



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

2 9:44 a.m.

3 CHAIRPERSON ANDERSON: Then let's move  
4 to our fact finding hearing calendar. The next  
5 case on our fact finding hearing calendar is Case  
6 Number -- the applicant is Michael Steve Zanders,  
7 Highland Community Entertainment Hall. The date  
8 of the event is October 26, 2019. Is Mr. Zanders  
9 in the audience?

10 You can have a seat over to the side,  
11 sir. And can you also please remove your hat,  
12 please, sir? Can the parties please introduce  
13 themselves for the record? We'll start with the  
14 investigator.

15 MR. PUENTE: Kevin Puente, ABRA  
16 investigator.

17 CHAIRPERSON ANDERSON: Good morning,  
18 Mr. Puente. Mr. Zanders.

19 MR. ZANDERS: Michael Steve Zanders,  
20 Highland Community Entertainment Hall.

21 CHAIRPERSON ANDERSON: All right.  
22 It's my understanding, sir, you had applied for  
23 two one day licenses. One was on the 23rd. I  
24 believe one was on the 23rd. And the second one  
25 is on the 26th, which is this weekend.

1                   Because you had never applied for a  
2 license before from the Agency, the Board had  
3 recommended that we approve the first license and  
4 monitor the event and have you come in for a fact  
5 finding hearing regarding the second event, which  
6 is this week.

7                   And in preparing for the case today,  
8 I saw that you applied for a permanent license  
9 for this location. I guess you applied for a CX  
10 license, I believe.

11                   So maybe you can tell us about you,  
12 this event and basically what is it that you're  
13 trying to do at this location, sir?

14                   MR. ZANDERS: Okay. Basically, at the  
15 event that we have on the 26th, it's like an  
16 oldie by goodie event that we're having with the  
17 Intruders and the Quiet Storm Band.

18                   CHAIRPERSON ANDERSON: Maybe you could  
19 also start off by telling us who you are, what is  
20 it you're trying to do? I guess it's somewhat  
21 changed a little bit since you are now applying  
22 for a license and which we normally don't do a  
23 qualification hearing for a license.

24                   But I'm saying that since you're here,  
25 you can just give us some background about you

1 and what is your concept and what is it you're  
2 trying to do at the location.

3 MR. ZANDERS: Okay. I comp serve at  
4 the location. We're trying to put something in  
5 Southeast Washington, a venue where they can have  
6 wedding receptions. We throw boxing events,  
7 dance events. I also run the Woodland Tigers  
8 Youth Sports and Educational Program.

9 And with that, we're trying to get  
10 something in the community for our youth, the  
11 seniors, having wedding receptions and a place  
12 where they can come and rent out. As you know,  
13 they don't have nothing in the community and the  
14 area. So they can have a place to rent for,  
15 like, wedding receptions, meetings, dances, you  
16 know, cabarets and stuff like that.

17 And we're also doing, like talent  
18 night and stuff like that with other DC talent.

19 CHAIRPERSON ANDERSON: And I see from  
20 your basic business license you have a public  
21 hall. So what's that?

22 MR. ZANDERS: Yes, a public hall  
23 license. You're aware that to get a public hall  
24 license you have to go in front of the ANC  
25 Commission in which they approved our public hall

1 license because they liked the concept of what we  
2 were trying to do in the community.

3 CHAIRPERSON ANDERSON: You said they  
4 did or did not?

5 MR. ZANDERS: They did. They approved  
6 it. We got a letter from the ANC Commission to  
7 go forward with the public hall license.

8 CHAIRPERSON ANDERSON: Mr. Puente, you  
9 had an opportunity to monitor the event, the last  
10 event. Can you tell us what it is you were able  
11 to ascertain from your monitoring activities of  
12 the facility and the event.

13 MR. PUENTE: Yes. So his last event  
14 was Friday, October 11. Myself and a couple of  
15 other investigators went out there. We went out  
16 there. We spoke with Mr. Zanders. He had  
17 security present. He was checking IDs at the  
18 front entrance as well as walking around the  
19 venue.

20 He had food catered, provided for the  
21 guests. There was tables set up. People sit  
22 down and eat as well as a dance floor in the  
23 middle. It was, as he called it, an oldie dance  
24 for the older people. It was a much older crowd.  
25 There no one young at any of the bars set up.

1                   It was ran pretty good. I went back  
2 out there around 2:00, 2:15. It was shut down on  
3 time for the license. By 2:30, everyone was  
4 gone. So it was ran very well from what I can  
5 tell.

6                   CHAIRPERSON ANDERSON: Mr. Zanders, I  
7 see in your -- who owns the building that you're  
8 currently in?

9                   MR. ZANDERS: Rahimian Investment.

10                  CHAIRPERSON ANDERSON: I'm sorry, who?

11                  MR. ZANDERS: Rahimian Investment.

12                  CHAIRPERSON ANDERSON: And the reason  
13 I'm asking you is because normally when you apply  
14 for a license, we get a license from a landlord  
15 saying that you give permission for the person to  
16 have the event in the building.

17                  But I see that the letter was signed  
18 by -- you have Highland Community Entertainment  
19 Hall. I guess you signed -- and I guess I'm  
20 trying to figure out -- it appears that the same  
21 person who is having the event is giving the  
22 individual the authority to have an event in the  
23 building. But you're not saying that you're the  
24 owner. So who owns the -- because --

25                  MR. ZANDERS: We are renting from

1 Rahimian Investment.

2 CHAIRPERSON ANDERSON: But if you're  
3 renting from that person, shouldn't it be --  
4 shouldn't it be the landlord sent a letter to the  
5 agent just saying that you give the -- you  
6 authorize that individual to utilize the space  
7 for the purpose rather than you authorizing  
8 yourself to use the space?

9 MR. ZANDERS: The letter that we got  
10 for the landlord, I took it to him personally.

11 CHAIRPERSON ANDERSON: No, the letter  
12 that I have in my package here, it says, I,  
13 Michael S. Zanders, of Highland Community  
14 Entertainment Hall, LLC hereby authorize Michael  
15 S. Zanders for the sale, consumption of alcoholic  
16 beverages on October 29 from 10:00 to 1:00 to  
17 apply for the license. And the letter was signed  
18 by Michael S. Zanders, Highland Community  
19 Entertainment Hall. So this is not a letter from  
20 a landlord authorizing the use of the property.

21 MR. ZANDERS: But I have a lease. I'm  
22 a leaseholder from the property. And I addressed  
23 that situation with the young lady in the license  
24 office. And she gave me a form to take to him to  
25 sign. And he signed it and filled it out, and I

1 brought it back.

2 CHAIRPERSON ANDERSON: Because I don't  
3 have it. It's not -- whatever, if you signed the  
4 form then it's not in front of me. So it's not -  
5 -

6 MR. ZANDERS: It's a landlord form.  
7 It should have been in the -- it's probably in  
8 the permanent license.

9 CHAIRPERSON ANDERSON: Well, I have  
10 your temporary -- this is the original temporary  
11 application.

12 MR. ZANDERS: Then maybe she didn't  
13 put it in there because it's probably in the  
14 temporary, I mean, the permanent license, the  
15 letter that she gave me.

16 CHAIRPERSON ANDERSON: When did you  
17 submit this letter, sir?

18 MR. ZANDERS: I submitted that on the  
19 -- I think it was on the 8th.

20 CHAIRPERSON ANDERSON: Of what month?

21 MR. ZANDERS: October.

22 CHAIRPERSON ANDERSON: So you  
23 submitted a --

24 MR. ZANDERS: I came in -- she called  
25 me. Told me I need to have the landlord fill

1 out. She gave me the paper. I took it down  
2 there, got it notarized and brought it back. And  
3 she was supposed to put it in both packages. So  
4 maybe if you go in the other package, you will  
5 see it.

6 CHAIRPERSON ANDERSON: All right.  
7 Does anyone have any questions that they want to  
8 ask Mr. Zanders regarding the one day license?

9 MEMBER SHORT: I'd like to request a  
10 recess to see what they do have licensing. Just  
11 recess and see if that form is there.

12 CHAIRPERSON ANDERSON: All right. Can  
13 someone bring out the -- all right. Are there  
14 any questions that anyone else has to ask Mr.  
15 Zanders regarding this temporary one day license?  
16 Okay. All right. No questions? Mr. Puente, any  
17 questions you have?

18 MR. PUENTE: I don't have any.

19 CHAIRPERSON ANDERSON: Any final  
20 comments you want to make, Mr. Zanders?

21 MR. ZANDERS: No, sir.

22 CHAIRPERSON ANDERSON: All right. The  
23 Board will take this matter under advisement.  
24 This event is -- you said it is Saturday?

25 MR. ZANDERS: Yes.

1                   CHAIRPERSON ANDERSON: So we'll take  
2 this matter under advisement and let you know in  
3 the next day or two whether or not we're going to  
4 sign off on the one day license application.  
5 Okay?

6                   MR. ZANDERS: Okay.

7                   CHAIRPERSON ANDERSON: Thank you.

8                   (Whereupon, the above-entitled matter  
9 went off the record at 9:55 a.m.)

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**8th** 8:19

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**9:44** 2:2

**9:55** 10:9

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Live Band Concert Event

Before: DCABRA

Date: 10-23-19

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.



-----  
Court Reporter

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