

**August 5, 2026
9200 Basil Court
Largo, MD 20774
Virtual Hearing**

Present:

Oretha Bridgwaters-Simms, Chair
Ono Achale, Commissioner
Kirk McLean, Commissioner
Dennis Smith, Commissioner
Jason Deloach, Esquire, Counsel
Terence Sheppard, Director
Alecia Hughes, Assistant to Director
Robert Clark, Chief Liquor Inspector
Cristian Mendoza, Deputy Chief Liquor Inspector
Leonard Vauss, Deputy Chief Liquor Inspector
Patricia Bell, Administrative Manager
Katrice James, Administrative Aide
Keyanna Little, Administrative Aide

Start Time: 7:12 p.m.

Commissioner Bridgwaters-Simms: At the Board of License Commissioners, we endeavor to be as efficient as possible in our virtual environment. Thank you for your patience. This is a public meeting subject to the Maryland Open Meetings Act so a truthful, transparent, open, and honest dialogue and record is required. As such, there are some formalities that will take place that may appear redundant but nonetheless are important and required to ensure compliance with the law.

Director Sheppard: During a typical hearing, there would be an exchange between the Board and the attorneys to exchange information as exhibits. Because this hearing is now virtual, we have implemented a 10-day rule to give those individuals here today, 10-days from today's date to add to the official record. I would ask that you email myself or the administrative staff of the BOLC. You may add information to the record long as it is information that has been discussed in this hearing.

REGULAR SESSION

1. **t/a The Lakelander**, Philice Cowan, Managing Member, Lawrence Brown, Managing Member, The Lakelander Group, LLC, 4656 Hotel Drive, College Park, 20740. Request for a Special Entertainment Permit. Continued from June 3, 2026, hearing. Represented by Linda Carter, Esquire.

Sergeant Dillingham from the Prince George's County Police Department testified that the security plan is adequate, as proposed.

Ms. Carter stated that the Hall was recently sold to the Lakelander Group and, pursuant to the Board's rules, the new owners are required to obtain a new entertainment permit. She advised that no changes are proposed to the business's current mode of operation.

Ms. Carter further stated that the Hall is requesting permission to temporarily close for renovations. She explained that no structural changes are proposed; however, the renovations will include painting, replacing flooring and carpeting, and updating the interior.

She also stated that the entertainment offered at the Hall will remain unchanged. Because the facility is located on University of Maryland property, Ms. Cowan and the Lakelander Group have agreed to provide the University of Maryland Police Department with a schedule of entertainment events at least four weeks in advance.

Commissioner McLean motioned to grant the Special Entertainment Permit to **t/a The Lakelander**, seconded by **Commissioner Smith**. **After Board vote, motion carries.**

2. Otis L. London, Managing Member, **t/a Ma Pearl's Louisiana Kitchen & Grill/L. London Fine Wine & Spirits**, located at 16208 Market Place, Unit 16208-16214, Bowie, 20715. For an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88- NON-EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George's County. Represented by Linda Carter, Esquire.

Ms. Carter stated that it had been nearly three years since the project began and that the landlord, the property's developer, a subsidiary of the Michael Company, had worked diligently to prepare the site for turnover to Mr. Lonon. She explained that obtaining the necessary permits had been a lengthy and costly process.

Ms. Carter requested that the exhibit book previously submitted to the Board be admitted as Exhibit No. 1. She noted that the exhibit included a list of project expenditures, which had increased by approximately \$500,000 since the information was provided to the Board the previous week. She stated that total out-of-pocket expenditures had increased from approximately \$1.8 million to \$2.3 million and represented costs

already incurred for the construction and development of the site. She further advised that the required permits had been issued, construction was well underway, and, if progress continued as anticipated, the restaurant was expected to open in late December or early the following year.

Ms. Carter acknowledged the lengthy timeline for the project, noting that the county permitting process had contributed to the delays. She emphasized the significant financial investment made by Mr. Lonon and that he remained actively involved in the project and respectfully requested that the Board grant additional time to complete the development.

Commissioner McLean asked what amount of additional time would be reasonable?

Ms. Carter requested an extension until March 2027 and offered to provide the Board with monthly progress updates, including information on additional project expenditures and the status of construction.

Commissioner McLean motioned to grant an 180-day extension, with the condition that monthly progress updates be provided to the Board to **t/a Ma Pearl's Louisiana Kitchen & Grill/L. London Fine Wine & Spirits**. The motion was seconded by **Commissioner Smith**. **After Board, motion carries.**

3. Kimberly S. Burke, President/Secretary/Treasurer, **t/a Falsetto Kitchen & Bar**, located at 16951 Melford Blvd., Suite 103-108 Bowie, 20715. For an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 88- NON-EFFECTUATION (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George's County. Represented by Linda Carter, Esquire.

Ms. Carter stated that an exhibit book had been submitted in support of the application, containing copies of approved permits, design plans, and documentation of project expenditures. She noted that the exhibit also included stamped permits that had recently been approved.

Ms. Carter explained that Ms. Burke had secured a Small Business Administration (SBA) loan to finance the project and had drawn approximately \$300,000 on a \$1.8 million line of credit. She stated that the SBA financing was contingent upon the issuance of the requested alcoholic beverage license.

Ms. Carter advised that the county permitting process had progressed slowly until the County Executive assigned staff within the permitting department to expedite the review. As a result, the necessary building permits had been issued. She stated that the building already existed and required only renovation. Construction was expected to begin with the concrete pour within approximately two weeks, and Ms. Burke anticipated opening the business by the end of the year.

Ms. Carter further stated that, if the requested extension were not granted, Ms. Burke could be placed in default under the SBA loan. Although she might qualify for new financing, doing so would further delay the project. She noted that the existing loan, which was secured by Ms. Burke's home, would remain outstanding and that rising interest rates would significantly increase the project's financing costs.

Ms. Carter respectfully requested that the Board grant an 180-day extension, consistent with the Board's action in the previous case, on condition that monthly written progress reports be submitted detailing the status of construction and project expenditures.

Commissioner McLean motioned to grant an 180-day extension, with the condition that monthly progress updates be provided to the Board to **t/a Falsetto Kitchen & Bar**. The motion was seconded by **Commissioner Smith**. **After Board, motion carries.**

4. De Yue Chen, President, **t/a House of Lee Restaurant**, located at 6401 Maxwell Drive, Camp Springs 20735. For an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R. No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. Continued from May 13, 2026, hearing.

Licensee does not have an attorney, acknowledged his right to an attorney and agreed to move forward without an attorney.

Mr. My is sworn in as the interpreter for Mr. Chen. Liquor Inspector Glenn presents the violation report to the Board.

Mr. Chen stated that, in Chinese culture, people often focus on the birth year rather than the full birth date. He explained that the employee who checked the identification relied on the birth year and incorrectly determined that the individual was 21 years old. Mr. Chen further stated that he was not present at the time of the incident.

Mr. Chen stated that the employee who checked the identification would receive additional training. He further advised that he planned to train all employees to ensure they carefully verify the complete date of birth, including the month and day. He stated that he wanted to prevent a similar incident from occurring in the future.

Commissioner McLean asked whether Mr. Chen understood that at least one alcohol awareness-trained employee must be on the premises at all times while the establishment is open.

Mr. Chen responded that three employees had completed the required alcohol awareness training. After the question was repeated, he confirmed that he understood the requirement.

Commissioner McLean motioned to find **t/a House of Lee Restaurant** in violation of R.R. #1, Sales to Minor and impose a fine of \$1,500 and training, seconded by **Commissioner Smith. After Board vote, motion carries.**

5. Baldevbhai M. Patel, President/Secretary/Treasurer, **t/a Allentown Liquors**, located at 6321 Allentown Road, Camp Springs, 20748. For an alleged violation of R.R. No. 37 Alteration and Additions of the Rules and Regulations for Prince George's County. No license holder shall make any alteration or additions to a licensed premises or change the manner in which alcoholic beverages are dispensed without first obtaining permission from the Board. Continued from June 3, 2026, hearing. Represented by Robert Kim, Esquire.

Ms. Kirti Patel is sworn in as the interpreter for Mr. Patel. Liquor Inspector Kinney presents the violation report to the Board.

Mr. Kim stated that this was a case of "putting the cart before the horse." He explained that the client mistakenly believed construction needed to be completed and an occupancy permit obtained before seeking the Board's approval. He acknowledged that the client's understanding was incorrect.

Mr. Kim stated that the allegations were not disputed. He advised that a notification had been submitted to the Board on July 6, 2026, regarding updates to the establishment's interior layout to accommodate additional space. He further stated that the Board, during its July 28, 2026, Administrative Voting Session, approved the proposed renovation plans. He noted that the matter had been corrected and was now back on track; however, the violation remained.

Mr. Kim acknowledged that the violation was not disputed and respectfully requested that the Board take the circumstances into consideration.

Commissioner McLean motioned to find **t/a Allentown Liquors** in violation of R.R. #37, Alteration and Additions, and impose a fine of \$1,500 and complete Alcohol Awareness Training, seconded by **Commissioner Smith. After Board vote, motion carries.**

6. Ghezaee Hagos, President, **t/a Harbor Market**, located at 6515 Livingston Road, Clinton, 20735. For an alleged violation of 26-1902. 1 The license holder or an individual designated by the license holder who is employed in a supervisory capacity shall be certified by an approved alcohol awareness program and be present on the licensed premises at all times when alcoholic beverages may be sold of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 83 Alcohol Awareness of the Rules and Regulations for Prince George's County.

Licensee does not have an attorney, acknowledged his right to an attorney and agreed to move forward without an attorney. Liquor Inspector Clinkscale presents the violation report to the Board.

Mr. Hagos stated that he is a full-time employee and had stepped away from the establishment for lunch at the time of the incident. He explained that the employee present during that time was a new employee.

Mr. Hagos stated that he spoke with the inspector and advised that he was approximately five to fifteen minutes away. He explained that traffic delayed his arrival but acknowledged the incident and accepted responsibility.

Mr. Hagos further stated that, following the incident, he took corrective action by requiring all employees, including part-time employees, to complete alcohol awareness training. He advised that all current employees have obtained their alcohol awareness certificates.

The Board is informed that this is the second alcohol awareness violation incurred by the establishment.

Commissioner McLean moved to find **t/a Harbor Market** in violation of R.R. #83, Alcohol Awareness, and impose a \$500 fine, and required that any employee who is not currently alcohol awareness trained complete the required training, seconded by **Commissioner Smith. After Board vote, motion carries.**

7. Gurpreet Bhinder, President, **t/a Pleasant Liquors**, located at 5704 Martin Luther King Highway, Seat Pleasant, 20743. For an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. #11-Other than a Wholesaler, R.R. #26(A)(7)-Failure to Keep Records. The licensee failed to appear. **Commissioner McLean** motioned to continue the matter for up to thirty (30) days, seconded by **Commissioner Smith. After Board vote, motion carries.**
8. **t/a Hyattsville Spirits and Grill** – Oral argument and status hearing pursuant to the Circuit Court’s order remanding the matter to the BOLC, continued from June 3, 2026.

Mr. Cornbrooks, on behalf of the City of Hyattsville, moved to continue the matter to allow the parties additional time to work toward a resolution. He stated that representatives from the City of Hyattsville and Mr. Kim’s client were scheduled to meet on Monday for further discussions. He believes that it’s in the best interests of everyone to try and work out a resolution.

Mr. Kim stated that his client's understanding of the purpose of the upcoming meeting was to discuss the high school arts festival. He advised that his client was not aware of any efforts by representatives of the City of Hyattsville to resume negotiations.

Board Attorney Jason DeLoach stated that he did not want the matter to become an oral argument before the Board. He clarified that the issue currently before the Board was the motion for continuance, not the underlying legal issues.

Commissioner McLean moved to grant a final continuance of up to thirty (30) days to allow the parties additional time to discuss and work toward a resolution regarding **Hyattsville Spirits and Grill**. He stated that this would be the final continuance granted by the Board, seconded by **Commissioner Smith**. **After Board vote, motion carries.**

8:31 p.m.