14,16
 2:3,10,21 3:3,5,10,13
 3:18 4:6,16,22 5:11
 5:15,19 6:9,21 10:17
 11:5,18,22 12:3 13:16
 13:20 14:1,3,5,12
 15:19,22 17:11,15
 18:3,6,10,18 19:6,16
 19:22 20:6 21:4,13,15
 21:21 22:7,13,17 23:6
 23:10,16,18 24:6,10
cigarette 16:12
cigarettes 15:3
circumstances 19:10
clarify 4:7
class 3:14
close 9:15 21:9,11
COLUMBIA 1:1
Come 2:10
comfortable 22:5
commencement 9:20
comments 21:5
commodation 23:8
community 22:22
comparison 7:5

complete 18:1 20:10
completed 9:19 10:1
concluded 24:15
confident 24:2
confidential 12:9
Confidentiality 12:7
conserve 10:13
considering 11:3
constructed 7:10
constructing 6:5
construction 5:4 7:8
 10:13 11:7 17:1,8
 19:1
consume 16:10
Control 1:2,12,13
convinced 23:21
cooler 7:19
copied 13:17
copies 3:8 9:11,12
copy 12:12,20 13:1,3,9
correct 20:4
correctly 2:19
corridor 5:3 6:2
counsel 3:17 22:15
COURT 2:17
crust 10:20
curious 16:5 20:11
cut 9:15

D

D.C 1:14
dark 8:10 9:3
date 9:20 18:13,17
day 24:7
days 11:15
decide 19:20
decision 20:14 21:17
definitely 19:4
depiction 6:1
development 6:19
dias 24:13
difference 21:1
different 7:16,16 9:8
diligence 20:12
DISTRICT 1:1
documents 2:22 19:15
doing 11:3 16:19
dollars 12:15
DONALD 1:17
drafts 7:7
drawing 7:13,21 8:1,5
 9:2
drawings 7:7,12 8:3,15
due 20:12

E

earlier 18:19
earliest 11:17

early 2:6
effectively 16:3
entire 18:16
entrance 8:19
entrances 7:18
established 17:4
evening 24:8
evidence 10:7
evidentiary 4:8,19
executed 9:16 13:11,14
 20:20
exhibit 6:8
exhibits 5:2,2
expectation 23:22
experience 15:9
extend 17:13
extension 18:8
extra 5:6

F

Fact 1:6
Fact-Finding 24:14
far 16:12
feel 22:4
feet 8:12,13
find 4:10
Finding 1:7
fine 12:14 13:8,21,22
 14:5
finish 17:8 19:5
finishing 5:9
first 3:14 5:1
five 10:3 14:7,8
flags 20:9
floor 8:8
floors 7:3,4
Florida 5:3 6:4
follow-up 4:9
foot 12:16
footage 9:9
form 18:1
formatted 9:10
forward 2:11
Friday 21:10,12
front 7:10 8:18,20 9:12
 17:16 18:7
frontage 7:9
full 12:20 13:10 21:6
fully 2:18 9:16 13:11,13
 20:20
further 18:21
future 24:1

G

General 22:14
getting 4:5 10:8
give 11:1 12:6 13:4 17:7
 19:2 21:16

Given 21:5
giving 10:22 18:14
glad 11:21 12:9
go 3:20 11:13 13:8
goes 20:16
going 3:19 4:2,8 5:7,13
 5:20,22 6:11 7:2,9,14
 7:17,19,20,21,22 8:2
 8:6,11 9:5,9 11:9,14
 16:22 17:7 19:4 23:21
good 10:6 14:2 15:9
 18:17 23:18 24:7,8
gotten 8:1
grant 19:8
green 5:12,17
guess 22:13

H

happening 4:10
hard 19:1
harm 20:17
hearing 1:7,13 4:8 11:2
 24:14
HECTOR 1:19
helpful 4:21
HERMAN 1:18
hopeful 10:10
house 16:10
husband 16:2

I

incorporated 8:9
information 11:21 13:7
 22:4
informative 12:1
inside 5:10 8:4 11:11
 11:13
instance 19:8
intended 10:5
interesting 9:15
interior 11:7
introduce 3:14,21
inventory 8:5
involved 6:20
involves 2:15
issue 20:14 23:20
issues 12:8
items 5:1 12:14

J

JAMES 1:19
janitorial 7:21
January 1:11
JBG 6:5
Jenkins 22:14
JONES 1:18
jump 6:13

K

kept 12:9
kind 14:16 16:7,10
knew 15:17
know 18:7,8,11,22 19:4
 24:3

L

lacking 3:12
laid 8:1
landlord 7:8 8:8 9:7,14
 9:18 10:1,21 11:8,12
 18:13
lastly 9:11
layout 7:15 9:2
lease 8:9 9:6,13,13,16
 9:20 10:3,4,21 11:12
 12:6,8,10,17,20 13:2
 13:10,14 14:6 18:14
 19:17,21 20:10,13,20
 21:6,9 24:2
leases 14:8
leasing 9:7
leave 11:9
Let's 3:10
license 1:8,9 2:13,15
 4:4,10,13 10:8
licensee 10:2
licensee's 10:14
Limited 4:1,2
line 9:22
liquor 14:22 15:2,3,7,12
 16:7,8,8,11
little 6:13 14:20 15:5
 18:21 22:3
located 2:13 7:19
location 6:6
locations 9:9
long 4:13
longer 10:15 11:1
look 5:7 7:9 8:2,6,17,19
 19:10 20:12 21:16
looked 6:15
looking 8:4 9:21 10:12
 11:16,16 18:15
lower 7:4

M

map 6:2,2
Martha 22:14
matter 1:5 20:4 24:15
mean 19:13,18,19 20:7
meet 21:8
MEETING 1:3
Member 1:17,17,18,18
 1:19,19 12:5,11,13,18
 12:22 13:6,11,12,21
 14:6,11,14,19 15:1,4

15:11,15,21 16:1,4,15
 16:21 17:3,9 19:14,18
 20:2,3,5,7,15,16,19
 20:22 21:2 22:8,12,20
 23:5,20

Members 21:6 22:4
memory 4:12
mentioned 13:14
merchandise 7:20
met 1:13
Metro 6:8
middle 6:13
MIKE 1:18
Miller 1:14,16 2:3,10,21
 3:3,5,10,13,18 4:6,16
 4:22 5:11,15,19 6:9
 6:21 10:17 11:5,18,22
 12:3 13:16,20 14:1,3
 14:5,12 15:19,22
 17:11,15 18:3,6,10,18
 19:6,16,22 20:6 21:4
 21:13,15,21 22:7,13
 22:17 23:6,10,16,18
 24:6,10

MOKONNEN 16:6,16
 17:2
moment 2:16 13:5
monetary 13:8
month 10:20
months 9:22 10:11,12
 10:16
Moskowitz 2:9,16 3:4,8
 3:11,16,16,22 4:18
 5:1,14,16,20 6:12,22
 10:19 11:8,19 12:2,7
 12:12,15,19 13:4,13
 13:18 14:2,4,8,15,18
 15:20 17:14,19,22
 18:5,9,12,20 20:21
 21:11,14,19 22:6,11
 22:16,19 23:7,13 24:4
 24:8

moving 6:11
multi-story 7:1

N

N.W 1:13 2:13
name 2:18
near 24:1
need 4:19 13:17 19:9
 21:19,22
needed 11:6
neighborhood 15:5,10
 16:12,13 17:4
Nelson 3:16
new 5:3 16:5
NICK 1:17
nightclub 15:13

nine 9:22
noticed 3:11
notified 21:22
November 11:17 17:18
 17:20 18:16 19:5
NW 1:7

O

oath 4:9
October 18:16 19:5
Ogbe 3:1 4:1,15 13:3
 14:21 15:3,7,14 16:2
 17:5,21 18:22 23:2,15
 23:17 24:5,9
oh 3:20 10:6 15:15
 23:10
okay 2:3,10,12,21 3:10
 3:20,22 4:6,16,22
 5:15,19 6:21 11:18
 12:3 13:8,16 14:4,12
 15:1,4,15,16,22 16:1
 16:4 17:3,9,12 19:6
 19:12,13,22 20:8,19
 21:3,4,5,13 22:7,16
 23:16 24:10
open 11:14 19:4
opening 23:21,22
operate 20:18
operating 10:9,10
operation 4:5 6:16
operator 6:5
opportunity 21:16
option 12:16 14:9
originally 7:6
outside 8:20 11:9

P

P-R-O-C-E-E-D-I-N-G-S
 2:1
p.m 2:2 24:16
package 22:2
Part 6:12
particular 8:22 9:3
particularly 6:7
parts 7:16,17
pass 3:1
pending 17:12
people 2:5 16:9
period 11:1,11 12:16
periods 14:9
phase 17:1
picture 5:6 6:17
piece 22:3
place 5:4
plan 8:8 9:6 11:10
 14:20 21:9
plans 4:11 9:18
please 2:18 3:1

pleased 22:20
 point 5:8 19:11
 pointing 5:17 6:4
 possession 18:14
 possible 19:5
 premises 10:1
 prepared 19:12 22:9
PRESENT 1:15
 presented 22:2
 president 4:1
 presiding 1:14
 pretty 6:22 10:4
 previous 6:15
 print 2:18
 probably 10:12 11:14
 11:15,17
 problems 22:22
 progress 4:4 10:8
 project 9:2,5
 property 6:3 8:9 9:19
 10:22
 proprietary 13:7
 provide 4:2 9:18 10:1,5
 11:20 13:18 23:14,15
 provided 5:2 6:1,17 7:7
 9:1,6,12,17
 provides 11:12 18:14
 providing 14:16
 proximity 6:7
 put 4:9,14 16:9

Q

question 6:14 15:21
 16:7
 questions 11:20 12:4
 14:13 17:12

R

ready 19:20 20:18
 realistic 23:22
 really 10:4 16:17
 reason 12:5
 recognized 16:13
 record 2:20 3:11 23:11
 23:19
 red 20:9
 redact 13:7
 redacted 12:13,16,17
 Reeves 1:13
 reference 11:10
 refresh 4:12
 remember 16:6
 rendered 7:15
 rented 8:10
 renting 7:2
 REPORTER 2:17
 request 10:18
 requirement 10:20

residential 7:3
 resources 10:14,15
 respect 16:18
 restaurant 15:12
 restoration 8:16
 retail 7:3 9:4
 retailer 1:7 2:14 15:14
 review 21:6
 right 2:3 3:5,6 4:17 8:12
 8:13 9:21 13:12 15:16
 17:16 18:2 23:5 24:4
Rodriguez 1:19 14:13
 14:14,19 15:1,4,11,15
 15:21 16:1,4,15,21
 17:3,9 22:20 23:5
Room 1:13
Ruthanne 1:14,16

S

safekeeping 1:9 2:15
 4:3,13 17:13 20:4
 satisfactory 23:1
 seat 2:11
 second 3:19
 section 8:10 9:2,17
 sections 9:8
 see 2:4 3:10 5:21 13:1
 19:15,16 20:8,20 24:1
 24:2
 sell 16:7,8,11
 send 22:14
September 9:21 10:12
 10:22 11:6 18:12,16
September/October
 11:16
Serv-U-Liquors 1:6 2:7
 2:12 7:11
 services 14:17 16:19
 serving 15:6,7
 set 18:21
 setup 8:5
Shay 5:3,11 6:19 9:5
 sheet 2:19
 shelves 19:2
SHORT 1:19 13:11 14:6
 14:11 20:2,15,19,22
 show 4:4 7:18 9:18
 10:21
 showing 5:2,6,18 6:3,6
 6:18 8:3,5,7,10,16,17
 8:18 9:8
 shown 11:11
 shows 5:4 9:2
 sign-in 2:18
 signed 9:13 13:1,10
 significance 6:10
 significant 10:7
SILVERSTEIN 1:18

six 10:11,16,19
 small 8:11
 soon 19:4
 sorry 6:9 8:13 10:17
 23:2
 sort 11:9
 sounds 17:17
 space 8:10,12,16
 speak 2:19
 specific 17:16 19:9
 specifics 8:21
 spell 2:19
 square 8:12,13 9:9
 12:15
 start 2:6
 staying 16:22
 stepped 14:15
 sticker 5:12,17 6:4
 store 7:10 8:18,18,19
 8:22 9:3 16:8,11 23:3
 stores 9:8
 story 5:9
Street 1:7,13 2:13
 structure 5:8 7:1
 submit 13:17 21:9
 23:11
 suggest 21:7
Suite 1:14
 supply 12:10
 supporting 23:8
 sure 14:3 15:17 16:1
 18:3
 surrounding 5:5

T

t/a 1:6
 table 2:11
 take 3:6 11:15 13:7 16:9
 19:2 20:12,13 21:7
 take-out 16:8
 target 18:17
 tell 14:19 15:5
 tells 20:8
 tenant 9:19 11:13
 term 10:3
 testify 4:20
 testimony 4:2
Thank 2:20 3:6 12:1
 14:11 15:16 17:9
 22:11,12 23:1 24:4,5
 24:6,9
 think 3:20 12:22 13:9
 18:22 22:1 24:10
 thorough 22:2
 thoroughly 22:9
 thoughts 20:1
 time 5:8 11:2,6,11 13:7
 17:17 19:3,9,13

today 9:14 13:15 17:17
 19:20
 today's 24:11
 told 15:8
 top 8:4
 torn 6:19
 transportation 6:7
 trouble 23:3
 trust 20:11 21:3
 turned 17:6
 two 3:8 5:1 8:14 10:12

U

Um-hum 18:9
 upper 5:9 7:3
 use 4:5

V

verify 20:11 21:3
 view 8:4
 vote 21:1

W

wait 3:13,18 22:3
 waiting 17:7
 walk 4:20
 walk-in 7:19
 walls 8:6
 want 3:13 4:7,9 9:14
 13:6 19:16 20:20 22:8
 23:11 24:1
 wanted 15:17 18:1
 wants 12:8
Washington 1:14
 way 10:13 11:1
 we're 11:16
We've 17:5
Wednesday 21:8,18
 week 13:19 20:14
 welcome 12:2
 windows 8:20
 wine 14:21 15:2,12
 work 5:10 7:8
 wouldn't 19:19,20
 writing 23:12

X

Y

year 10:3 19:3
 years 14:7,9 15:9 16:14
 16:20 17:6 22:21
 yellow 5:12,16,21 6:4

Z

0

1

1 9:21 11:6
1.4 9:20
13 15:8 17:6
14 1:11
14th 1:13
15 16:14,19
1935 1:7 2:13
1st 10:22 11:17 17:18
17:20 18:12,17

2

2:00 9:14 13:15
2000 1:13
20009 1:14
2012 4:15,16
2015 1:11 9:21
240 8:12
268 8:13

3

4

4:27 2:2,4
4:30 2:4
4:48 24:16
400S 1:14

5

6

60 11:15
60-day 11:11
60-days 18:15
60026 1:8 2:14

7

8

9