



Liquor Licensing Authority Minutes Virtual Hearing via Zoom Webinar

Friday, July 26, 2024 – 2 p.m.

1. Call to order

Liquor Licensing Authority, Mark Gonzales called the meeting to order at 2:08 p.m. The meeting was conducted virtually via Zoom.

2. Show Cause Hearing for Optional Premises Liquor License held by Park Concessionaires LLC

Park Concessionaires LLC

dba Park Concessionaires at Island Grove

1229 D Street

Greeley, Colorado 80631

Continued from the June 21, 2024 LLA Hearing

Attorney Lucas Corliss represented the City of Greeley. Diane Goldenstein, Attorney Registration number 15998 represented Deb Nelson with Park Concessionaires. Deb Nelson was also present. Mr. Corliss state he had extended an offer, which had been countered. He needs to review it with Liquor Enforcement and thought both parties would like a continuance. Judge Gonzales ordered a continuance to the August 23, 2024 LLA hearing at 2 p.m.

3. Show Cause Hearing for Lodging and Entertainment Liquor License held by John Galt Coffee, Co.

John Galt Coffee, Co.

dba John Galt Coffee

709 16th Street

Greeley, Colorado 80631

Continued from the June 21, 2024 Hearing

Attorney Lucas Corliss represented the City of Greeley. TJ Wilson, President of John Galt Coffee was also present. A stipulation agreement was reached prior to the hearing, and Mr. Corliss stated it carried over to the new license if approved.

4. Public Hearing to consider a Tavern Liquor License Application:

John Galt Coffee, Co.

dba John Galt Coffee

709 16th Street

Greeley, Colorado 80631

Tavern

Continued from the June 21, 2024 Hearing

Attorney Sunita Sharma represented the City of Greeley. Tj Wilson, President of John Galt Coffee was also present. Judge Gonzales provided Mr. Wilson with instructions on the hearing process and asked Mr. Wilson if he had any questions. As there were none, he instructed the Clerk's Office to read the report into the record.

Following the reading Judge Gonzales asked Mr. Wilson to proceed. Mr. Wilson asked the judge to approve the new license as it brings his business into compliance. The license mostly that was due to his business already being an establishment there. He also explained that Adam Hayes is the event coordinator for the venue, TJ Wilson and his staff handle all alcohol sales.

Judge Gonzales asked who Jeff Cook was. Mr. Wilson explained he is the owner of the building and receives 50% of the revenue from the liquor sales. Judge Gonzales asked Ms. Sharma if she needed any more information regarding that, and she did not.

Judge Gonzales asked Mr. Wilson about the petition. Mr. Wilson said he did it personally. There were 14 valid signatures out of 21 total signatures.

As the City Attorney's Office had no further questions, Judge Gonzales opened the hearing at 2:21 p.m. No comments were received, and the hearing was closed at 2:21 p.m.

As there were no further objections, Judge Gonzales approved the application, finding the needs and desires had previously been established and the applicant had good moral character to hold such a license.

5. Public Hearing to consider a New Hotel & Restaurant Liquor License Application:

Greeley Bincho LLC

dba Bowl Izakaya

1130 8th Avenue

Greeley, CO, 80631

Hotel & Restaurant

Mandarin Interpretation provided by David Wang

Continued from June 21, 2024 LLA Hearing

Judge Gonzales asked for the applicants. Nan Yin, 60% owner and manager was present. David Wang joined as the interpreter, and was sworn in. Attorney Sunita Sharma represented the City of Greeley. Judge Gonzales asked if any other parties were present. As there were none, he asked the Clerk's Report be read into the record. He asked if Mr. Yin or Ms. Sharma had any questions for the clerk. There were none.

Judge Gonzales asked Mr. Yin to address any concerns in the report, and swore Mr. Yin in. Mr. Yin stated that the Ft. Collins restaurant violation had been closed. He also explained that there were 3 names on the application because he is the owner of Clover Invest. Judge Gonzales asked him about the Hokkaido Group, the other two owners, and they are using the Hokkaido Ramen Group to invest. Judge Gonzales explained there are a lot of different names being used, and they are not on the application, which is a problem. He asked if the Hokkaido Ramen Group has been approved to operate in CO. Mr. Yin said he thought so. He said he wanted to clarify that the investments are from the two companies and no one else. Judge Gonzales asked Ms. Sharma if she had any other questions. She said she was still a little confused. The tenant is listed as Nelson Zhu a.k.a. Minyang Zhu. She was concerned the premises delivery letter stated Zhu Fine Foods. She requested a continuance until Mr. Yin got all paperwork in order before the next hearing.

Judge Gonzales said he would give Mr. Yin the option to move forward today with a judgement or continue to fix the paperwork. The hearing was continued to August 23, 2024.

**6. Public Hearing to consider a Transfer of Ownership of an existing Retail Liquor Store
Liquor License Application:**

Coral Bay Wine & Spirits LLC

dba Coral Bay Wine & Spirits

6624 W 10th St., Ste 100

Greeley, CO 80634

Retail Liquor Store

Brandon, Sean, and Travis Belfiore were all present. Attorney Sunita Sharma represented the City of Greeley. Judge Gonzales asked for the Clerk's Report to be read into the record. He asked if the Belfiore's or Ms. Sharma had any questions. None did. He swore in all of the Belfiore's and asked them to explain why they should be given the license transfer. Brandon explained that operationally nothing was changing, this was just an administrative change. To address concerns, they submitted a corrected application, as an error on Question 1 had been a typo. Signage had also been corrected. They were willing to address any questions the judge had.

Judge Gonzales asked about an arrest for Brandon Belfiore, and that had been dismissed. Sean Belfiore had a few things on his arrest record in 2008. He explained it was a loud party during college, police were not happy the door was not answered, and charges were dismissed. In another incident he was found below the legal limit and charges were dismissed.

Ms. Sharma appreciated the clarification and had no questions. Travis Belfiore had no comment. Judge Gonzales verified all wholesaler affidavits were received, and as there were no objections from the City Attorney's Office, he approved the transfer of the application, as good moral character was established. He also approved the continuance of the temporary license if needed.

- 7. Public Hearing to consider a Transfer of Ownership for an existing Hotel & Restaurant Liquor License Application:**
Girl Grub Inc.
dba Doug's Diner
801 9th St.
Greeley, CO 80631
Hotel & Restaurant

Tricia Drake and Andrea Jensen were present. Attorney Sunita Sharma represented the City of Greeley. Judge Gonzales instructed the Clerk's Report be read into the record. Following the reading, he asked if there were any questions regarding the report. Tricia Drake questioned what documentation still needed to be provided. She said the closing was scheduled for August 10th. Judge Gonzales said he would have to have proof of legal possession first, and that this would need to be continued to the August 23, 2024 LLA Hearing. Ms. Sharma requested proof of TIPS training be provided as well.

- 8. Public Hearing to consider a New Lodging & Entertainment Liquor License Application:**
Crock Spot LLC
dba Crock Spot
701 10th Ave.
Greeley, CO 80631
Lodging & Entertainment

Stephen Smith was present for Crock Spot. Attorney Sunita Sharma represented the City of Greeley. Judge Gonzales requested the Clerk's report be read into the record. Following he asked if there were any questions. As there were none, he swore Mr. Smith in.

Mr. Smith explained he was awarded a contract for Union Colony Civic Center concessions to provide food and beverage for the city venue. He stated alcohol has previously been served at this location, and they are providing it in a more proper way. He has been a successful caterer for several years.

Judge Gonzales asked about his previous experience serving alcohol. Mr. Smith said he had 10 years of experience serving alcohol, and several more years in food service. Judge Gonzales

also inquired about the needs and desires results. Mr. Smith said he overlooked the requirement for the Individual History Report and fingerprinting for his wife and provided them once notified. Judge Gonzales again asked about the signatures. Mr. Smith stated he went to the recreation center himself and just asked people to sign, not realizing they needed to be residents in the area. Only 1 signature was valid out of 16, but Judge Gonzales acknowledged that alcohol has been served at this venue before and was not too concerned.

He asked Ms. Sharma if she had any questions for Mr. Smith. She did not. There were no witnesses, so he opened the public hearing at 3:44 p.m. He asked for public comments. Mr. Stephen Marquez commented, he had also submitted an email from UCCC in support of the license. Judge Gonzales closed the public hearing at 3:46 p.m.

He stated it was the lowest survey he had ever seen but understood what had happened. He approved the license, finding good moral character and the burden for needs and desires was established.

9. Public Hearing to consider a New Hotel & Restaurant Liquor License Application:

Oak and Maple LLC
dba Oak and Maple
1640 8th Ave.
Greeley, CO 80631
Hotel & Restaurant

Matthew Estrin was present, owner of Oak and Maple. Attorney Sunita Sharma represented the City of Greeley. Judge Gonzales asked if either party had any questions, and as there were none, swore Mr. Estrin in. He asked Mr. Estrin to explain why he should get the license.

Mr. Estrin explained he owns other establishments with liquor licenses and has a good background serving alcohol. The primary nature of this business will be serving food. He conducted the needs and desires petition, with a large part of it near college housing at the University of Northern Colorado (UNC). He is on the Downtown Development Authority (DDA) and the Chamber of Commerce Board. They had 45 valid signatures out of 60. Neither Judge Gonzales or Mr. Sharma had any questions.

Judge Gonzales opened the public hearing at 3:56 p.m. The City Clerk's Office had received one email in support of the license. The hearing was closed at 3:56 p.m. Judge Gonzales approved the license, finding the applicant was of good moral character and met the burden for needs and desires. He was very satisfied with the survey and ordered the Clerk's Office affix his signature pending a Certificate of Occupancy

10. Public Hearing to consider a New Fermented Malt Beverage & Wine Liquor License Application:

Quik Trip Corporation
dba Quik Trip #4239
8000 W 10th St.
Greeley, CO 80634
Fermented Malt Beverage & Wine

Cory Tipton, Attorney #35865 represented Quik Trip. Carol Johnson with Liquor Pros, Jessica Glavas and Matt Heenen with Quik Trip were also present. Attorney Sunita Sharma represented the City of Greeley. Judge Gonzales had the clerk's report read into the record and asked if there were any questions. Ms. Sharma inquired about the notice being posted late. The clerk's office provided that the poster had been picked up on Tuesday July 16th.

Ms. Tipton explained that there are 13 other locations in the state of CO. She had two witnesses to provide information on the company and how they provided liquor. Judge Gonzales swore in Ms. Glavas, who provided that Quik trip was started in 1958 in Tulsa, OK. It was employee owned and family operated. The names on the master file were the majority ownership. She testified to the footprint of the company nationwide, and that there 13 locations in Colorado, 6 under construction, and 40 more in development. Ms. Sharma had no questions.

Mr. Heenen was sworn in. He will be the store supervisor and area supervisor for all 13 stores. He oversees sales and service of alcohol. He explained Quik Trip policies and training for employees regarding alcohol. Ms. Sharma questioned if the site was still under construction and what the opening date would be. Mr. Heenen said they were hoping for October 19th. Ms. Glavas said it was September 19th, and Mr. Heenan concurred.

Ms. Tipton also requested Ms. Johnson be sworn in from Liquor Pros. Ms. Johnson testified that petition signatures were obtained on July 9th. They made 200 attempts and had 2 in opposition, one who was concerned with traffic, and the other who provided no comment.

Judge Gonzales agreed to accept the testimony but not open the public hearing. Ms. Tipton requested a continuance if necessary but was hoping to schedule it sooner than August 23rd due to their store opening. Judge Gonzales agreed to continue the hearing to August 2nd at 1p.m. and ordered the notice poster be amended correctly so that everything was in compliance with CSR 44-3-11. Ms. Tipton clarified no further testimony was necessary.

11. Approval of Minutes: June 21, 2024 Minutes

Judge Gonzales approved the minutes of June 21, 2024 with 2 grammatical corrections. He asked that the clerk affix his electronic signature to the documents.

12. New Business

None

13. Next Hearing: August 23, 2024 at 2:00 P.M. by Zoom

14. Adjournment

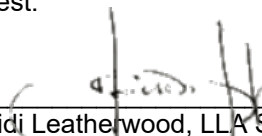
The hearing was adjourned at 4:28 p.m.

Approved:



Mark Gonzales, LLA Hearing Officer

Attest:



Heidi Leatherwood, LLA Secretary