


Guam Department of Revenue and Taxation
Alcoholic Beverage Control (ABC) Board
Time: 4:00pm
Meeting Date: November 24, 2021

Board Members	Position Title	Signature
Lisa Fisher	Chairman	ZOOM
Candy Okuhama	Vice Chairman	
John Ilao	Secretary	
Carlo Pangelinan	Member	ZOOM

This is to certify that the above information is true and correct:



Board Secretary

11/24/2021



Government of Guam
Department of Revenue & Taxation

ALCOHOLIC BEVERAGE CONTROL (ABC) BOARD

Elizabeth (Lisa) T. Fisher, Chairwoman
John E.G. Iao, Secretary
Candy C. Okuhama, Member
Carlo Pangelinan, Member

LOURDES A. LEON GUERRERO, Governor
Maga'håga
JOSHUA F. TENORIO, Lt. Governor
Sigundo Maga'åhi

DAFNE MANSAPIT-SHIMIZU, Director
Direktot
FRANK G. LEON GUERRERO, Deputy Director
Sigundo Direktot

24 November 2021

TO: Administrator, ABC

From: Alcoholic Beverage Control (ABC) Board

Subject: ABC Regular Meeting – 24 November 2021

- I. Call to Order: Meeting was called to order by Chair Fisher at 4:05PM.
- II. Roll Call: Present in person were Ms. Okuhama and all Compliance Branch staff. Present via Zoom were Ms. Fisher and Mr. Pangelinan.

III. Old Business:

A) Meeting Minutes – 24 November 2021

Mr. Pangelinan moved to approve. Motion seconded by Ms. Okuhama and approved without dissent.

B) RR Enterprises, LLC dba Horse and Cow Pub & Grill (Takeover) – Tabled from last meeting 11/10/2021

Chair Fisher advised that formal request letter was sent to the OAG and has been acknowledged. Mr. Pangelinan moved to table pending receipt of guidance from the AGs office. Motion seconded by Ms. Okuhama and approved without dissent.

IV. New Business:

A) Alcoholic Beverage License Applications:

1. **Saigon Pearl Inc. DBA: Jenny's Karaoke Lounge.** A Class (4) General On-Sale, Alcoholic Beverage License #14038. Blk 9 Lot 27 & 28 Unit 103 & 104 Dededo, 213 E. Buena Vista Ave. (K & F Building) Dededo, Guam. (Relocation) See attached.

Mr. Pangelinan moved to conditionally approve. Motion seconded by Ms. Okuhama and approved without dissent.

2. **TITAY'S ENT. DBA: Titay's Palomo Store.** A Class (5) General Off-Sale, Alcoholic Beverage License application on Lot: 2274 1 524 Route 8 Barrigada, Guam. (New) See attached.

Mr. Hee Woo Lee (seller and former owner of New Palomo Store) and Ms. Gia Camacho (translator for Mr. Lee) testified to the Board that:

- **an agreement was made between buyer and seller to take over operations and make payments as agreed by August 31, 2021;**



Government of Guam
Department of Revenue & Taxation

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Carlo Pangelinan, Member

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Sigundo Maga'láhi

DAFNE MANSAPIT-SHIMIZU, Director
Direktot
FRANK G. LEON GUERRERO, Deputy Director
Sigundo Direktot

- Titay's Ent. (buyer) did not follow through with any payment since April after signing a new lease with the owner;
- there was no formal memorandum of understanding or agreement in writing;
- there may be a potential litigation as a result, and;
- Mr. Lee feels taken advantage of.

Ms. Camacho asked if Mr. Lee could maintain his ABC license for the business in order to prevent Titay's Ent. From obtaining a new ABC license.

Compliance Manager Mr. Camacho explained that:

- the disagreement described is a civil matter, which his separate from the ABC license application process;
- it is the responsibility of the Compliance Branch to review complete application packages and recommend approval to the Board;
- Titay's Ent.'s application package was complete (contained a lease agreement and business license), and;
- the Owner's terminated the lease with the Lee's and signed a new agreement with the new applicants (Titay's Ent.).

The Board agreed that in addition to complete and/or compliant applications, applicants should also adhere to basic ethical standards.

Mr. Pangelinan moved to table the application pending certificate of publication and Mayor's Office. Motion seconded by Ms. Okuhama and approved without dissent.

V. Temporary Additional Alcohol Consumption Area

1. **Guam Brewing Company Inc. DBA Carabao Brewing.** A Class (II) Microbrew-Pub Restaurant, Alcoholic Beverage License #14149, requesting your approval for temporary additional outdoor consumption area, for a fundraising event twenty-one (21) years and older. Friday, November 26, 2021 6:00 pm to 11:00 pm

Mr. Pangelinan moved to conditionally approve. Motion seconded by Ms. Okuhama and approved without dissent.

VI. Manager/Assistant Manager Application(s): Place of Employment:

NEW:

- | | |
|----------------------|---------|
| 1. REYES, Jerrica L. | Belle's |
| 2. ERNE, Jared E.E. | 105 GU |

RENEWAL:

None

VII. Other Discussions:



Government of Guam
Department of Revenue & Taxation

ALCOHOLIC BEVERAGE CONTROL (ABC) BOARD

Elizabeth (Lisa) T. Fisher, Chairwoman
John E.G. Ilae, Secretary
Candy C. Okuhama, Member
Carlo Pangelinan, Member

LOURDES A. LEON GUERRERO, Governor
Maga'håga
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DAFNE MANSAPIT-SHIMIZU, Director
Direktot
FRANK G. LEON GUERRERO, Deputy Director
Sigundo Direktot

VIII. Open Forum:

IX. Meeting Adjourned: Ms. Fisher moved to adjourn the meeting at 4:37PM. Motion seconded by Ms. Okuhama and approved without dissent.

Elizabeth T. Fisher
Chairwoman



November 15, 2021

To: Alcoholic Beverage Control (ABC) Board
From: Administrator, ABC
Subject: ABC Regular Meeting – November 24, 2021 (Final)

I. Call to Order:

II. Roll Call:

III. Old Business:

- A) Meeting Minutes – November 10, 2021 (Pending Approval)
- B) RR Enterprises, LLC Dba: Horse and Cow Pub & Grill (Takeover) – Tabled from last meeting 11/10/2021.

Board Action	Approved	Denied	Conditional Approval	Table
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IV. New Business:

A) Alcoholic Beverage License(s) Applications:

1. Saigon Pearl Inc. DBA: Jenny's Karaoke Lounge.

A Class (4) General On-Sale, Alcoholic Beverage License #14038.
Blk 9 Lot 27 & 28 Unit 103 & 104 Dededo, 213 E. Buena Vista Ave.
(K & F Building) Dededo, Guam. (*Relocation*) See attached.

Board Action	Approved	Denied	Conditional Approval	Table
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2. TITAY'S ENT. DBA: Titay's Palomo Store.

A Class (5) General Off-Sale, Alcoholic Beverage License application on
Lot: 2274 1 524 Route 8 Barrigada, Guam. (*New*) See attached.

Board Action	Approved	Denied	Conditional Approval	Table
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V. A) Temporary Additional Alcohol Consumption Area:

1. **Guam Brewing Company Inc. DBA: Carabao Brewing.**

A Class (11) Microbrew-Pub Restaurant, Alcoholic Beverage License #14149, requesting your approval for temporary additional outdoor consumption area, for a fundraising event twenty-one (21) years and older.

Friday, November 26, 2021

6:00 pm to 11:00 pm

Board Action	Approved	Denied	Conditional Approval	Table
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VI. A) Manager/Assistant Manager Application(s): Place of Employment:

NEW:

1. REYES, Jerrica L. Belle's
2. ERNE, Jared E. E. 105 GU

RENEWAL:

None

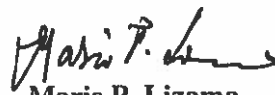
Board Action	Blanket Approved	Denied	Conditional Approval	Table
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VII. Other Discussions:

None

VIII. Open Forum:

IX. Meeting Adjourned:



Marie P. Lizama
Deputy Director

Prepared by: Millie I. Iujan





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DEPARTMENT OF

REVENUE AND TAXATION

GOVERNMENT OF GUAM

Gubetnamenton Guahan

LOURDES A. LEON GUERRERO, Governor Maga'haga
JOSHUA F. TENCIO, Lt. Governor Tiente Gubetnadot

DAFNE MANSAPIT-SHIMIZU, Director
Direktot
FRANK G. LEON GUERRERO, Deputy
Direktor Sigundo Direktot

APPLICANT: Saigon Pearl Inc. DBA: Jenny's Karaoke Lounge

CLASS Four (4) TYPE General "ON" Sale BUS. LIC: 2202610 DATE ISSUED 10/26/2021

PREMISE LOCATION: BLK9 LOT 27 & 28, 213 E. Buena Vista Ave (K&F Building) UNIT 103 &104 Dededo

LESSOR: Ana P. Guzman SUB LESSOR: n/a

TERM(S): 5 Years CONSIDERATION: \$2,600.00 OPTION (Renewal): YES NO

APPLICATION SUBMITTED BY: Dave Santos: DATE SUBMITTED TO BOARD: 11/24/2021

RECEIVED BY: CI2 G.T. Aflague DATE RECEIVED: October 03, 2021

SOLE PROPRIETOR / PARTNERSHIP / CORPORATION / LLC/LLP INFORMATION

Antonio, Castaneda (Secretary) _____
Genie, Castaneda (President/Treasurer) _____
n/a _____

CLEARANCES:

- Attorney General 11/4
- Business License
- Sanitary Permit
- Certificate of Publication 11/09
- Department of Land Management Am
- Department of Public Health Am
- Mayor's Office Am
- Lease Agreement
- Personal History
- Police Clearance & Court Clearance

BOARDS ACTION:

- Approval
- Conditional Approval
- Disapproved
- Tabled
- Issued ABC Regulation Handbook
- Briefed on ABC Regulation

Corporation/LLC/LLP

- Articles of Corporation (LLC)
- By-Laws

Partnership

- Partnership Agreement

Pursuant to 6GCA Division 2 Principles of Evidence § 4308. Unsworn declarations Under Penalty of Perjury: I declare under penalty of perjury that the foregoing is true and correct in "that I am the licensee and/or duly authorize representative". That I was briefed on the Alcoholic Beverage Control and Rules and Regulations and that I will uphold all in regards to the Liquor License Establishment.

Signature (License) (Representative) _____ Date _____
Title: _____ Witness: _____



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DEPARTMENT OF

REVENUE AND TAXATION

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DAFNE MANSAPIT-SHIMIZU, Director
Direktor
FRANK G. LEON GUERRERO, Deputy
Director Sigundo Direktor

MEMORANDUM

TO: Director (Alcoholic Beverage Control Administrator)

FROM: Supervisor, Compliance Branch

SUBJECT: Alcoholic Beverage License Application Investigation

Applicant: Saigon Pearl Inc.

DBA: Jenny's Karaoke Lounge

Has applied for Class/Type Four (4) General "ON" Sale Alcoholic Beverage License

In accordance with 11GCA § 3312. Application: Investigation. The Compliance Branch conducted an investigation of applicant and inspection of said premises to determine whether applicant and premises are qualified for proposed beverage application.

Inspection Report by Compliance Inspectors suggests that the establishment/premise is prepared as required by regulations. No protests have been filed. Documents have been reviewed and filed. Other documents as required from Government agencies have been satisfactorily met in accordance with attached checklist.

The Compliance Branch Staff recommends: **Conditional approval pending Sanitary Permit.**

Establishment/premises is located at: Next to ERC Trading (Dededo)

Respectfully,

Craig A. Camacho

Prepared By: CI2 G.T. Afague



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LOURDES A. LEON GUERRERO, Governor Maga'haga
JOSHUA F. TENORIO, Lt. Governor Tifente Gubetrador

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Direktor
MARIE P. LIZAMA, Deputy Director
Sigunda Direktor

APPLICANT: TITAY'S ENT.

DBA: TITAY'S PALOMO STORE

CLASS 5

TYPE General Off Sale

BUS. LIC: 2217949

DATE ISSUED 10/14/2021

PREMISE LOCATION: 2274-1 524 RT 8 BARRIGADA

Barrigada

LOT

BLOCK

MUNICIPALITY

LESSOR: JKL COMPANY

SUB LESSOR: _____

TERM(S): 5 yrs

CONSIDERATION: \$3,000.00/month

OPTION (Renewal):



YES



NO

APPLICATION SUBMITTED BY:

JOHN LEE

DATE SUBMITTED TO BOARD: _____

RECEIVED BY: JPSA

DATE RECEIVED: 11/10/2021

SOLE PROPRIETOR / PARTNERSHIP / CORPORATION / LLC/LLP INFORMATION

DIONISIO, FLODELIZA MERCADO

FLORES, SYLVIA ALICDAN

CLEARANCES:

- Business License
- Sanitary Permit
- Certificate of Publication
- Department of Land Management 11/19
- Department of Public Health 11/19
- Mayor's Office
- Lease Agreement
- Personal History
- Police Clearance & Court Clearance

BOARDS ACTION:

- Approval
- Conditional Approval
- Disapproved
- Tabled
- Issued ABC Regulation Handbook
- Briefed on ABC Regulation

Corporation/LLC/LLP

- Articles of Corporation (LLC)
- By-Laws

Partnership

- Partnership Agreement

Pursuant to 6GCA Division 2 Principles of Evidence § 4308. Unsworn declarations Under Penalty of Perjury: I declare under penalty of perjury that the forgoing is true and correct in "that I am the Licensee and/or duly authorize representative". That I was briefed on the Alcoholic Beverage Control and Rules and Regulations and that I will uphold all in regards to the Liquor License Establishment.

Signature (License) (Representative) _____

Date _____

Title: _____

Witness: _____



Dipáttamenton Kontribusion yan Adu'ána

DEPARTMENT OF

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DAFNE MANSAPIT-SHIMIZU, Director
Direktor
MARIE P. UZAMA, Deputy Director
Sigundo Direktor

MEMORANDUM

TO: Director (Alcoholic Beverage Control Administrator)

FROM: Supervisor, Compliance Branch

SUBJECT: Alcoholic Beverage License Application Investigation

Applicant: TITAY'S ENT.

DBA: TITAY'S PALOMO STORE

Has applied for Class/Type 5 General Off Sale Alcoholic Beverage License

In accordance with 11GCA § 3312. Application: Investigation. The Compliance Branch conducted an investigation of applicant and inspection of said premises to determine whether applicant and premises are qualified for proposed beverage application.

Inspection Report by Compliance Inspectors suggests that the establishment/premise is prepared as required by regulations. No protests have been filed. Documents have been reviewed and filed. Other documents as required from Government agencies have been satisfactorily met in accordance with attached checklist.

The Compliance Branch Staff recommends: **Condition approval pending Certificate of Publication & Mayor's Office.**

Establishment/premises is located at: Former TITIYAS PALOMO STORE

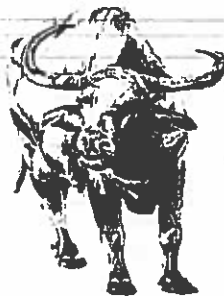
Respectfully,

Craig A. Camacho

Prepared By: Joseph P. San Agustin

CARABAO

EST.



BREWING

2018

11/10/2021

To: ABC Board of Directors

Topic: Additional Consumption Area for 11/26/2021

Dear Madam or Sir,

RECEIVED

NOV 12 REC'D

2021
DEPT. OF REV. & TAX
COMPLIANCE BRANCH

We at Carabao Brewing are planning a fundraising event on our premise on Friday November 26th, 2021. The event will be an evening event, 21 years and older from 6pm until 11pm.

Carabao Brewing has a current liquor license that includes part of the parking lot. For our event, we are asking the ABC Board to grant us the rest of the parking lot as a consumption area. We will build a barrier around the allocated space with signage stating, "No Alcohol Beyond This Point". We will have security set up at boarders making sure people aren't coming and going from the emergency exits.

This event will be open to only those 21 years old or more. We will be checking IDs and administering wristbands to all those who enter the premise. We have made special wristbands that cannot be duplicated, therefor only Carabao Staff will be able to hand them out. This wristband will be REQUIRED to enter the premise. We will also have many non-alcoholic options.

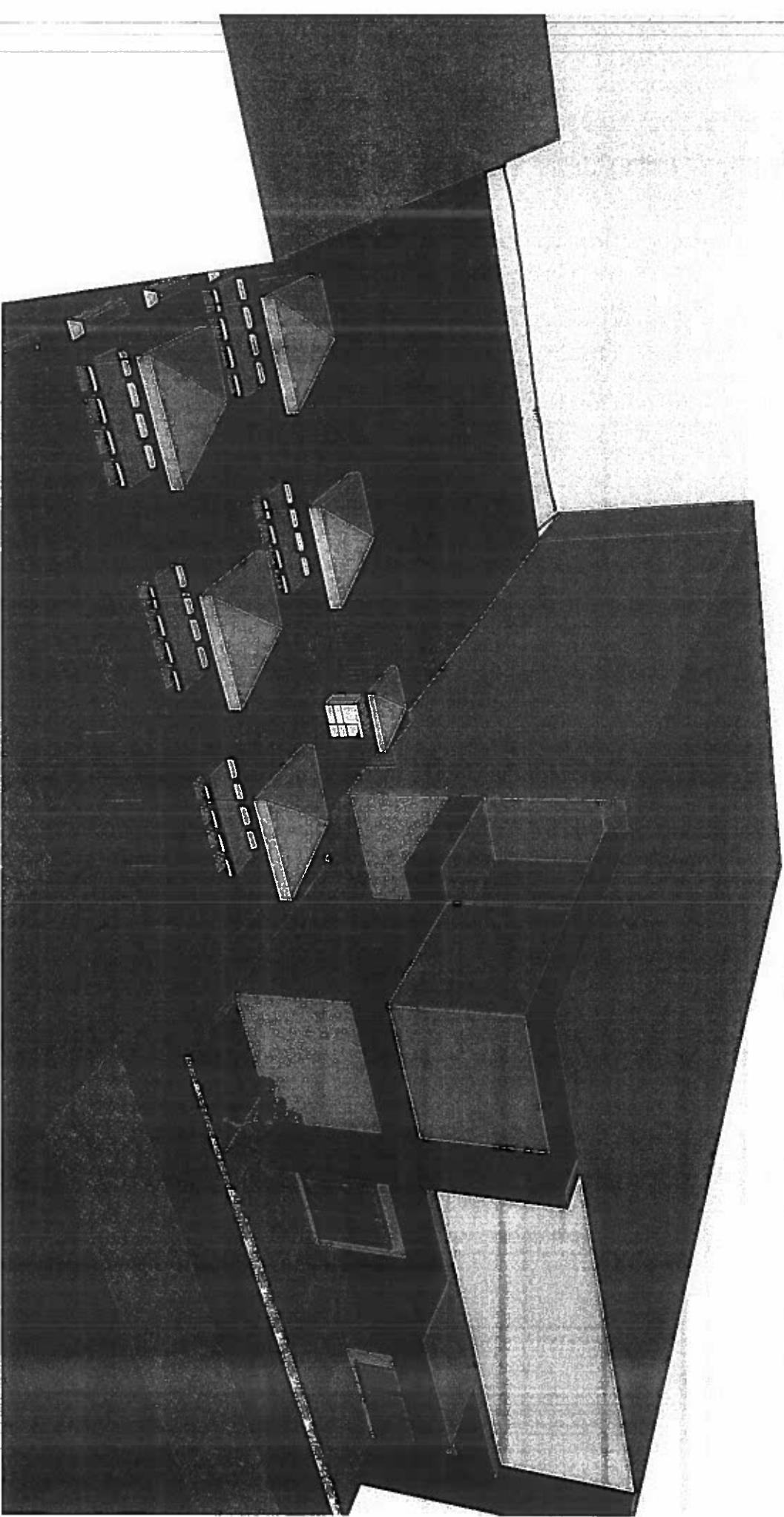
I will be attending the upcoming Board Meeting on 11/24/21 to discuss and answer any questions about the event.

Thank you,

A large, stylized handwritten signature in black ink, appearing to be 'A.J.' or similar, written over the 'Thank you,' text.

Anna Johnson
Owner, General Manager
Carabao Brewing
671-929-9051
anna@carabaobrewing.com

CHERABAD BREWING





ADA'S TRUST & INVESTMENT, INC.

A Real Estate & Investment Company

120 Father Duenas Avenue, Capitol Plaza, Suite 101, Hagåtña, Guam 96910
Telephone: (671) 472-9830 • Facsimile: (671) 472-9834 • Website: adastrust.com

November 12, 2021

Anna & Ben Johnson
Guam Brewing Co, Inc
*Db*a: Carabao Brewing
P.O. Box 3307
Hagatna Guam 96932

Hafa Adai Anna,

This letter is to confirm our permission to use the parking lot of Bridge Pointe, 140 Aspinall Avenue, Hagatna Lot 20 & 24, Blk 5 for activities associated with Carabao Brewing, provided all proper permitting and application is in compliance with local requirements.

If you have any questions, please feel free to contact our office.

Sincerely,

Joe C. Nowell
Property & Projects Manager

RECEIVED

NOV 12 REC'D
2021

DEPT. OF REV. & TAX
COMPLIANCE BRANCH