



STATE OF ARIZONA
ARIZONA STATE LIQUOR BOARD
800 WEST WASHINGTON, 5TH FLOOR
PHOENIX, AZ 85007
Website: www.azliquor.gov

KATIE HOBBS
Governor

TROY L. CAMPBELL
Board Chair

BEN HENRY
Director

Arizona State Liquor Board Hearing Minutes
May 2, 2024

Members Present: Troy L. Campbell – Chairman
Lynn Shulman – Vice Chair
Jill Pernice
Victoria Yarbrough
Paul David

Members Absent: None

Counsel Present: Deanie Reh, Assistant Attorney General
Roberto Pulver, Assistant Attorney General, Independent Advisor to the Board

Staff Present: Haley Garcia, Board Administrator

A. Call to Order

The hearing of the Arizona State Liquor Board was called to order on May 2, 2024, at 9:00 A.M. with Chairman Campbell presiding. Google Meet was utilized for facilitating the meeting. Board members, staff and all parties participated either online or telephonically. All Board members who were present submitted their conflict of disclosure memorandums to the Board Administrator prior to the start of the hearing. All Board members who were present did not have “substantial interest” with any matters set on the agenda.

Roll Call

All members were present.

B. 9:00 a.m. Agenda: Review, consideration and action

1. Owner Transfer – Bar Liquor License Application No. 279221

Kevin Kramber, Agent
Zemam’s LLC
Zemam’s/Zerias
2725- & 2731 E. Broadway Blvd.
Tucson, AZ 85716

This matter was set because of public protest.

The following witnesses were sworn in:

Favin Gebremariam
Lucas Gebremariam
Noah Gebremariam
Kevin Kramber
Heather Vander Zwaag

Attorney Thomas Aguilera entered his appearance in this matter on behalf of the Applicant.

Ms. Vander Zwaag appeared in this matter and represented herself.

Attorney Thomas Aguilera made the motion to the Board that the applicant be allowed to withdraw its application. Clarification was made by Chairman Campbell to Ms. Vander Zwaag that, in accordance with A.R.S. § 4-203, the Applicant is requesting to withdraw their application with the intention to restructure. Ms. Vander Zwaag did not have comments on the motion to allow withdrawal.

Chairman Campbell called upon the Board to have open discussion in which Board members Troy Campbell and Jill Pernice participated. The matter discussed was whether or not the Board should accept the Applicant's motion to allow withdrawal of their application.

Motion

Vice Chair Shulman invited the motion withdraw Bar Liquor License Application No. 279221, Zemam's/Zerias, located at 2725-& 2731 E Broadway Boulevard, Tucson, AZ, 85716.

Seconded -	David
Yay -	Campbell, Shulman, Yarbrough, David, Pernice
Nay -	None
Abstained -	None
Disposition -	Bar Liquor License Application No. 279221, Zemam's LLC, dba Zemam's/Zerias' has been withdrawn.

2. Consent Agreement – Restaurant Liquor License Application No. 231573

Sol Park, Agent
AZ Stone 1 LLC
The Stone Korean Tofu House
6910 E. Hampton Ave.
Phoenix, AZ 85042

On December 7, 2023, the Board granted the applicant's request for a Rehearing and Review of its August 3, 2023, decision to deny a license to the Stone Korean Tofu House. On January 11, 2024, the Board sent the matter to the Office of Administrative Hearings ("OAH"). The proposed consent agreement was intended to resolve this entire matter and reinstate the Board's August 3, 2023, decision.

Assistant Attorney General Roberto Pulver entered his appearance in this matter as the Board's independent advisor.

Assistant Attorney General Deanie Reh entered her appearance in this matter on behalf of the Arizona Department of Liquor Licenses and Control.

Mr. Solomon Park appeared in this matter on behalf of AZ Stone 1 LLC, dba The Stone Korean Tofu House.

Mr. Park did not have comments on the consent agreement. Ms. Reh declared that the consent agreement reinstates the Board's August 3, 2023 decision to deny the liquor license for The Stone Korean Tofu House.

Chairman Campbell called upon the Board to have open discussion in which Board members Troy Campbell, Paul David, and Jill Pernice participated. The matter discussed was whether or not the Board should accept the consent agreement. Mr. David sought out clarification regarding the consent agreement, in which Mr. Pulver elaborated on the context and if accepted, outcome.

Motion

Ms. Yarbrough invited the motion to accept and approve the consent agreement in the matter of Restaurant Liquor License Application No. 231573, Sol Park, Agent, AZ Stone 1 LLC, dba The Stone Korean Tofu House, 6910 E. Hampton Avenue, Phoenix, Arizona, 85042.

Seconded -	Shulman
Yay -	Campbell, Shulman, Yarbrough, David, Pernice
Nay -	None
Abstained -	None
Disposition -	The consent agreement regarding Restaurant Liquor License Application No. 231573, Sol Park, Agent, AZ Stone 1 LLC dba The Stone Korean Tofu House, has been accepted.

C. Approval of Minutes: Review, Consideration and Action

Ms. Yarbrough invited the motion to approve the minutes of March 7, 2024. Vice Chair Shulman was absent during the March 7, 2024 Board meeting and therefore will not be voting.

Seconded -	David
Yay -	Campbell, Pernice, David, Yarbrough
Nay -	None
Abstained -	None
Disposition -	The minutes from the March 7, 2024 Board meeting are approved.

D. Reports on Current Events, Matters of Board Procedure, Requests and Items for Future Agenda

Chairman Campbell announced the next Board meeting will be held on June 6, 2024 with one matter set for hearing thus far. Ms. Pernice inquired regarding a potential review of bills passed that impact the Department, once legislative session is over. Ms. Reh responded, explaining that previously, Department-affected bill summaries have been provided to the Board, and once this legislative session has concluded, she will provide another. Mr. David inquired, in reference to the Board materials, whether the *Sanchez-Ravuelta v. Yavapai County* opinion was included for informational purposes or for pending Department action. Ms. Garcia clarified that the opinion was only included for informational purposes.

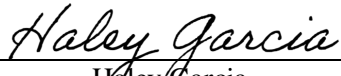
F. Call to the Public

None

Motion

Vice Chair Shulman made the motion to adjourn meeting at 9:44 A.M.

Seconded -	Yarbrough
Yay -	Campbell, Shulman, Yarbrough, David, Pernice
Nay -	None
Abstained -	None
Disposition -	Meeting adjourned at 9:44 A.M.



Haley Garcia
Administrator of the
Arizona State Liquor Board

06/06/2024

Date