



TOWN OF
BRECKENRIDGE

Liquor & Marijuana Licensing Authority

Tuesday, November 21, 2023, 9:00 AM

Virtual Council Chambers

Zoom - Meeting ID 837 7407 4560

- 1. Call to Order, Roll Call**
- 2. Approval of Minutes**
 - a. October 17, 2023
- 3. Approval of Agenda**
- 4. Consent Calendar**
 - a. Liquor Consent Calendar
 - b. Marijuana Consent Calendar - None
 - c. Tobacco Consent Calendar
- 5. Transfer of Ownership Applications - None**
- 6. Public Hearing; Action Items - None**
- 7. Informal Discussion**
 - a. Police Department Update
 - b. Attorney Update
 - c. Town Clerk Update
 - d. Public Comment
 - e. Approved Special Events
- 8. Adjournment**

- 1) Call to Order, Roll Call
Chair Conway called the regular meeting of Tuesday, October 17, 2023, to order at 9:00 am. The following members answered roll call: Ashley Zimmerman, Leigh Girvin, Haley Littleton, and Chair Ace Conway. Authority member Kelly Lovely was absent.
- 2) Approval of Minutes
With no changes or corrections to the meeting minutes of September 19, 2023, Chair Conway declared they would stand as approved.
- 3) Approval of Agenda
Ms. Norgard added a Tastings Permit application from Avalanche Market and Liquor to the Liquor Consent Calendar. With no other changes to the agenda, Chair Conway declared the agenda would stand as amended.
- 4) Consent Calendar
 - a) Liquor Consent Calendar

The Liquor Consent Calendar was approved as amended.
 - b) Marijuana Consent Calendar

The Marijuana Consent Calendar was approved as submitted.
 - c) Tobacco Consent Calendar – None
- 5) Transfer of Ownership Applications
 - a) MHH Breckenridge Operating, LLC d/b/a Residence Inn By Marriott – Breckenridge
600 S Ridge St
Transfer of Ownership of a Hotel & Restaurant liquor license from Riva RE Holdings LLC d/b/a Residence Inn Breckenridge

Attorney Brian Proffitt and general manager Scott Lypson spoke on behalf of the application. Mr. Lypson has been the general manager there for several years and is staying on with the new ownership. Mr. Lypson stated they are not making any changes and will be continuing business as usual.

Authority member Girvin made a motion to approve the Transfer of Ownership application. A roll call vote was taken, and the motion passed 4-0.
 - b) NS Breck Limited d/b/a Organix
1795 Airport Rd, Unit A-2
Transfer of Ownership of a Retail Marijuana Store License from Bellflower LLC d/b/a Organix

Mr. David Washenfelder, owner, spoke on behalf of the application. He currently owns five marijuana licenses in Alma – one retail license and four manufacturing licenses, so they already have some experience with a retail marijuana license. They plan to focus on selling the products produced by their Alma licenses. Their hours will most likely be 9:00 am to 10:00 pm.

Authority member Girvin made a motion to approve the Transfer of Ownership application. A roll call vote was taken, and the motion passed 4-0.
 - c) NS Breck Limited d/b/a Organix
1795 Airport Rd, Unit A-2

Transfer of Ownership of a Retail Marijuana Cultivation Facility License from
Bellflower LLC d/b/a Organix

Mr. David Washenfelder, owner, spoke on behalf of the application. Chair Conway asked him to speak on the difference between the previous license and this license. Mr. Washenfelder said the retail store operates on the ground floor and the cultivation area is on the mezzanine level – it's all in the same unit. Ms. Girvin asked if he will continue to grow marijuana there and Mr. Washenfelder replied that he is not certain how much they will grow there, but will probably continue to a bit, to keep the license current.

Authority member Littleton made a motion to approve the Transfer of Ownership application. A roll call vote was taken, and the motion passed 4-0.

- d) NS Breck Limited d/b/a Organix
1795 Airport Rd, Unit A-2
Transfer of Ownership of a Medical Marijuana Center – Type 1 License from
Bellflower LLC d/b/a Organix

Mr. David Washenfelder, owner, spoke on behalf of the application. Chair Conway asked Mr. Washenfelder to speak about this license type. Mr. Washenfelder stated that the medical retail license is on the ground floor. Ms. Zimmerman asked if there were separate requirements for the license type. Mr. Washenfelder stated he didn't think so, other than the registers being separate. Chair Conway asked if medical marijuana is different from retail marijuana and Mr. Washenfelder stated there is no real difference besides the way it is tagged. Ms. Girvin asked if it is not true that medical marijuana can be obtained by those 18 years of age and older, if there is a prescription (or "card") for it from a medical doctor, and recreational is only for those 21 years of age and older. Mr. Washenfelder agreed. Chair Conway asked if the prices are the same for the different types of products. Mr. Washenfelder stated that medical marijuana is far less expensive than retail. On the vape side, the prices are more even.

Chair Conway made a motion to approve the Transfer of Ownership application. A roll call vote was taken, and the motion passed 4-0.

- e) NS Breck Limited d/b/a Organix
1795 Airport Rd, Unit A-2
Transfer of Ownership of a Medical Marijuana Optional Premises License for a
Cultivation Facility from Bellflower LLC d/b/a Organix

Mr. David Washenfelder, owner, spoke on behalf of the application. Chair Conway asked Mr. Washenfelder to speak about this license type. Mr. Washenfelder stated he thought this license was possibly for a storage permit, and the cultivation area is on the mezzanine level. The Authority had no further questions.

Authority member Zimmerman made a motion to approve the Transfer of Ownership application. A roll call vote was taken, and the motion passed 4-0.

6) Public Hearings for New License Applications

- a) Peak Resorts Management, LLC d/b/a Grand Lodge on Peak 7
1979 Ski Hill Rd
Lodging & Entertainment Liquor License

Alex Brown, compliance manager for Breckenridge Grand Vacations/Peak Resorts Management and Lindsay Rynwand, manager of Grand Lodge on Peak 7 spoke on behalf of the application. Mr. Brown explained that the lobby bar in this building was formerly managed by Vail Resorts as part of Sevens Restaurant's liquor license. The liquor licensed boundaries for Sevens Restaurant have already been modified, removing the Grand Lodge building. This license will allow the lobby bar and the spa

to serve alcohol and will be managed by the building owners, Breckenridge Grand Vacations (with Peak Resorts Management being a subsidiary of them). Ms. Zimmerman asked what the expected hours will be. Ms. Rynwand stated the lobby bar hours would be 11:00 am to 9:00 pm as it has been in the past, and the spa hours would be 8:00 am to 8:00 pm. Ms. Zimmerman asked if all alcohol serving staff are, or would be, TIPS certified. Mr. Brown stated they will be. Ms. Girvin asked if guests could purchase drinks at the lobby bar and take them to their rooms, and Mr. Brown replied in the affirmative. Mr. Conway asked if they previously served alcohol in their spa, and Mr. Brown said no, this would be new. Chair Conway asked if there were changes to the layout of the lobby bar, and Mr. Brown stated there wouldn't be any changes. Ms. Littleton asked about outdoor seating, on the mountain side. Mr. Brown stated Sevens Restaurant has outdoor seating as part of their license, that includes a patio area and much of the Peak 7 base area. The Grand Lodge license would include their building and their fenced in aquatics area and be signed as such.

Authority member Girvin made a motion to approve the new Lodging & Entertainment license application. A roll call vote was taken, and the motion passed 4-0.

- b) UDFINEART LLC d/b/a Ready Paint Fire!
112 S Ridge St
Beer and Wine Liquor License

Ms. Bethany Smith, Owner, was present on behalf of the application. Ms. Smith used to own and operate the former Ready Paint Fire! in a different location, where she also had a beer and wine liquor license for eight years with no issues. She also previously had two liquor licenses in Keystone during that same timeframe. She closed those businesses during the covid pandemic and is now back and ready to open again in a new location that she purchased in the building formerly known as Mountain Outfitters. Ms. Smith plans on having local art for sale on the first floor, along with a party room for birthdays, sip and paint parties and things like that. On the second floor she is planning on having the paint-your-pottery area, as well as a candle dipping station. They will have food and snacks available, their hours will be 11:00 am to 7:00 pm, and she is happy to welcome back a couple of experienced managers who will be updating their TIPS certifications. She is excited to open back up in Breckenridge! Ms. Littleton stated she is glad to see something like this going into that beloved location. Chair Conway stated he is also glad to see the business come back into town.

Authority member Zimmerman made a motion to approve the Beer & Wine license application. A roll call vote was taken, and the motion passed 4-0.

- 7) Informal Discussion
- a) Police Department Update
There was no police update.
- b) Staff Updates
- Attorney Update
There was no attorney update.
- Town Clerk Update
Records and Municipal Court Coordinator Maddy Norgard stated that the LMLA will have two (2) vacancies at the end of 2023. Ms. Girvin will be terming out and Ms. Littleton was appointed to fill in for Ms. Power, whose term would end at the end of 2023. Please ask anyone that may be interested in joining the Authority to reach out to Ms. Olson or Ms. Cospolich.
- c) Public Comment
There was no public comment.

Breckenridge Liquor and Marijuana Licensing Authority
Regular Meeting
Tuesday, October 17, 2023

- 8) Adjournment
With no further business to discuss, the meeting adjourned at 9:36 am.

The next regular meeting will be held on November 21, 2023. Submitted by Maddy Norgard, Records and Municipal Court Coordinator.

ATTEST:

Helen Cospolich, Town Clerk

Ace Conway, Chair

DRAFT

MEMORANDUM

TO: Liquor & Marijuana Licensing Authority
FROM: Town Clerk
DATE: November 21, 2023
SUBJECT: Liquor License Consent Calendar

RENEWALS

1. The Brakeman of Breckenridge LLC d/b/a **Rootstalk**
207 N Main St
Hotel & Restaurant
2. Siren Inc d/b/a **Motherloaded Tavern**
103 S Main St
Tavern
3. Terroir Gourmet Foods LLC d/b/a **The Cheese Shop of Breckenridge**
505 S Main St, Unit B2-A
Fermented Malt Beverage and Wine
4. Breck Ventures LLC d/b/a **The Breckenridge Tap House**
105 N Main St
Hotel & Restaurant
5. Keystone Food & Beverage Co d/b/a **Sevens Restaurant**
1979 Ski Hill Rd
Optional Premises
6. Ollies Breckenridge LLC d/b/a **Ollies Pub and Grub**
180 W Jefferson Ave
Hotel & Restaurant
7. Tin Plate Hospitality Group LLC d/b/a **Tin Plate & Dynamite Cookies**
110 S Ridge St
Hotel & Restaurant
8. Avalanche Liquors LLC d/b/a **Avalanche Market and Liquor**
1705 Airport Rd, Unit 3
Liquor Store
9. Mom's Baking Co LLC d/b/a **Mom's Baking Co**
100 N Main St, Ste 214
Beer & Wine

All Licenses are issued contingent upon the licensed premises being operated in accordance with all state laws, Town ordinances, and rules and regulations

10.505 Main LLC d/b/a **BoLD Kitchen and Bar**
505 S Main St, Unit B1
Hotel & Restaurant

REPORT OF CHANGES

11. Keystone Food & Beverage Co d/b/a **Sevens Restaurant**
1979 Ski Hill Rd
Optional Premises

Change of Manager notification from Joseph Zerwas to Srijana Pradhan

MEMORANDUM

TO: Liquor & Marijuana Licensing Authority
FROM: Town Clerk
DATE: November 21, 2023
SUBJECT: Tobacco Consent Calendar

RENEWALS

1. Dillon Companies LLC d/b/a **City Market #430 Fuel**
440 N Park Avenue
2. Dillon Companies LLC d/b/a **City Market #430**
400 N Park Avenue
3. A-B Petroleum Inc d/b/a **A-B Petroleum #16**
715 S Main St
4. City Liquors LLC d/b/a **City Liquors**
400 N Park Ave, Unit 6B
5. Msidhu Inc & 7-Eleven Inc d/b/a **7-Eleven Store 32267B**
10992 State Highway 9

MEMORANDUM

TO: Liquor & Marijuana Licensing Authority
FROM: Town Clerk
DATE: November 21, 2023
SUBJECT: Approved Special Events

There were no special events approved during the month of October.