



**LIQUOR AUTHORITY**  
**TUESDAY, AUGUST 6, 2024**  
**MINUTES**

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**Tuesday, August 6, 2024**

**1:30 PM**

**Hearing Room**

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**1:30 PM**

Rollcall

**PRESENT**      Chairperson George Teal  
                         Commissioner Abe Laydon  
                         Commissioner Lora Thomas

**1. Call to Order**

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Casey Brown, County Attorney's Office, said that his office has reviewed today's Items, and have found them to be in compliance with the liquor code.

c. Commissioners' Disclosure for Items on This Agenda

**2. Consent Agenda**

a. Approval of Minutes from June 10, 2024.

This is Motion No. 024-131

Commissioner Thomas moved that the Board approve Item "a" of the Consent Agenda.

**RESULT:**      ADOPTED THE CONSENT AGENDA

**MOVER:**        Lora Thomas

**SECONDER:**   George Teal

**AYES:**         Teal, Laydon, Thomas

**3. Regular Agenda**

Commissioner Teal asked all those testifying today to stand and raise their right hand. He asked them all if they promise to tell the whole truth and nothing but the truth.

Those individuals testifying stood, raised their right hand and stated: "I do."

Michael Litman, attorney opposing Item 3a, addressed the Board to ask the Commissioners questions.

Commissioner Teal swore in additional witnesses.

Witnesses raised their right hand and stated: "I do".

Commissioner Thomas asked a clarifying question

Commissioner Teal asked Counsel a clarifying question.

Casey Brown, County Attorney's Office, addressed the Board to answer the Commissioners' questions.

a. Big Apple - Retail Liquor Store - Project File: LL2024-044.

Samantha Jarocki, Community Development, addressed the Board to present on this Item. Ms. Jarocki entered a public comment for the record to be placed as an Exhibit.

Richard Gross, Applicant Counsel, addressed the Board to present on this Item and ask the Applicant, Gandhi, Inc. clarifying questions.

Karan Gandhi for Sanjeev Gandhi, Gandhi, Inc., addressed the Board to provide testimony on this Item.

Casey Brown, County Attorney's Office, addressed the Board to provide comment.

Mr. Gandhi, addressed the Board provide testimony.

Commissioner Thomas asked the Applicant clarifying questions.

Mr. Gandhi addressed the Board to answer the Commissioner's questions.

Samantha Jarocki, Staff, addressed the Board to help answer the Commissioner's questions.

Mr. Gandhi addressed the Board to answer the Commissioner's questions.

Commissioner Laydon asked the Applicant clarifying questions.

Mr. Gandhi addressed the Board to answer the Commissioner's questions.

Michael Litman, Counsel for Franktown Liquors, addressed the Board to provide comments in opposition of this Item.

Commissioner Teal asked Counsel a clarifying question.

Mr. Brown addressed the Board to answer the Commissioner's question and provide clarification.

Erin McCullough, Oedipus Petitioning, addressed the Board to present the results of the petition she completed regarding this application.

Commissioner Thomas asked a clarifying question.

Ms. McCullough addressed the Board to answer the Commissioner's question.

Michael Litman, addressed the Board to present comments in opposition to this Item.

Mr. Litman entered an item into the Record as an Exhibit.

Mr. Litman cross-examined representatives of Big Apple, the Applicant.

Karan Ghandi answered Mr. Litman's questions.

Richard Savage, Franktown, addressed the Board to provide comments in opposition to this Item.

Mr. Litman asked witness clarifying questions.

Mr. Savage addressed the Board to answer Mr. Litman's questions.

Beverly Wagoner, Franktown, addressed the Board to provide comments in opposition to this Item.

Mr. Litman asked witness clarifying questions.

Ms. Wagoner addressed the Board to answer Mr. Litman's questions.

Commissioner Teal asked Casey Brown, Assistant County Attorney

Mr. Litman addressed his client to ask questions.

Fikre Tesfaye, owner of Franktown Liquors, addressed the Board to answer Mr. Litman's questions.

Commissioner Thomas asked the owner of Franktown Liquors clarifying questions.

Mr. Tesfaye addressed the Board to answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked a clarifying question.

Mr. Lipman, Counselor speaking in opposition, addressed the Board to answer the Commissioner's question.

Commissioner Laydon commented on this Item and asked clarifying questions.

Casey Brown, Count Attorney's Office, helped answer the Commissioner's questions.

Commissioner Teal asked Mr. Tesfaye clarifying questions.

Mr. Tesfaye addressed the Board to answer the Commissioner's questions.

Richard Gross, Applicant Counsel, cross-examined the witness.

Mr. Tesfaye answered the cross-examination questions.

Michael Litman addressed the Board to present a closing argument.

Commissioner Teal commented on this Item and asked a clarifying question.

Mr. Litman, addressed the Board to answer the Commissioner's question.

Commissioner Laydon provided comment.

Commissioner Teal asked the opposing party clarifying questions.

Mr. Litman addressed the Board to answer the Commissioner's question.

Commissioner Thomas provided comment.

Mr. Brown addressed the Board to provide comment.

Richard Gross, Applicant Counsel, addressed the Board to provide a closing statement.

Commissioner Thomas asked staff clarifying questions.

Mr. Brown addressed the Board to answer the Commissioner's questions.

Commissioner Thomas made a Motion to halt the sales of alcohol that are currently taking place at Big Apple Mart until the proper licensing is in place.

Mr. Gross asked the Board a clarifying question.

Samantha Jarocki, addressed the Board to help answer the question.

Commissioner Thomas asked staff clarifying questions.

Samantha Jarocki, addressed the Board to answer clarifying questions.

Commissioner Thomas asked counsel clarifying question.

Mr. Brown asked staff clarifying question.

Ms. Jarocki addressed the Board to answer the clarifying question.

Commissioner Thomas commented on this Item and asked counsel a clarifying question.

Mr. Brown addressed the Board to provide legal counsel.

Commissioner Thomas commented on this Item.

Commissioner Laydon asked staff a clarifying question.

Shanna Austin, Community Development, addressed the Board to help answer the Commissioner's question.

Commissioner Laydon commented on this Item.

Commissioner Laydon made an additional Motion to continue this Item for further study.

Commissioner Thomas commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Thomas commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 024-134

Commissioner Thomas moved that the Board approve Big Apple - Retail Liquor Store because it Does meet all of the approval criteria with 1 Condition as Presented - Project File: LL2024-044.

**RESULT:** ADOPTED  
**MOVER:** Lora Thomas  
**SECONDER:** Abe Laydon  
**AYES:** Teal, Thomas  
**NAYS:** Laydon

This is Motion No. 024-132

Commissioner Thomas moved that the Board approve the halt the sales of alcohol that are currently taking place at Big Apple Mart until the proper licensing is in place.

**RESULT:** ADOPTED  
**MOVER:** Lora Thomas  
**SECONDER:** Abe Laydon  
**AYES:** Teal, Laydon, Thomas

This is Motion No. 024-133

Commissioner Laydon moved that the Board approve a continuance of this Item to obtain further study. The motion failed by the following vote:

**RESULT:** DENIED  
**MOVER:** Abe Laydon  
**SECONDER:** Lora Thomas  
**AYES:** Laydon  
**NAYS:** Teal, Thomas

- b. Castlewood Canyon Brewing CO - Beer and Wine Liquor License - Project File: LL2024-045.

Samantha Jarocki, Community Development, addressed the Board to present on this Item.

Robert Runco, Applicant Counsel, addressed the Board to present on this Item.

Carol Johnson, Liquor Pros, addressed the Board to present the results of the petition she completed regarding this application.

Mr. Runco, Applicant Counsel, asked Applicant questions.

Helen Marshall, Applicant, Owner of Castlewood Canyon Brewing LLC, addressed the Board to present on this Item.

Commissioner Thomas commented on this Item and asked clarifying questions.

Ms. Marshall addressed the Board to answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked clarifying questions.

Ms. Marshall addressed the Board to answer the Commissioner's questions.

Commissioner Teal asked the Applicant if they agreed to the Conditions presented.  
The Applicant agreed to the Conditions.

This is Motion No. 024-135

Commissioner Thomas moved that the Board approve Castlewood Canyon Brewing CO - Beer and Wine Liquor License because it Does meet all of the approval criteria with 2 Conditions as Presented - Project File: LL2024-045.

**RESULT:** ADOPTED  
**MOVER:** Lora Thomas  
**SECONDER:** Abe Laydon  
**AYES:** Teal, Laydon, Thomas

- c. Atlas Coffee - Hotel and Restaurant Liquor License - Project File: LL2024-049.

Samantha Jarocki, Community Development, addressed the Board to present on this Item.

Robert Runco, Applicant Counsel, addressed the Board to present.

Carol Johnson, Liquor Pros, addressed the Board to present the results of the petition she completed regarding this application.

Mr. Runco, asked Applicant questions for presentation.

Rebekah Meyer, General Manger of Atlas Coffee, addressed the Board to answer questions and present on this Item.

Commissioner Laydon asked the Applicant clarifying questions.

Ms. Meyer addressed the Board to answer the Commissioner's questions.

Commissioner Teal asked Applicant a clarifying question.

Ms. Meyer addressed the Board to answer the Commissioner's question.

This is Motion No. 024-136

Commissioner Laydon moved that the Board approve Atlas Coffee - Hotel and Restaurant Liquor License because it Does meet all of the approval criteria with 1 Condition as Presented - Project File: LL2024-049.

**RESULT:** ADOPTED  
**MOVER:** Abe Laydon  
**SECONDER:** George Teal  
**AYES:** Teal, Laydon, Thomas

- d. Palomino Group, LLC - Hotel and Restaurant Liquor License - Project File: LL2024-050.

Samantha Jarocki, Community Development, addressed the Board to present on this Item.

Scott Berghane, Applicant, Palomino Group, LLC, addressed the Board to present on this Item.

Carol Johnson, Liquor Pros, addressed the Board to present the results of the petition she completed regarding this application.

Commissioner Teal asked a clarifying question.

Mr. Berghane addressed the Board to answer the Commissioner's question.

Commissioner Teal asked the Applicant if they agreed to the 2 Conditions presented.

Mr. Berghane agreed to the Conditions.

This is Motion No. 024-137

Commissioner Laydon moved that the Board approve Palomino Group, LLC - Hotel and Restaurant Liquor License - Project File: LL2024-050.

**RESULT:** ADOPTED

**MOVER:** Abe Laydon

**SECONDER:** George Teal

**AYES:** Teal, Laydon, Thomas

#### **4. Adjournment**