

The Board of License Commissioners of Cecil County met in a regular session at the County Administrative Building, Conference Room, 200 Chesapeake Boulevard, Elk Room, Elkton, MD on Wednesday, May 29, 2024, at 9:15 A.M.

PRESENT: Stephen Miller, Chairman
Kristen Ortt, Commissioner
Russ Johnson, Commissioner
Kevin Jenson, Assistant County Attorney
Earl Bradford, Chief Alcoholic Beverage Inspector
Sandra Cumm, Administrative Assistant
Kayla Maldeis, Paralegal
Caitlyn Reeves, Paralegal

Chairman Miller: called the Cecil County Board of License Commissioners meeting at order. He asked everyone to rise and say the Pledge of Allegiance to the Flag.

Chairman Miller: asked for everyone that was to testify at today's hearing to stand and be sworn in.

Administrative Assistant: sworn in Earl Bradford and audience members who were going to testify at this time.

Chairman Miller: Thank you. The first case we're going to take up this morning is an application for new license received from Abayomi Ademulegun, Suya Republic, Inc., 648 Broad Street, Perryville, MD 21903 for issuance of a new Class "B" Beer, Wine & Liquor Alcohol Beverage License

Abayomi Ademulegun: My name is Yomi. I have a restaurant in Baltimore, and I am trying to bring one here to Perryville. I have 2 other businesses in Perryville also. I noticed that most people always say they do not have a lot of places to eat and stuff like that. I am trying to bring them an African grill here to Perryville in

the vicinity of Cecil County. I bought the business located in Perryville and am trying to keep it running.

Chairman Miller: Mr. Jensen

Attorney Jensen: Good Morning, have there been any changes to your application since you submitted it?

Abayomi Ademulegun: No

Chairman Miller: Can you give us a little information about what you are anticipating for an opening date? What your menu is going to be like?

Abayomi Ademulegun: Because of the meeting today, I am probably going to push the opening date to the end of June. I have made a flyer and have started to give it out to the people of the town of Perryville. They have stated they would like me to open soon. I have stated I have to get the liquor first to get an opening date. Most of my food is going to be grilled, grilled chicken, grilled fish, grilled steak. I have given samples out in the Perryville vicinity, and they loved it and are anxious for me to open.

Chairman Miller: Is Perryville behind you opening?

Abayomi Ademulegun: Yes

Chairman Miller: I am sure they want to see more businesses.

Abayomi Ademulegun: They were like, they have 1st Saturday's of the month and invited me to come and display my stuff, but I wanted to get the liquor license settled first.

Chairman Miller: Ms. Ortt, do you have any questions?

Commissioner Ortt: You said you also have a place in Elkton.

Abayomi Ademulegun: It is an assisted living.

Commissioner Ortt: And you have all your permits from the Cecil County Health Department, and you have the existing building that the business exists in?

Abayomi Ademulegun: Yes

Commissioner Ortt: Very good. I have no further questions.

Chairman Miller: Mr. Johnson

Commissioner Johnson: 648 Broad Street, do you own that facility, or are you leasing?

Abayomi Ademulegun: I am leasing building; I just bought the business.

Commissioner Johnson: So, what was currently there?

Abayomi Ademulegun: It was a restaurant. I am keeping it a restaurant.

Commissioner Johnson: So you said you have a restaurant in Baltimore, and does it serve alcohol as well?

Abayomi Ademulegun: Yes, And I have had a good record with them. That is why we are expanding. They love what we do. They love the food. It is healthy, grilled not fried. Except fries, but the protein is with the grilled. So I am trying to bring it to Perryville.

Commissioner Johnson: Okay, Mr. Bradford, with your investigation, was everything in order.

Chief Inspector Bradford: Yes, everything was in order. And just to add, I think the Board is probably aware, there has been an alcohol beverage license at that location, prior to the last business closing, for about 40 years.

Commissioner Johnson: Okay, thank you, No further questions.

Chairman Miller: Sir, are you familiar with the TIPS training for anybody that is going to be serving alcohol?

Abayomi Ademulegun: As I have stated, I am going to hack into guidance on this area because this is a new place. It is not like Baltimore. Will be looking around to people to help me out with the town of Perryville. The town has said they will also give me some tips. So, I am going to work with a couple of people on that.

Chairman Miller: Okay, well stay in touch with Mr. Bradford or Sandy our Administrative Assistant to assist you with getting that set up.

Also on June 20, 2024, we are going to have training here for free, that is going to help your wait staff and bartenders to identify underage, false id's and things. It will be a very good training and does not cost you anything. You need to sign up.

Abayomi Ademulegun: Okay, I will do that.

Chairman Miller: Any other questions? Hearing none, at this time I will entertain a motion.

Commissioner Ortt: I move to approve the application received from Abayomi Ademulegun, Suya Republic, Inc., 648 Broad Street, Perryville, MD 21903 for issuance of a new Class "B" Beer, Wine & Liquor Alcohol Beverage License.

Commissioner Johnson: Second

Chairman Miller: I have a motion by Ms. Ortt and a second by Mr. Johnson, to approve the license. All in favor say Aye.

Board: Aye

Chairman Miller: Opposed?

Chairman Miller: Hearing no opposition, congratulations and good luck to you.

Abayomi Ademulegun: Thank you very much.

Chairman Miller: Our next case is an application for a new license received from Joshua McCallen, Mark Giangiulio, Maryland Resident, Bohemia Manor Farms FBS, T/A Bohemia Manor Farm, 237 Bohemia Manor Farm Lane, Chesapeake City, MD 21915 for issuance of a new Class "BLX" Restaurant Luxury, Beer, Wine, & Liquor on Sale Only Beverage License.

Attorney Thomey: Good morning, to my left is Dave Bestie, he will be taking over when I retire. To my right is Joshua McCallen and Mark Giangiulio. We thank you for your time this morning. We are very excited about this project. They have purchased Bohemia Manor Farm and the winery that was there, they are going to put an upscale restaurant there that is going to be having

local foods and beverages. They will continue to make their wine there. They have already spent millions and millions of dollars. So hopefully all this goes smoothly. Josh, why don't you give them a little bit of background about what you guys do?

Joshua McCallen: It is an honor to be here. Thank you very much. So, Mark and I work with the company that my wife and I put together called Viva May, and that group is a heartfelt type of hospitality. We are very focused on bringing back a version of hospitality. We call it loving on the guest. So, our goal is to integrate really kind service up front, high quality culinary experiences, and a lot of nature. As you can imagine Bohemia Manor Farm is one of the most beautiful parts of this area, so many beautiful views, so many beautiful vines and farms and all of this is being preserved. Mark and our team will be enhancing the culinary experience to really take advantage of being on a farm. So, as we invest in a farm to table style cuisine, which will take us a little bit of time and a good bit of money in the kitchen to build, we would like to be a full dining experience and so I think that answers, why we are here to talk about this type of license.

Mark Giangiulio: Good morning and thank you very much for allowing us this opportunity to meet with you this morning. What we are here to do is to enhance the property. We are excited about this opportunity. We do run similar style properties and just the historic nature of what is there and what we think we can do to help bring that. Make it more of a destination for people coming out of town, and things like that. I think it will be wonderful. And then doing events and things like that for the community as well as private events with the restaurant. I think it is exciting.

Attorney Thomey: Yes, it has been an interesting project because they are going to retain the winery. The winery has a license and will operate separately. They are going to serve the wine in the restaurant, but if somebody likes the wine, then they will have to walk over the wine room and buy a bottle of wine. But they will be able to experience the wine in the restaurant.

Chairman Miller: Mr. Jensen

Asst County Attorney Jensen: Thank you Chairman, Thank you all for coming out this morning. First, have there been any changes to the information in the application since the time you submitted it? And second, could you speak to some of the requirements for the BLX license, particularly the minimum seating requirements and the capital investment.

Joshua McCallen: The seating where the restaurant is about 130 if you count the outside patio as well. And in the kitchen the budget what we are doing is, if you have visited this beautiful property, in the middle of it which has a ballroom and a small eating/ tasting area. We are going to use that as the epicenter of this culinary experience. So, we are going to take what was once the catering kitchen, a very small footprint and very inappropriate to cook a full meal, and we will expand it out. The backside of that same kitchen. So really the same kind of orientation of the building. The investment will cost more, just the actual sticks and bricks will cost over half a million, and then the finishes within will be another 100 plus. So, it is a minimum of \$600,000.00 plus. That is the expansion part of it.

Chairman Miller: What is your anticipated opening date?

Joshua McCallen: Good question. We are open as a winery today and we continue to operate under that license, and as we go through this, we will then bifurcate the real estate usage rights, which is the next step. And so, these little steps mean that it probably won't be till late fall that we have this BLX kitchen built.

Attorney Thomey: There is a site plan process that we are going through. There is an existing site plan that has been approved. We need to update that, as you can imagine, that engages among other people the environmental health people, that takes a while, no matter how we try to move it along. It takes a couple of months. It also involves the State highway people because they enter and exit off Router 213. It is not a problem, but we do have to do a traffic study, and that is in the works. So, all of these things take a couple of months to get completed

Joshua McCallen: We also have done this in other properties, where we bring in a full mobile kitchen, self-contained. Is there an opportunity to utilize a BLX in a bigger menu sooner than we build the kitchen while we build the kitchen while the permit process takes place. Because we could actually perform the duties of cooking and have all the health and department approvals within a few weeks, while we are physically building it out. Is that okay? To ask for the BLX license as long as they are working towards building the permanent. The health department won't be a problem.

Chief Bradford: I wouldn't think it would be

Joshua McCallen: So, you would be surprised at these mobile kitchens that we own are self-contained. I think the health department will be quite happy with all the health codes that we follow in those. And since we are not going to be using the environmental impact, perhaps they will allow that.

Chairman Miller: So, if everything goes right you are looking at Fall?

Joshua McCallen: No, actually if you will allow is to do the permit process sequencing for the fall while we open a temporary kitchen, we would both be opening in June. And I own all of that today, I see no reason why we couldn't do that.

Asst County Attorney Jensen: Yes, I just encourage you to work with Mr. Bradfield to make sure that you fulfill the requirements for the capital investment required for the BLX license. Sounds like a wonderful project.

Chairman Miller: Mr. Johnson, do you have any questions?

Commissioner Johnson: Well, it clearly meets the minimum capital investment and the seating requirement. I was fortunate enough to hear the entire presentation before the planning commission. So I can certainly say that some of the properties that this group has dealt with have been top notch properties and they run a top notch organization. So, I think what you are bringing in a real positive for the area and I would certainly be in favor of them being

able to move forward with a temporary scenario with the Mobile kitchen providing it meets the other requirements as far as the Health Department goes. So, thank you for letting us open sooner.

Chairman Miller: Ms. Ortt?

Commissioner Ortt: I am very familiar with the property, and everything sounds wonderful now and this is a very tangled web of permitting. What is the future on possibly encouraging boaters to come.

Joshua McCallen: The boaters come as you know and so what we are thinking of doing is staffing the beach to police that. Probably even providing sanitation down there pumped out at our expense for bathrooms, and really kind of clean it up to be honest with you and right now we will be implementing a wine program there. So, you know, very mature contained experience. And then as time goes on, we would love to enhance it, but quality is our only way to do it. So, I think you would be surprised at the level of improvements, cleanliness, sanitation. But yes, we will do some things along the water now using the current wine license until we are approved as a BLX just selling bottles of wine or glasses of wine, whatever, and there we will enhance it in a very mature and peaceful way. I think you will really appreciate it. We have even talked about staffing in a sense, controlling whatever is happening in there now, because in a way it looks like us now. It almost looks like we are the ones in charge of all these boats. But we are not currently. And we want to get a little hands around that. Our license today goes all the way down to that bulkhead. Any suggestions on how to capture all those boats that park out here on the weekend? What do you recommend? That is the real attraction to the property, Oh maybe a water taxi or a pontoon. We would have to get a captain's license. I know that the neighbors have expressed some concern about the whole scenario and how that was going to work with them to deal with the issues that the neighbors were concerned about. Yes, I think sanitation, cleanliness, those are some big ones and control, I

think those are the things that when they see first of all we did meet with them and it did go very well. I do think we understand that we have to be great neighbors, and we have very good support for our other properties. We are not here to do anything that is out of line. We are here forever. When you have a 10 million dollar investment, the last thing you want to do is mess it up. We consider ourselves stewards of the property, it has a great story for a part of Maryland's history with the map being drawn right from the property that documented the Chesapeake in 1660. We are very proud of that. We are very grateful to be a part of this story. We are not real estate flippers. We are building something that we want to be proud of for a long time.

Chairman Miller: Okay, any more questions? With that I will entertain a motion

Commissioner Ortt: I move to approve the application received from Joshua McCallen, Mark Giangulio, Maryland Resident, Bohemia Manor Farms FBS, T/A Bohemia Manor Farm, 237 Bohemia Manor Farm Lane, Chesapeake City, MD 21915 for issuance of a new Class "BLX" Restaurant Luxury, Beer, Wine, & Liquor on Sale Only Beverage License. Do we need something for the Mobile Kitchen to open sooner?

Chief Bradford: I would say we approve the Mobile Kitchen for 6 months to a year and at that time, hoping the permanent kitchen is done, and if not, they would come in and provide an update.

Commissioner Ortt: So, with an update in 6 months.

Commissioner Johnson: Second

Chairman Miller: Okay, having a motion made by Ms. Ortt and a second by Mr. Johnson, all in favor say Aye

Board: Aye

Chairman Miller: Opposed

Chairman Miller: Hearing no opposition, congratulations, motion carries
We wish you all the best.

Chairman Miller: Next order of business is application transfer received from Amy Taylor, Owner/Licensee 19 South Main Street, LLC T/A **Backfin Blues Bar & Grill**, 19-21 South Main Street, Port Deposit, MD 21904 for Transfer of Class "B" BWL No B-95 – Dean V. Camp, Owner/Licensee Clam Group LLC, T/A **Backfin Blues Bar & Grill**, 19-21 South Main Street, Port Deposit, MD 21904. Good morning, could you introduce yourself and explain what is going on?

Amy Taylor: I am Amy Taylor, I purchased the building on Backfin Blues, which is 19 South Main Street, Port Deposit, MD 21904. We are just transferring the liquor license

Chairman Miller: What are you going to do? Continue to run with the building.

Amy Taylor: So, it does have 3 residential units in there as well as a restaurant.

Chairman Miller: Mr. Jensen

Asst County Attorney Jensen: I will start with same question I asked everyone. Has any information changed on your application since you have submitted it? And just to clarify the question from the Chairman, the intention is to continue the operation of Backfin Blues restaurant as it is, no plan changes to ownership structure other than what is in the application or seating arrangements or any other expansions?

Amy Taylor: No changes

Asst County Attorney Jensen: That is all for me.

Chairman Miller: Mr. Johnson?

Commissioner Johnson: Mr. Bradford, everything is okay as far as the investigation into the application.

Chief Bradford: Everything is fine, and if I can add there is a lease agreement there now with Mr. Steele and he is going to be continuing to operate and run the business on the day-to-day operations.

Amy Taylor: Correct the lease in in force until 2025.

Chief Bradford: The only thing that is changing is the owner of the license.

Commissioner Johnson: So, the license is the same.

Amy Taylor: Correct

Chairman Miller: Ms. Ortt?

Commissioner Ortt: I have no questions

Chairman Miller: with nothing further, I will entertain a motion

Commissioner Ortt: I move to approve the application received from Amy Taylor, Owner/Licensee 19 South Main Street, LLC T/A **Backfin Blues Bar & Grill**, 19-21 South Main Street, Port Deposit, MD 21904 for Transfer of Class "B" BWL No B-95 – Dean V. Camp, Owner/Licensee Clam Group LLC, T/A **Backfin Blues Bar & Grill**, 19-21 South Main Street, Port Deposit, MD 21904

Commissioner Johnson: Second

Chairman Miller: Having a motion by Ms. Ortt and a second by Mr. Johnson, all in favor say Aye

Board: Aye

Chairman Miller: Opposed

Chairman Miller: Hearing no opposition, Congratulation transfer approved.

Chairman Miller: Our next order of business is an update progress report for extension for Class "B" BWL No B-193 – Teresa Moskunas, Owner: Lee's River Road, LLC, T/A **Captain Lee's Restaurant**, 31 River Road, Perryville, MD 21903. Good morning gentlemen.

Attorney David Mister: Good morning, Mr. Chairman and members of the Board. David F Mister of Mister Winner and Bartlett, LLC representing the applicants. If I may apologize, Ms. Moskunas and Mr. Carey are not here. There was a death in the family just 2 days ago. I have the project manager, Mr. McCallam, who is probably more familiar with the status than anybody, because it is his baby to deal with every day. He has been sworn in already.

Chris McCallam: I am Chris McCallam. I work for Lee's Restaurant Group, who is the owner, and I am a recovering Baltimore County Government official retired a couple of years. Have been working with Mr. Carey since then. I think I have a unique set of skills that really lend themselves to these kinds of projects. And this project is particularly complicated because it sits right on the Susquehanna. We have an additional complication which is dealing with the army corps of engineers and all those kinds of things. So that makes it a little more difficult. As you all know we were issued our building permit from Cecil County, which is great. We appreciate that and all the work that they have done to help us in that regard. Perryville officials as well. At our preconstruction meeting the State hit us with a delay. It resulted in the delay, which was as an additional permit, because our storm water management facility actually discharges directly into the Susquehanna, whereas, if you were off it would discharge and flow elsewhere. But this happens to discharge directly into Susquehanna. And so, what happened was, we had our pile drivers there ready to start pounding our piles into the ground, and that was a 45-day delay. They wanted to keep working, so they moved onto other projects. They are slated to come back next week. I am not sure if you all have really seen the plans, but there are about 400 piles under that deck, and it is pretty complicated because of being right on the river. The Army corps is a unique set of additional construction requirements that make this a particularly complicated project. Even though it appears to just be a big deck. It is a big deck right on the Susquehanna, and that is the part that makes it the difficult part.

Chairman Miller: My only question is, what progress have you made?

Chris McCallam: well, if you have been there recently, you will see the super silk fences around the site. Some grading and some other kinds of things. You really don't see that they have happened, but they are in the process of moving the project along. We have received the subsequent permit. So that is the reason why we were able to do some of the things. Now we are just waiting for

the pile drivers to come back. Once they show up, it will be sort of Katie bar the door. In regard to progress because it is a pretty regimented construction process once they start. I anticipate they will be driving those posts by the middle of next week. We should be done by the end of this year. Obviously, we want to be ready for our season. As you know, Port Deposit, we have a sister restaurant who is highly seasonal as well. We would like for them to operating together next year.

Chairman Miller: Mr. McCallum. What do you think is a realistic anticipated opening date, completion, construction and ability to have license issue and opening?

Chris McCallam: I would say that we would be ready to accept customers in March. Once we are through with the building. There will be a time of hiring and training and those kinds of things.

Chairman Miller: Okay, thank you. Mr. Jensen, correct me if I am wrong, I believe I speak for the Board. We understand you have had lots of delays, and we certainly want this to happen, I think we have bent over backwards working with you. So, I think a 30-day extension would be appropriate for you to come in next month with pictures or something to show us progress and ask for an extension again.

Asst County Attorney Jensen: I do have a few questions. So, you mentioned that you had a grading permit and erosion and sediment design plan, is that through the County or Department of Environment State Department.

Chris McCallan: That would depend on which part you are talking about. There is a number of permitting agencies that have to deal with each of those things.

Asst County Attorney Jensen: And you have all the required permits in order to begin? And you are under a contract of sale or with your contractor to come in and do the work? You have building materials and all that sort of stuff already under contract and paid for?

Chris McCallan: Correct. What you will see in the progress pictures will basically look like 8-foot bread sticks. Piles sticking out of the ground are the next thing.

Chairman Miller: Is that what you expect to accomplish in the next 30 days?

Chris McCallan: Yes, we will begin pounding those piles in the ground in a systematic way. Working back from the river towards the road. As I said there is a foot grid, So you will see an 8-foot square.

Attorney David Mister: I appreciate the Board's patience, as you know this has been a really torturous process. We had to start all over again at one time, because of the delays that were unexpected, and had to go through the whole process of getting Perryville to agree and go through all that again. We have invested a lot of money in this, and we certainly were happy to come back and give you tangible evidence of our accomplishments.

Asst County Attorney Jensen: Mr. Bradford, does this require a showing of hardship in order to grant an extension of this nature?

Chief Bradford: Yes, it does.

Asst County Attorney Jensen: So, the Board would have to vote on a motion that there is a hardship in order to provide the extended 30 days.

Chairman Miller: I will entertain that motion if somebody wants to make it, Mr. Johnson?

Commissioner Johnson: I move that we consider the situation with permitting and dealing with the core of engineers as week as the State, a hardship at this point and provide a 30-day extension for an update to be heard at our next meeting June 26, 2024

Chairman Miller: I have a motion; do I hear a second?

Commissioner Ortt: Second

Chairman Miller: Having a motion by Mr. Johnson, and a second by Ms. Ortt, all in favor say Aye

Board: Aye

Chairman Miller: Opposed? Hearing no opposition, we will see you next month. Thank you

Chairman Miller: Okay, questions or public comment? Hearing none, moving on to General Business, if you have read the minutes, I would entertain a motion to approve last meeting minutes?

Commissioner Johnson: So, moved

Commissioner Ortt: Second

Chairman Miller: Having a motion and a second, all in favor say Aye

Board: Aye

Chairman Miller: Opposed, hearing none, minutes are approved. Moving on to Specials

Chief Bradford: Yes, we had a number of specials: Connor Sheffield Foundation – Grounded Coffee, Perryville – Concert – April 20, 2024 Rising Sun Tiger Boosters – EL Walls Activity Center – Beef & Beer April 20, 2024 Plumpton Park Zoo – May 18, 2024 Spring Brew at the Zoo, July 6, 2024 Harry Potter's Witches & Brew, September 14, 2024 Fall Brew at the Zoo

Chairman Miller: Reminder, June 20, 2024, from 12 to 4 is Identity Document Fraud Training here for free to all Cecil County alcohol and tobacco vendors. This goes under old business I was just informed by Mr. Johnson that the letter sent to the schools by the Board to reinstate the programs for the awareness was still cut out of the budget has ultimately reached its end.

Commissioner Johnson: They will end up voting on their final budget in June, they proposed that they eliminate the drug education program which in our letter we felt that was the wrong direction to move which certainly supports our mission as the Liquor Board. We hope they find a way for the sake of the kids.

Chief Bradford: We did finish our 1st round of stay alert checks. We visited 109 locations with a 21 year old person, 45

establishments sold without asking for ID. We were able to hire a 19 year old young gentleman. We been back to approximately 40 of the 45 and 10 have sold to him. The numbers are a little better but still not real good. We are going to be seeing them soon. 6 of the 10 were first time offenders. They have the choice to come in for a hearing or attend the June 20 training. The other 4 were repeat offenders and they will be scheduled for a hearing on June 26, 2024

Chairman Miller: Very good, we move to adjourn the meeting. Can I have a motion?

Commissioner Ortt: I move to adjourn the meeting


Commissioner Johnson: Second

Chairman Miller: I have a motion and a second to adjourn. All in favor


Board: Aye

Meeting is Adjourned.

BY:



Stephen Miller, Chairman



ATTEST:
Sandra L. Cumm, Administrative Assistant