

DISTRICT OF COLUMBIA

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ALCOHOLIC BEVERAGE CONTROL BOARD

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MEETING

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

JULY 29, 2015

The Alcoholic Beverage Control Board met in the Alcoholic Beverage Control Hearing Room, Reeves Building, 2000 14th Street N.W., Washington, D.C., Chairperson Ruthanne Miller, presiding.

PRESENT:

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

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

2:23 p.m.

1  
2  
3 CHAIRPERSON MILLER: Okay, we have  
4 another fact finding hearing.

5 So, the next fact finding hearing is  
6 Serv-U-Liquors, located at 1935 9th Street,  
7 Northwest, License No. 60026 in ANC 1B.

8 Are you all here for that? Great.

9 Come forward and take your -- take a  
10 seat at one of these tables, or two of them if  
11 you need to.

12 Okay, all right. Okay, you can tell  
13 us on the record, and so, if you can hold onto  
14 that.

15 Okay, have a seat. Yes, are you  
16 together?

17 MR. MOKONNEN: Yes, we are together.

18 CHAIRPERSON MILLER: So, wherever you  
19 want to sit is fine.

20 There are microphones on both tables.  
21 So, I'd like everyone to sign in, so that we have  
22 your name spelled correctly for the record, and

1 then I'm going to ask you to introduce  
2 yourselves.

3 Okay, if you are ready, if you can  
4 identify yourself for the record.

5 You can sit, if you'd like. The  
6 microphone is on the table.

7 MR. MOKONNEN: Okay, my name is  
8 Arefaine Mokonnen. I'm the co-owner of Serv-U-  
9 Liquor.

10 CHAIRPERSON MILLER: Could you spell  
11 your last name?

12 MR. MOKONNEN: A-R-E-F-A-I-N-E, last  
13 name M-O-K-O-N-N-E-N.

14 CHAIRPERSON MILLER: Okay, are you the  
15 licensee? Are you the licensee?

16 MS. OGBE: Yes, I am.

17 CHAIRPERSON MILLER: Okay, and?

18 MS. OGBE: My name is Beletesh Ogbe.

19 CHAIRPERSON MILLER: Could you spell  
20 your last name?

21 MS. OGBE: O-G-B-E.

22 CHAIRPERSON MILLER: Okay, and --

1 MS. OGBE: B-E-L-E-T-E-S-H.

2 CHAIRPERSON MILLER: Yes, are you the  
3 owner?

4 MS. OGBE: Yes.

5 CHAIRPERSON MILLER: Are you both the  
6 owner or you're the -- you're both the owners?

7 MS. OGBE: We're husband and wife.

8 CHAIRPERSON MILLER: What? Are you  
9 married? What?

10 MS. OGBE: Yes.

11 MR. MOKONNEN: Yes.

12 CHAIRPERSON MILLER: Okay, and you?

13 MR. MERESIE: I'm just technical  
14 supporter.

15 CHAIRPERSON MILLER: Okay.

16 MS. OGBE: Brother-in-law.

17 MR. MOKONNEN: Brother-in-law.

18 CHAIRPERSON MILLER: Okay.

19 MR. MERESIE: Brother-in-law.

20 CHAIRPERSON MILLER: What is your  
21 name?

22 MR. MERESIE: My name is Meresie, last

1 name is Meresie, ---E-R-E-S-I-E, and the first  
2 name is Yemane, Y-E-M-A-N-E.

3 CHAIRPERSON MILLER: Okay, great.

4 Okay, so, I don't know if you were here when I  
5 said this before, but this is what's called a  
6 fact finding hearing. You're not put under oath.  
7 I'm not taking any evidence. We're just having a  
8 discussion about where your license stands, which  
9 it's presently in safekeeping, and you've  
10 requested and extension of the safekeeping.

11 I have in my notes that we last  
12 approved your safekeeping in January, and of  
13 2015, and you were expected to finish  
14 construction in mid 2015.

15 So, we're here now to see -- I think  
16 you're requesting another extension.

17 MS. OGBE: Right.

18 CHAIRPERSON MILLER: Yes.

19 MS. OGBE: Last month, I came, I ask  
20 another extension.

21 CHAIRPERSON MILLER: Right.

22 MS. OGBE: But I gave it to them.

1                   CHAIRPERSON MILLER:   Okay, so, I have  
2                   -- you have -- okay, I know you've made a request  
3                   for an extension, and then you handed me a letter  
4                   on the letterhead of JBG Companies.

5                   Okay, so, since it's very short, I  
6                   think that I'll read it for the record, and all  
7                   Board Members will know what this is.

8                   It says, "Ms. Ogbe. We are excited to  
9                   welcome you back as a retail tenant at the Shay  
10                  mixed-use project. We are on schedule for  
11                  completing the landlord's build out of your new  
12                  space, in accordance with your executed lease,  
13                  with an anticipated delivery to you the week of  
14                  August 17th, 2015."

15                  "Please let us know if you have any  
16                  additional questions or concerns." This is  
17                  signed by Andrew Griffin, senior design and  
18                  construction manager at JBG/Shay Retail, LLC, and  
19                  I'm going to pass this down to my other  
20                  colleagues to take a look at it.

21                  Okay, so, are you -- is it your  
22                  representation then that you need one more

1 extension, because the space won't be available -  
2 - it's not available now, and you project it will  
3 be available -- I mean, it looks like it will be  
4 available in August, but is there anything more  
5 you want to tell us, than that letter?

6 MR. MERESIE: Basically, there is --  
7 they will give us limit of next month, and we  
8 might need another month or month and a half or  
9 so.

10 CHAIRPERSON MILLER: You're hitting  
11 the microphone.

12 MEMBER SILVERSTEIN: There is a  
13 microphone under your -- no, there is a  
14 microphone under there.

15 MR. MERESIE: Yes.

16 MEMBER SILVERSTEIN: And whenever you  
17 touched it with the paper --

18 MR. MERESIE: That's what I'm looking  
19 for --

20 MEMBER SILVERSTEIN: -- it sounded  
21 like --

22 MR. MERESIE: It's okay.

1 MEMBER SILVERSTEIN: -- thunder.

2 MR. MERESIE: So, we already have the  
3 floor plan, the counters, the coolers.

4 MEMBER SILVERSTEIN: Sir?

5 MR. MERESIE: So, as soon as they  
6 handed us already -- we already put on the top of  
7 the roof, the condenser and the coolers and  
8 things are ready to, as soon as the space is  
9 available, we're going to just put them in and  
10 hopefully, start working.

11 So, at least we might need  
12 approximately three months.

13 CHAIRPERSON MILLER: Okay, so, you  
14 have a signed lease, is that right?

15 MR. MERESIE: Yes, we do. Already we  
16 gave you last time, when we were here.

17 CHAIRPERSON MILLER: Okay, and the  
18 space is just still under construction?

19 MR. MERESIE: Yes.

20 CHAIRPERSON MILLER: But close?

21 MS. OGBE: It's almost ready. So,  
22 they're going to give us --

1 CHAIRPERSON MILLER: Okay.

2 MS. OGBE: -- the key by September.

3 By August 17th, and then we are ready,  
4 everything, from the shelves, we already put the  
5 fridge is ready.

6 So, we are ready, just particular --

7 CHAIRPERSON MILLER: Okay.

8 MS. OGBE: -- register and everything,  
9 the cooler. We are ready to --

10 CHAIRPERSON MILLER: So, once you get  
11 the space, are you going to be ready to go or  
12 you're going to need a little more time before  
13 you start?

14 MR. MERESIE: We need a month or two  
15 months, just to get the counters set up,  
16 everything.

17 CHAIRPERSON MILLER: Right, after  
18 August?

19 MR. MERESIE: Yes.

20 MS. OGBE: Yes.

21 MR. MERESIE: Actually, last week,  
22 we're going to -- the DCRA also, to get this CFO

1 within the plan we have for this.

2 CHAIRPERSON MILLER: Oka, good.

3 Questions? Mr. Brooks?

4 MEMBER BROOKS: No, just a comment.

5 CHAIRPERSON MILLER: Okay.

6 MEMBER BROOKS: I know exactly where  
7 that big building is. It's almost done, isn't  
8 it? The whole building.

9 MR. MOKONNEN: Almost done. But it's  
10 not in our hands.

11 MEMBER BROOKS: No, no.

12 MR. MOKONNEN: We don't --

13 MEMBER BROOKS: No, I understand.

14 MR. MOKONNEN: So, we want to be on  
15 the safe side, so we can --

16 MEMBER BROOKS: Yes.

17 MEMBER RODRIGUEZ: So, it won't be  
18 long for you guys --

19 MR. MOKONNEN: I don't think so.

20 MEMBER RODRIGUEZ: Move in, all right.

21 MEMBER BROOKS: Okay, all right.

22 Thank you, Madam Chair.

1 CHAIRPERSON MILLER: Okay, Mr.  
2 Rodriguez?

3 MEMBER RODRIGUEZ: And sir, you have  
4 your staff ready to go and everything ready to  
5 go? Turn the key?

6 MR. MOKONNEN: That's it.

7 MEMBER RODRIGUEZ: I see, and you had  
8 plans there that you wanted to show us and all  
9 that?

10 MS. OGBE: How we're going to do this  
11 and everything.

12 CHAIRPERSON MILLER: Okay, good.  
13 Great. All right. Mr. Alberti, did you have a  
14 question?

15 MEMBER ALBERTI: No, I don't.

16 CHAIRPERSON MILLER: Okay, any other  
17 questions? Okay, then I would move that we  
18 extend the license in safekeeping for another six  
19 months, just to make sure it covers the  
20 construction.

21 MEMBER BROOKS: Second.

22 CHAIRPERSON MILLER: Mr. Brooks has

1 seconded the motion. Al those in favor, say aye.

2 (Chorus of ayes.)

3 CHAIRPERSON MILLER: All this opposed?

4 (No audible response.)

5 CHAIRPERSON MILLER: All those  
6 abstaining?

7 (No audible response.)

8 CHAIRPERSON MILLER: The motion passes  
9 5-0-0. Okay, thank you.

10 (Whereupon, the above-entitled matter  
11 went off the record at 2:31 p.m.)  
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13  
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17  
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19  
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21  
22

<b>A</b>		<b>F</b>	
<b>A-R-E-F-A-I-N-E</b> 3:12	<b>Chairperson</b> 1:15 1:18 2:3,18 3:10 3:14,17,19,22 4:2 4:5,8,12,15,18,20 5:3,18,21 6:1 7:10 8:13,17,20 9:1,7 9:10,17 10:2,5 11:1,12,16,22 12:3,5,8	<b>fact</b> 1:8 2:4,5 5:6 <b>favor</b> 12:1 <b>finding</b> 1:8 2:4,5 5:6 <b>fine</b> 2:19 <b>finish</b> 5:13 <b>first</b> 5:1 <b>floor</b> 8:3 <b>forward</b> 2:9 <b>fridge</b> 9:5	<b>know</b> 5:4 6:2,7,15 10:6
<b>above-entitled</b> 12:10	<b>Chorus</b> 12:2 <b>close</b> 8:20 <b>co-owner</b> 3:8 <b>colleagues</b> 6:20 <b>COLUMBIA</b> 1:1 <b>Come</b> 2:9 <b>comment</b> 10:4 <b>Companies</b> 6:4 <b>completing</b> 6:11 <b>concerns</b> 6:16 <b>condenser</b> 8:7 <b>construction</b> 5:14 6:18 8:18 11:20 <b>Control</b> 1:3,13,14 <b>cooler</b> 9:9 <b>coolers</b> 8:3,7 <b>correctly</b> 2:22 <b>counters</b> 8:3 9:15 <b>covers</b> 11:19	<b>G</b>	<b>L</b>
<b>abstaining</b> 12:6 <b>additional</b> 6:16 <b>AI</b> 12:1 <b>Alberti</b> 1:19 11:13 11:15 <b>Alcoholic</b> 1:3,13,14 <b>ANC</b> 1:10 2:7 <b>Andrew</b> 6:17 <b>anticipated</b> 6:13 <b>approved</b> 5:12 <b>approximately</b> 8:12 <b>Arefaine</b> 3:8 <b>audible</b> 12:4,7 <b>August</b> 6:14 7:4 9:3 9:18 <b>available</b> 7:1,2,3,4 8:9 <b>aye</b> 12:1 <b>eyes</b> 12:2	<b>D</b>	<b>give</b> 7:7 8:22 <b>go</b> 9:11 11:4,5 <b>going</b> 3:1 6:19 8:9 8:22 9:11,12,22 11:10 <b>good</b> 10:2 11:12 <b>great</b> 2:8 5:3 11:13 <b>Griffin</b> 6:17 <b>guys</b> 10:18	<b>landlord's</b> 6:11 <b>lease</b> 6:12 8:14 <b>letter</b> 6:3 7:5 <b>letterhead</b> 6:4 <b>license</b> 1:10 2:7 5:8 11:18 <b>licensee</b> 3:15,15 <b>limit</b> 7:7 <b>Liquor</b> 3:9 <b>little</b> 9:12 <b>LLC</b> 6:18 <b>located</b> 2:6 <b>long</b> 10:18 <b>look</b> 6:20 <b>looking</b> 7:18 <b>looks</b> 7:3
<b>B</b>	<b>E</b>	<b>H</b>	<b>M</b>
<b>B-E-L-E-T-E-S-H</b> 4:1 <b>back</b> 6:9 <b>Basically</b> 7:6 <b>Beletech</b> 1:8 <b>Beletesh</b> 3:18 <b>Beverage</b> 1:3,13,14 <b>big</b> 10:7 <b>Board</b> 1:3,13 6:7 <b>Brooks</b> 1:18 10:3,4 10:6,11,13,16,21 11:21,22 <b>Brother-in-law</b> 4:16 4:17,19 <b>build</b> 6:11 <b>building</b> 1:14 10:7 10:8	<b>D.C</b> 1:15 <b>DCRA</b> 9:22 <b>delivery</b> 6:13 <b>design</b> 6:17 <b>discussion</b> 5:8 <b>DISTRICT</b> 1:1 <b>DONALD</b> 1:18	<b>half</b> 7:8 <b>handed</b> 6:3 8:6 <b>hands</b> 10:10 <b>hearing</b> 1:9,14 2:4 2:5 5:6 <b>HECTOR</b> 1:19 <b>hitting</b> 7:10 <b>hold</b> 2:13 <b>hopefully</b> 8:10 <b>husband</b> 4:7	<b>M-O-K-O-N-N-E-N</b> 3:13 <b>Madam</b> 10:22 <b>manager</b> 6:18 <b>married</b> 4:9 <b>matter</b> 1:7 12:10 <b>mean</b> 7:3 <b>MEETING</b> 1:5 <b>Member</b> 1:18,19,19 1:20,21 7:12,16 7:20 8:1,4 10:4,6 10:11,13,16,17,20 10:21 11:3,7,15 11:21 <b>Members</b> 6:7 <b>Meresie</b> 4:13,19,22 4:22 5:1 7:6,15,18 7:22 8:2,5,15,19 9:14,19,21 <b>met</b> 1:14 <b>microphone</b> 3:6 7:11,13,14 <b>microphones</b> 2:20 <b>mid</b> 5:14 <b>MIKE</b> 1:20 <b>Miller</b> 1:15,18 2:3
<b>C</b>		<b>I</b>	
<b>called</b> 5:5 <b>CFO</b> 9:22 <b>Chair</b> 10:22	<b>E-R-E-S-I-E</b> 5:1 <b>evidence</b> 5:7 <b>exactly</b> 10:6 <b>excited</b> 6:8 <b>executed</b> 6:12 <b>expected</b> 5:13 <b>extend</b> 11:18 <b>extension</b> 5:10,16 5:20 6:3 7:1	<b>identify</b> 3:4 <b>introduce</b> 3:1	
		<b>J</b>	
		<b>JAMES</b> 1:21 <b>January</b> 5:12 <b>JBG</b> 6:4 <b>JBG/Shay</b> 6:18 <b>JULY</b> 1:12	
		<b>K</b>	
		<b>key</b> 9:2 11:5	

2:18 3:10,14,17  
3:19,22 4:2,5,8,12  
4:15,18,20 5:3,18  
5:21 6:1 7:10 8:13  
8:17,20 9:1,7,10  
9:17 10:2,5 11:1  
11:12,16,22 12:3  
12:5,8

**mixed-use** 6:10

**Mokonnen** 2:17 3:7

3:8,12 4:11,17

10:9,12,14,19

11:6

**month** 5:19 7:7,8,8

9:14

**months** 8:12 9:15

11:19

**motion** 12:1,8

**move** 10:20 11:17

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## N

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**N.W** 1:14

**name** 2:22 3:7,11

3:13,18,20 4:21

4:22 5:1,2

**need** 2:11 6:22 7:8

8:11 9:12,14

**new** 6:11

**NICK** 1:19

**Northwest** 2:7

**notes** 5:11

**NW** 1:9

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## O

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**O-G-B-E** 3:21

**oath** 5:6

**Ogbe** 3:16,18,18,21

4:1,4,7,10,16 5:17

5:19,22 6:8 8:21

9:2,8,20 11:10

**Oka** 10:2

**okay** 2:3,12,12,15

3:3,7,14,17,22

4:12,15,18 5:3,4

6:1,2,5,21 7:22

8:13,17 9:1,7 10:5

10:21 11:1,12,16

11:17 12:9

**once** 9:10

**opposed** 12:3

**owner** 4:3,6

**owners** 4:6

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## P

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**P-R-O-C-E-E-D-I-...**

2:1

**p.m** 2:2 12:11

**paper** 7:17

**particular** 9:6

**pass** 6:19

**passes** 12:8

**plan** 8:3 10:1

**plans** 11:8

**Please** 6:15

**PRESENT** 1:17

**presently** 5:9

**presiding** 1:15

**project** 6:10 7:2

**put** 5:6 8:6,9 9:4

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## Q

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**question** 11:14

**questions** 6:16

10:3 11:17

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## R

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**read** 6:6

**ready** 3:3 8:8,21 9:3

9:5,6,9,11 11:4,4

**record** 2:13,22 3:4

6:6 12:11

**Reeves** 1:14

**register** 9:8

**representation**

6:22

**request** 6:2

**requested** 5:10

**requesting** 5:16

**response** 12:4,7

**retail** 6:9,18

**Retailer** 1:9

**right** 2:12 5:17,21

8:14 9:17 10:20

10:21 11:13

**Rodriguez** 1:19

10:17,20 11:2,3,7

**roof** 8:7

**Room** 1:14

**Ruthanne** 1:15,18

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## S

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**safe** 10:15

**safekeeping** 5:9,10

5:12 11:18

**says** 6:8

**schedule** 6:10

**seat** 2:10,15

**Second** 11:21

**seconded** 12:1

**see** 5:15 11:7

**senior** 6:17

**September** 9:2

**Serv-U-** 3:8

**Serv-U-Liquors** 1:8

2:6

**set** 9:15

**Shay** 6:9

**shelves** 9:4

**short** 1:21 6:5

**show** 11:8

**side** 10:15

**sign** 2:21

**signed** 6:17 8:14

**SILVERSTEIN** 1:20

7:12,16,20 8:1,4

**sir** 8:4 11:3

**sit** 2:19 3:5

**six** 11:18

**soon** 8:5,8

**sounded** 7:20

**space** 6:12 7:1 8:8

8:18 9:11

**spell** 3:10,19

**spelled** 2:22

**staff** 11:4

**stands** 5:8

**start** 8:10 9:13

**Street** 1:9,14 2:6

**supporter** 4:14

**sure** 11:19

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## T

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**t/a** 1:8

**table** 3:6

**tables** 2:10,20

**take** 2:9,9 6:20

**technical** 4:13

**tell** 2:12 7:5

**tenant** 6:9

**thank** 10:22 12:9

**things** 8:8

**think** 5:15 6:6 10:19

**three** 8:12

**thunder** 8:1

**time** 8:16 9:12

**top** 8:6

**touched** 7:17

**Turn** 11:5

**two** 2:10 9:14

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## U

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**understand** 10:13

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## V

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## W

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**want** 2:19 7:5 10:14

**wanted** 11:8

**Washington** 1:15

**we're** 4:7 5:7,15 8:9

9:22 11:10

**week** 6:13 9:21

**welcome** 6:9

**went** 12:11

**wife** 4:7

**working** 8:10

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## X

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## Y

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**Y-E-M-A-N-E** 5:2

**Yemane** 5:2

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## Z

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## 0

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## 1

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**14th** 1:14

**17th** 6:14 9:3

**1935** 1:9 2:6

**1B** 1:10 2:7

**2**

**2:23** 2:2  
**2:31** 12:11  
**2000** 1:14  
**2015** 1:12 5:13,14  
6:14  
**29** 1:12

**3**

**4**

**5**

**5-0-0** 12:9

**6**

**60026** 1:10 2:7

**7**

**8**

**9**

**9th** 1:9 2:6