

CITY OF MILWAUKEE LICENSES COMMITTEE

Tuesday, September 28, 2021  
9:00 a.m.  
Room 301-B City Hall  
(Virtual)

Re: "Hometown" at 3381 N 35th Street  
Neeti Preeti, Incorporated.

Participants on the record:

Alderman Nik Kovac, Chair  
Alderwoman Milele A. Coggs  
Alderman Mark A. Borkowski  
Alderwoman Nikiya Dodd  
Alderman Khalif J. Rainey  
James Cooney, License Division Manager, City of Milwaukee  
Molly Kuether-Steele, Staff Assistant

Jason Luczak, Applicant Attorney  
Manwinder Bhagat, Applicant

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(Transcript of Virtual Audio Recorded Proceedings.)

(Recording Start Time: 6:01:50)

CHAIR KOVAC: Manwinder Bhagat, agent for Neeti -- or Neeti Preeti, Inc. Extended hour establishment, food dealer, public entertainment premise, filling station, weights and measures license application. Requesting five amusement machines and to be open for 24 hours for Hometown at 3381 North 35th Street.

Manwinder Bhagat? It looks like present is it attorney or the applicant (inaudible) or both?

MR. LUCZAK: It's both. Attorney Jason Luczak with Manwinder Bhagat for Neeti Preeti, Incorporated.

CHAIR KOVAC: Mr. Bhagat, could you raise your right hand to be sworn in.

(Whereupon Applicant was sworn under oath.)

CHAIR KOVAC: Your name and address, please?

MR. BHAGAT: Manwinder Bhagat, 8929 South Pond View Drive, Oak Creek, Wisconsin 53154.

CHAIR KOVAC: Can you acknowledge receipt of notice of today's (inaudible) with the possibility your application could be denied?

MR. LUCZAK: Yes.

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CHAIR KOVAC: Are there any holds?

UNKNOWN SPEAKER: Yes, Mr. Chair, there's a hold for occupancy.

CHAIR KOVAC: Is there a police report?

UNKNOWN SPEAKER: No police report.

CHAIR KOVAC: Tell us about your plans at this location.

MR. BHAGAT: Currently I run another business, another gas station with a convenience store, Hometown 7535 West Burleigh Street in Milwaukee. And we are the same (inaudible) here. Run the gas station accordingly and keep it clean. And (inaudible).

CHAIR KOVAC: Are there any neighbors here to testify?

MS. KUETHER-STEELE: Yes --

UNKNOWN MALE: Yes.

MS. KUETHER-STEELE: -- Mr. Chair, there are neighbors here for this item.

CHAIR KOVAC: Okay. This is -- just so -- there's still six more items after this one, or five more, so I want this clear, this is item 3381 North 35th Street.

UNKNOWN SPEAKER: Correct.

CHAIR KOVAC: Do you have a -- do you have a roster ready, Molly, that you could call out names?

MS. KUETHER-STEELE: I do. The first one I

1 have is Charles Davis.

2 CHAIR KOVAC: Let me first of all ask: Is  
3 everyone -- well, I'll just say we like to take -- or our  
4 policy is to take testimony from opposition first. So if  
5 you're not in opposition, say so when she calls your name,  
6 and we'll get you on the second round. So go ahead,  
7 (unintelligible).

8 MS. KUETHER-STEELE: So the first one is --

9 MR. DAVIS: Charles Davis.

10 CHAIR KOVAC: Actually, I'm sorry, could  
11 everyone -- could everyone raise their right hand now for  
12 (unintelligible).

13 UNKNOWN SPEAKER: And I would just point  
14 out that the (inaudible) conference there has three  
15 supporters in here so I just (inaudible).

16 CHAIR KOVAC: Okay. So we'll get to that  
17 conference room on round two. But also everyone in that  
18 conference room here to testify, please raise your right  
19 hand now and we'll swear everyone in, supporters and  
20 opponents.

21 (Whereupon witnesses were sworn under  
22 oath.)

23 CHAIR KOVAC: Okay. Molly, if you could  
24 call off the names as you have them.

25 MS. KUETHER-STEELE: Charles Davis.

1 MR. DAVIS: Here.

2 CHAIR KOVAC: Mr. Davis, please give us  
3 your name and address.

4 MS. DAVIS: Okay. My name is Charles  
5 Davis. I live at 3328 North 36th Street, a half a block  
6 from the business that's proposed.

7 CHAIR KOVAC: And your testimony?

8 MR. DAVIS: I -- I think that they have new  
9 ownership. We --

10 CHAIR KOVAC: Are you -- are you in  
11 support, Mr. Davis?

12 MR. DAVIS: I'm in support --

13 CHAIR KOVAC: Are you in support --

14 MR. DAVIS: No, I'm in opposition.

15 CHAIR KOVAC: Okay. I just -- the way  
16 you -- sorry, I read -- I read the room wrong.  
17 (Inaudible) tell us more. Sorry.

18 MR. DAVIS: I'm in -- I'm in opposition.

19 CHAIR KOVAC: Tell us why.

20 MR. DAVIS: Okay. Because I think there's  
21 new owners there. The other owners that was there have --  
22 they had sex in the business. And there's been shootings.  
23 There's been cars running up and down the alleys. And I'm  
24 just in opposition because even though the previous owners  
25 were in an injunction I believe, I'm just against -- I'm

1           against the gas station altogether.

2                       CHAIR KOVAC: Thank you for that. Actually  
3 now I have a clarifying question for the local alderman,  
4 if you don't mind. I don't have all the addresses  
5 memorized. Is this the location where we had the long  
6 discussion about the videotape?

7                       ALD RAINEY: Yes, it is.

8                       CHAIR KOVAC: Okay. Thank you.

9                       Do you want to keep -- any questions from  
10 the applicant or attorney for Mr. Davis?

11                      MR. LUCZAK: Yeah. Mr. Davis, so if I  
12 understand your testimony correctly, you wouldn't support  
13 any establishment or ownership operating a gas station,  
14 correct?

15                      MR. DAVIS: We don't -- we don't want any  
16 gas station there, especially 24 hours.

17                      MR. LUCZAK: Okay.

18                      MR. DAVIS: That's just -- this  
19 neighborhood is just -- it's -- it's not (inaudible)  
20 24-hour establishment or this type of establishment who  
21 disrespects (Inaudible).

22                      MR. LUCZAK: Okay. But you understand that  
23 this applicant was not involved with the business and the  
24 issues that you previously discussed, correct?

25                      MR. DAVIS: Well, I understand that part.

1 But we have not finished with the previous owners yet, and  
2 now they have new owners there. So what are we supposed  
3 to do, just -- just let them just throw it into us, throw  
4 it into our community?

5 MR. LUCZAK: I have no other questions.

6 CHAIR KOVAC: Okay. Thank you, Mr. Davis.  
7 Any committee members or Alderman Rainey, any questions  
8 for the witness?

9 Okay, keep calling the -- how many names do  
10 we have, Molly?

11 MS. KUETHER-STEELE: I have four.

12 CHAIR KOVAC: Okay. Keep calling them,  
13 please.

14 MS. KUETHER-STEELE: John Reid.

15 MR. REID: Yes.

16 CHAIR KOVAC: Yeah, John -- Mr. Reid,  
17 please give us your name and address.

18 MR. REID: John Reid, 3356 North 36th  
19 Street.

20 CHAIR KOVAC: And your testimony, please,  
21 Mr. Reid.

22 MR. REID: My testimony is that even though  
23 they said they got new ownership, I drive by there  
24 occasionally going to work, you know, (inaudible) leave  
25 around 3:00. I seen the previous owner car -- truck there

1 and I saw him behind the cash register. So what does that  
2 say of the new ownership? Why is he still there?

3 CHAIR KOVAC: When was this, Mr. Reid, how  
4 recently?

5 MR. REID: It was this month.

6 CHAIR KOVAC: This month?

7 MR. REID: Yes.

8 CHAIR KOVAC: Thank you.

9 MR. REID: No, no, no --

10 CHAIR KOVAC: Oh, go ahead.

11 MR. REID: -- I (inaudible). With the food  
12 dealer, what they talking about the food dealer? What are  
13 they supposed to put in there?

14 CHAIR KOVAC: Well, a food dealer  
15 license -- I mean, they're requesting several licenses,  
16 extended hours --

17 MR. REID: Yeah.

18 CHAIR KOVAC: -- (inaudible) entertainment,  
19 which lets them have the amusement machines, the gas --  
20 the filling station. And food, we'd have to ask the  
21 applicant what kind of food they want to sell.

22 (Crosstalk.)

23 MR. REID: Well, anyway, with the public  
24 entertainment permits, we got people who live here 40, 30  
25 years. And to put this in our neighborhood that we



1 will -- they will not even get to (inaudible). We got  
2 people who go to work and get up in the morning, and  
3 you're talking about amusement machines that are open 24  
4 hours a day. There's no parking for none of that. Where  
5 are they supposed to park at? They going to be parking in  
6 the alley, blocking our garage when we trying to go to  
7 work, you know, just bringing desirables in the  
8 neighborhood. You know, we trying to keep our  
9 neighborhood clean, but it seems like they don't care.

10 They want to open up -- and, first of all,  
11 they didn't even have a forum talking about, you know,  
12 (inaudible), you know, let the community come down there  
13 and see what they want -- you know, what they want to do.  
14 They didn't have none of that. I got a letter talking  
15 about going to the lawyer office, but why should I go to  
16 the lawyer office? That's kind of -- you know, to me,  
17 (inaudible). I'd rather do it in a public forum where  
18 everybody is there, you know. And we just don't want it.  
19 You know, we just don't want it there. You know, whatever  
20 they do, you know, (inaudible) have it in Oak Creek? Why  
21 do they come into our neighborhood, destroy our  
22 neighborhood with all of this nonsense.

23 CHAIR KOVAC: Thank you, Mr. Reid. Are  
24 there questions from committee or from Alderman Rainey for  
25 this witness? Questions from the applicant or the

1 attorney?

2 MR. LUCZAK: Yeah. Alderman Kovac, can I  
3 just make one thing clear on the record. I did not point  
4 this out, but we did withdraw the public entertainment  
5 premises application and also the amusement machine  
6 application --

7 CHAIR KOVAC: Okay. That's helpful to  
8 know. So there's no -- there's no amusement machines. So  
9 what's before us is food dealer, filling station, weights  
10 and measures and extended hours?

11 MR. LUCZAK: That's right.

12 CHAIR KOVAC: And your intent -- your  
13 intent with the extended hours is to be open all day and  
14 all night, 24 hours?

15 MR. LUCZAK: Correct.

16 CHAIR KOVAC: That's your intent? Okay.  
17 Any questions for Mr. Reid?

18 MR. LUCZAK: Yes. Mr. Reid, you are aware  
19 that there's currently an injunction in place that allows  
20 the -- the previous owner to continue to operate, do you  
21 know that?

22 UNKNOWN SPEAKER: You're muted, Mr. Reid.

23 MR. LUCZAK: You're muted.

24 CHAIR KOVAC: Are you still there?

25 MR. REID: Hello?

1 CHAIR KOVAC: Yeah, hello.

2 MR. REID: No, it's been a while, it should  
3 have been resolved now. So why is it not resolved?

4 (Inaudible) injunction after injunction? We want it  
5 closed, you know, we want it closed period.

6 MR. LUCZAK: Okay. But just -- I just want  
7 to point out that there's currently an injunction in place  
8 that allows the previous --

9 CHAIR KOVAC: Okay.

10 MR. REID: (Inaudible).

11 CHAIR KOVAC: Hold on, Mr. Reid. I gave  
12 you a little bit of latitude there, but, you know, you  
13 can -- you can use that in your closing. He's mentioned  
14 that he observed the owner there this month. It sounds  
15 like you're not denying that fact. You know, you're  
16 asking him if he knew why it was true. Is that  
17 essentially fair -- that was your question?

18 MR. LUCZAK: Yeah. And I --

19 CHAIR KOVAC: (Crosstalk) He said that  
20 wasn't a concern to him, he just doesn't want them there  
21 anymore. And you're right, because the court did  
22 intervene, but that's -- I mean, that's really more of a  
23 factual legal statement you'd make and -- I mean, asking  
24 people the question "did you know this fact," is kind of  
25 stretching a question, to be fair, so...

1 MR. LUCZAK: Mr. Reid, you did mention that  
2 you received a letter from my law firm that invited you  
3 to -- it was a virtual forum, correct? You could have  
4 joined the meeting over Zoom, correct?

5 MR. REID: I just knew it was a meeting to  
6 the lawyer office, you know.

7 MR. LUCZAK: Okay. But in the letter,  
8 which I did submit to Mr. Cooney (phonetic) as Exhibit B,  
9 there's a Zoom link. Do you remember seeing a Zoom link  
10 that said appear virtually like you're appearing right now  
11 for a public meeting?

12 MR. REID: I might have. But still, I feel  
13 that we should have it in the neighborhood where everybody  
14 could attend (inaudible) not everybody got Zoom like some  
15 of us do.

16 MR. LUCZAK: Okay. But you didn't -- you  
17 didn't take that offer to address these concerns prior to  
18 the hearing at that meeting, correct?

19 MR. REID: Correct. But I was waiting for  
20 this to come up.

21 MR. LUCZAK: All right. No other  
22 questions.

23 CHAIR KOVAC: And I took his testimony to  
24 mean he was concerned about the format of the meeting, but  
25 he also didn't want to talk to lawyers. I mean, that's

1 his right to say he'd rather deal directly with the  
2 applicant, not the lawyer. I'm not saying --

3 MR. LUCZAK: (Crosstalk).

4 CHAIR KOVAC: (Crosstalk) I know I'm just  
5 telling you -- I just wanted to repeat his testimony back  
6 to you that that wasn't the only objection he raised, the  
7 way he was contacted. And that's his testimony and that  
8 was his reaction to your letter. I just want to make sure  
9 that that's clear.

10 Molly, there's a few more names?

11 MS. KUETHER-STEELE: Yes, Mr. Chair. The  
12 next person I have is Clinton Day.

13 MR. DAY: Yes.

14 CHAIR KOVAC: Mr. Day, please give us your  
15 name and address.

16 MR. DAY: My name is Clinton Day. I live  
17 at 3352 North 36th Street. I have been here 48 years.  
18 I'm in objection -- totally in objection to this whole  
19 thing. I've seen this -- this -- the area deteriorate.  
20 I'm -- I was young when I moved here and now I'm old. And  
21 I don't need all this -- I don't want to hear all this  
22 noise running up and down the alleys, all this noise all  
23 day. And we -- we had -- I was (inaudible) I was outside  
24 in the back and I saw this car come -- came down right  
25 from the service station area doing 60 miles an hour down

1 (inaudible) down through the alley. And we've had all  
2 this traffic. It's like a freeway in the alley here.

3 And, first of all, why do we need 24 hours?  
4 Why do we need to be listed as 24 hours? There's too  
5 much -- too much things going on now, shootings and all  
6 that stuff in the neighborhood. So we don't -- I  
7 definitely don't want that area -- in the area and I don't  
8 want this -- and especially this 24 hour thing. We're not  
9 on the expressway. We're in the city here, inner city.  
10 Our neighborhoods are deteriorating and they're  
11 contributing to it with these -- with this garbage they're  
12 bringing in our neighborhoods.

13 CHAIR KOVAC: Thank you, Mr. Day.  
14 Questions for committee or from Alderman Rainey for this  
15 witness? Questions from the applicant or attorney?

16 MR. LUCZAK: No, thank you.

17 CHAIR KOVAC: Who's next, Molly? Thank  
18 you, Mr. Day.

19 MS. KUETHER-STEELE: Pastor Childs.

20 CHAIR KOVAC: Pastor Childs, please give us  
21 your name and address.

22 PASTOR CHILDS: My name is Pastor Martin  
23 Childs, Junior. 3456 North 38th Street. Thank you,  
24 Alderman Kovac and to the committee. The owners and  
25 employees of this establishment have a history of lacking

1 the capacity to control the activities of those who enter  
2 the establishment. And this was when the nature of the  
3 business was purchasing gas and convenience items at a  
4 decent time.

5 How can we be confident, therefore, that  
6 they have a capacity to control the activities of those  
7 who enter the establishment when the nature of the  
8 business to patrons congregating there 24 hours a day,  
9 seven days a week? I'm very glad to hear that they have  
10 rescinded the amusement machines because we had a very,  
11 very major problem with that being in the community and  
12 that taking place 24 hours a day, seven days a week.

13 However, even in addition to that being  
14 removed, when we consider 24 hours a day, seven days a  
15 week, you made clear that while 35th Street is commercial,  
16 beginning just across the alley to the west, the north and  
17 the south is a residential neighborhood. This is where  
18 people live. This is where people have retired. This is  
19 where children are being raised. This is where people get  
20 up early in the morning to go to work. This is where  
21 people relax in their yards to enjoy the fruit of their  
22 labor.

23 It's one thing, you know, for people to  
24 come in and do business; however, to expand this to 24  
25 hours a day, seven days a week I think is an encroachment

1 upon those who live in that area, upon those who have  
2 invested their lives and their livelihood into that area  
3 for the benefit of someone just making money or towards  
4 seeking to attempt to make more money. So therefore, we  
5 are in opposition to the extended hours and we humbly  
6 request that this license be denied.

7 CHAIR KOVAC: Thank you, Pastor Childs.  
8 Questions for Pastor Childs from the committee or Alderman  
9 Rainey? The applicant or attorney?

10 MR. LUCZAK: Yeah. Pastor Childs, I just  
11 have a question about did you receive the e-mails that we  
12 sent requesting a meeting with you to kind of address  
13 these concerns ahead of this hearing?

14 PASTOR CHILDS: I did not receive an  
15 e-mail, no.

16 MR. LUCZAK: Okay. And so would you be  
17 willing to not oppose, I mean, any -- any applicant or --  
18 or let me ask it a different way. Does your opposition  
19 include anybody operating a gas station at this location?

20 PASTOR CHILDS: Well, the answer to that is  
21 it sounds like you're playing games because you're  
22 suggesting that this is a new applicant when again the  
23 previous owner has been sighted being on the property; and  
24 just playing a shell game just to move one name out and  
25 move another name in. We want someone that's going to be



1 committed to the neighborhood, committed to the community,  
2 committed to the things that contribute to the livelihood  
3 of people who live in that neighborhood. And as long as  
4 applicants are applying by just playing shell games with  
5 names, then we're in opposition to that.

6 MR. LUCZAK: And -- I have no other  
7 questions.

8 CHAIR KOVAC: Thank you. Any other names  
9 there, Molly?

10 MS. KUETHER-STEELE: No, Mr. Chair, those  
11 were the only people who contacted me.

12 CHAIR KOVAC: Is there anyone else here in  
13 opposition on the line who didn't preregister? They  
14 want -- I know we're going to get to -- we know we have a  
15 room full of supporters on camera there. Is there anyone  
16 else out there? Speak now.

17 MS. REID: Yes. Claudia Reid. And Molly,  
18 I did get the information from you.

19 CHAIR KOVAC: Claudia Reid, please give us  
20 your address too.

21 MS. REID: Sure. It's 3356 North 36th  
22 Street, Milwaukee, Wisconsin 53216. I am in opposition of  
23 the gas station being opened for 24 hours a day. As  
24 previously stated, we are not near a highway or a major  
25 expressway. It increases the loitering that they are --

1 that they allow people -- the panhandlers that they allow  
2 in front of the establishment morning, evening, all the  
3 time.

4 Thank you for withdrawing your  
5 entertainment licensing request. And also there's also  
6 school bus and city buses in the neighborhood -- along  
7 that route where 24 hours a day does not seem that we need  
8 that with children being present regularly.

9 CHAIR KOVAC: So Ms. Reid, you appreciate  
10 that they withdrew the amusement machines, but you're  
11 opposed to the other remaining licenses they still want?

12 MS. REID: No, we actually --

13 CHAIR KOVAC: (Inaudible).

14 THE WITNESS: The gas station itself --

15 CHAIR KOVAC: Okay.

16 MS. REID: It's -- it's -- it's horrible  
17 for this neighborhood. The ownership does not respect the  
18 neighbors here. They are continuing -- it's a  
19 relationship or family members that they sell to get it  
20 out of one name to the other name just to get the license  
21 to go through, which happens in our community regularly  
22 until we stop or say enough is enough is the only reason  
23 that it will stop.

24 CHAIR KOVAC: Okay. Thank you. Thank  
25 you. I understand your position very well now. Thank

1 you. Do you have more? Are there questions for Ms. Reid  
2 from the committee or Alderman Rainey? Questions for  
3 Ms. Reid from the applicant or the attorney?

4 MR. LUCZAK: Ms. Reid, are you related to  
5 any of the other objectors?

6 MS. REID: I am. I am. Mr. Reid is my  
7 husband.

8 MR. LUCZAK: Okay. That's what I thought.  
9 I was just checking. And you mentioned that you believed  
10 that Mr. Bhagat here is somehow related to the previous  
11 owners. What evidence do you have of that?

12 MS. REID: Well, the previous meeting that  
13 we had they noted that the sale that was in process, that  
14 they were related. And this was the last meeting that we  
15 had with you guys. It was a different attorney. I don't  
16 believe it was you, but they did note that they were  
17 related.

18 MR. LUCZAK: Okay.

19 MS. REID: Unless it's a new purchaser  
20 because the last one they said they (inaudible) the seller  
21 (Inaudible).

22 MR. LUCZAK: Right. And that previous  
23 purchaser, though, was not the person who is sitting next  
24 to me, Mr. Bhagat, correct?

25 MS. REID: I can't remember the face. But

1 I do recall that they were related.

2 MR. LUCZAK: Okay. But that --

3 MS. REID: Are you not related? If they're  
4 not related, that's fine. However, you still can tell  
5 that the previous owner has -- is still involved in the  
6 day-to-day -- day-to-day operations of the gas station.  
7 So if you're just switching ownership, but it's still  
8 going to be run by the same people, that's no benefit to  
9 the neighborhood, not at all.

10 MR. LUCZAK: And if that's not the  
11 situation, would you be in support of this?

12 MS. REID: Not if they're going to be  
13 running it the exact same way, I will not.

14 MR. LUCZAK: Okay. I have no other  
15 questions.

16 CHAIR KOVAC: On behalf of Ms. Reid -- and  
17 really just on behalf of myself now, and the other  
18 committee members hopefully will be interested in this  
19 too. I do have a question either for the attorney or the  
20 applicant now.

21 How did this come about? I can infer from  
22 your question, but I'd rather hear it directly rather than  
23 inferring it from a question. There was a prior attempt  
24 to change over or there was a relationship and now there  
25 isn't? So why -- can you -- so why don't you give us that

1 whole sequence and tell us how Mr. Bhagat came -- came to  
2 discover this location.

3 MR. LUCZAK: Yeah. So there was the  
4 initial incident with the video where the license was  
5 revoked. Then there was an attempted sale to a family  
6 member where they came to committee, and that was denied,  
7 that application. And Mr. Bhagat is not related and has  
8 entered a purchase agreement through the LLC he created  
9 for the gas station. He also operates the other gas  
10 station in a similar fashion on 75th and Burleigh,  
11 correct?

12 MR. BHAGAT: That is correct.

13 CHAIR KOVAC: So how did he -- how did  
14 he -- how did you find out about this opportunity?

15 MR. BHAGAT: Because the previous gas  
16 station that we bought, that one was bought from the same  
17 owner as well, Mr. Dillon (phonetic).

18 CHAIR KOVAC: So you know Mr. Dillon  
19 strictly because you bought one of his other gas station?

20 MR. BHAGAT: Yes.

21 CHAIR KOVAC: And you have no other  
22 relationship with him other than you bought a property  
23 from him before?

24 MR. BHAGAT: No. We belong to the same  
25 community. We go to the same churches. But other than

1 that, there is no family relationship. There is --

2 CHAIR KOVAC: Okay. So there's no family  
3 relationship, but you know him?

4 MR. BHAGAT: I know him, yes.

5 CHAIR KOVAC: And what he -- he's  
6 current -- do you own it yet? Do you own it now?

7 MR. BHAGAT: No, I don't own it now. Until  
8 the licenses get approved, I cannot take over the  
9 ownership.

10 CHAIR KOVAC: Well, I know -- I know -- so  
11 you -- is it you have an accepted offer that's contingent  
12 upon having this license approved, or explain to me --

13 MR. BHAGAT: Correct.

14 CHAIR KOVAC: -- what -- so that's what it  
15 is?

16 MR. BHAGAT: Correct.

17 CHAIR KOVAC: So currently the prior owner  
18 operating under injunction continues to own it, he just  
19 won't own it if this license is approved?

20 MR. BHAGAT: Correct.

21 MR. LUCZAK: And I would point out just for  
22 clarity that those -- that the original revocation case  
23 and the second attempted new owner, which was a relation,  
24 those are both in court right now.

25 CHAIR KOVAC: All right. So it's uncertain

1 the future of that -- saying it's under injunction doesn't  
2 mean that they'll be able to open indefinitely. That will  
3 be -- if we -- if we deny this, the other thing will play  
4 out in court. Is that fair?

5 MR. LUCZAK: Yeah, that's -- yep.

6 CHAIR KOVAC: Is there anyone else here who  
7 wants to speak in opposition to the license? Anyone else  
8 on the line that we don't know about yet?

9 MS. REID: Excuse me, Alderman. I have --  
10 so the previous -- the other store that he owns, is that  
11 open 24 hours on 76th and Burleigh?

12 MR. BHAGAT: No, ma'am. We close at  
13 midnight and open at 5 a.m.

14 MS. REID: Oh, so what's the -- what's the  
15 reasoning for that? Why does this store -- seeing that  
16 that store is neither on a major highway and they're not  
17 open 24 hours, so why would this one need to be open 24  
18 hours?

19 MR. BHAGAT: That location has a gas  
20 station at every block and there is one right down the  
21 block from us on 76th and (inaudible) which is open 24  
22 hours.

23 MS. REID: There's one down the block on  
24 Sherman and Roosevelt and Sherman and Townsend. There's  
25 two on Sherman and Fond du Lac. There's Burleigh, there's

1 gas stations. There's Sherman and Burleigh. So this --  
2 the same area has that number. So why can't you have the  
3 same hours that you have on 76th Street? Why can't you  
4 apply for a license for those hours versus 24 hours a day  
5 in our neighborhood? Respect our neighbors the way you  
6 respect those neighbors.

7 MR. BHAGAT: That gas station was always  
8 until midnight and open at 5 a.m. And we never thought  
9 about applying for 24-hour establishment. But this one  
10 when I talk to Mr. Dillon, this was always a 24-hour  
11 establishment, and that's what we discussed our sale terms  
12 based upon, the sales of the establishment for 24 hours.

13 MS. REID: Well, did he explain to you that  
14 the neighbors did not want a 24-hour gas station?

15 MR. BHAGAT: I'm aware of the fact that --  
16 the problems that the gas station had prior, and that's  
17 why my attorney e-mailed and we had our meeting last week  
18 as well where a lot of the neighbors came out and the  
19 issue was addressed. I'm here, whatever the need be.  
20 Like we said, we don't -- I saw the meeting today as well  
21 that we don't meet the need for the amusement machines as  
22 well, so that was already taken out. But I'm here for the  
23 neighbors. I mean, anything else that's needed.

24 But just to clarify, the new owner cannot  
25 take over until the license gets approved. I think a



1 couple of people who are opposing this are not aware.  
2 They are thinking that the new owner is there already, but  
3 still Mr. Dillon was behind the glass and whatnot. But  
4 it's still the old owners operating, just so you guys  
5 know.

6 CHAIR KOVAC: Thank you, Mrs. Reid for that  
7 testimony. That was a good question.

8 And if I can ask one follow-up, Mr. Bhagat.  
9 So obviously the five amusement machines were not part of  
10 your -- were not a deal breaker in your contingencies. Is  
11 the extended hours license a deal breaker whereas -- and  
12 I'm just speaking hypothetically here because I have no  
13 idea what the committee will do. But --

14 MR. BHAGAT: Yes.

15 CHAIR KOVAC: -- if you're approved but  
16 your -- if the underlying license is approved, but not the  
17 extended hours, would you still complete the sale or would  
18 that -- would you not want it anymore?

19 MR. BHAGAT: I will have to talk to Dillon  
20 about our sale terms because I will not be honoring the  
21 same deal what we talked about prior, so --

22 CHAIR KOVAC: Okay.

23 MR. BHAGAT: If the numbers change,  
24 everything changes when the 24 hour doesn't go through.

25 CHAIR KOVAC: Thank you. So obviously

1 you're not willing to withdraw it today then?

2 MR. BHAGAT: No, I am not.

3 CHAIR KOVAC: All right. Is there anyone  
4 else here to testify in opposition on 3381 North 35th  
5 Street? Anyone else?

6 All right. Let's go to the room. I see  
7 four people in the room that the attorneys indicate are  
8 supporters. If you all could give us your name and  
9 address and your testimony.

10 MR. BOGAN: My name is Joseph Bogan. I'm a  
11 current employee here. I've been working here, like,  
12 five, six months now. And, yes, it's -- it was a lot of  
13 noise and trash and stuff when I first came there, but now  
14 it's quiet and peaceful. I pick up trash every day. You  
15 know, I'm doing the (inaudible) work. I got, you know,  
16 officers from the 7th district come in all day long. You  
17 know, they asking if anything going on or if we need  
18 anything.

19 I made sure the panhandlers, you know, I  
20 can't fight, you know, people off. You know, all I can do  
21 is to tell them to leave the gas station, you know.  
22 Because I've been seeing other establishments being closed  
23 down for moving people around. But since I've been here  
24 it's been quiet, you know. If -- we haven't had no police  
25 contact, no reports, you know, and I think it's going

1 well.

2 I'm an employee there, that's how I pay my  
3 bills, you know, take care of my kids, my family. And I'm  
4 all for the gas station. I am there, you know, I'm 6'4",  
5 you know, I don't try to intimidate nobody or nothing like  
6 that, but, you know, my size, people come in, they say  
7 "Hi. How you doing? Good morning." You know, I'm there  
8 for 12 hours out of the day. You know, so when I'm not  
9 there, you know, police come there 24 hours round the  
10 clock, so -- I don't know. I'm all for the gas station to  
11 be open. You know, if the new owner, if he open 24 hours,  
12 I'd like to be his employee too. I'd like to stay there  
13 and help with the community like I've been doing. That's  
14 all I got to say.

15 CHAIR KOVAC: So when is your 12-hour  
16 shift?

17 MR. BOGAN: I work from 9:00 to 9:00.

18 CHAIR KOVAC: So 9 p.m. to 9 a.m. or vice  
19 versa?

20 MR. BOGAN: 9 a.m. to 9 p.m.

21 CHAIR KOVAC: Oh, so just during the day.  
22 So the 24 hours wouldn't affect you directly then?

23 MR. BOGAN: No.

24 CHAIR KOVAC: Okay. Are there other  
25 questions for this witness from committee or from Alderman

1 Rainey or from the applicant or his attorney?

2 MR. LUCZAK: I just have one question. In  
3 the last 18 months have there any been -- been any police  
4 calls for -- or any incidents necessitating police calls  
5 to the gas station?

6 MR. BOGAN: No. I haven't heard of  
7 anything, you know, I speak with the police regularly.  
8 Every day they come in and stop by. They stop every day.  
9 And I have a good relationship with the police. I haven't  
10 had (inaudible) if I have any problems. I haven't had any  
11 problems. And there haven't been any noise like they  
12 claim. The trash is picked up every day. And I try to  
13 keep the panhandlers down. I can only do as much as I  
14 can. You know, I don't want to hurt nobody; I don't want  
15 to get hurt. I just want to come to work and do my job,  
16 that's it.

17 MR. LUCZAK: All right. That's all I had.

18 CHAIR KOVAC: Okay. Who's next in the  
19 room?

20 MR. HINKLES: My name is Patrick Hinkles.  
21 I stay in the neighborhood right (inaudible) service  
22 station.

23 CHAIR KOVAC: And your address?

24 Mr. Hinkles, your address, please?

25 (Crosstalk.)

1 CHAIR KOVAC: You said you're in the  
2 neighborhood, but your address, please.

3 MR. HINKLES: 3451 North 36th street. Did  
4 you get that?

5 CHAIR KOVAC: Yeah, I got it.

6 MR. HINKLES: Okay. Okay. Like I said, I  
7 stay in the neighborhood and I go to that station quite  
8 often, every day just about. You know, I go and buy the  
9 things that I need and buy gas, you know, it's just I have  
10 to go there. You know, I never seen any trouble there,  
11 nobody getting into it. But the -- like you say, the  
12 panhandlers, and I pay them no attention. You know, I  
13 just do what I got to do and go back home (inaudible) and  
14 I go back. And I got a good relationship with the  
15 employees there. You know, if I need something, you know,  
16 credit or something till the next day, they will give it  
17 to me, and I will go about my business.

18 But I don't think that service station need  
19 to be removed or (inaudible) because they have a good  
20 rapport with the neighborhood, a lot of people in the  
21 neighborhood. A lot of customer -- a lot of elderly  
22 people in the neighborhood that need to get gas and stuff.  
23 And why should you have to go way down six or seven blocks  
24 when you got a block there. You know what I'm saying?

25 CHAIR KOVAC: Yes. Yes. Thank you for

1 your testimony. I understand what you're saying. You  
2 like the convenience of the store being close to you.

3 MR. HINKLES: Yes.

4 CHAIR KOVAC: Any questions for this  
5 witness from Alderman Rainey or the committee or from the  
6 applicant or his attorney?

7 MR. LUCZAK: No.

8 CHAIR KOVAC: All right. Who's next in the  
9 room?

10 MS. LOWE: My name is Tanya Lowe. I just  
11 wanted to say that the store --

12 CHAIR KOVAC: Your -- your address, please?

13 MS. LOWE: 3451 North 36th Street. And  
14 we've been living there since -- my family been living in  
15 the house -- we've been living in the house since 1982.  
16 And we -- I don't have no problem there. It's very  
17 convenient for me. I get up about 5:00, walk to the  
18 station, get my soda pop in the morning, my Pepsi, my  
19 morning Pepsi. And I never had a problem. I never seen  
20 any problems other than the people asking for change when  
21 you going in and out. And sometimes when -- sometimes  
22 when I'm there I see some of the employees come out  
23 telling them they have to go, not to disturb customers.

24 But other than that, it's very convenient  
25 for me to go a block and a half to get my gas and eat

1 my -- sometimes I run out of cheese, bread, or whatsoever,  
2 and I go there and I get it. And if I'm short a dollar,  
3 some of the coworkers will go in their pocket, get the  
4 dollar out and pay change for me and let me go. So it's  
5 not been a problem for me, and I'm 44, so I don't know.

6 CHAIR KOVAC: Okay. Questions for this --  
7 for Ms. Lowe from committee or from applicant or attorney?  
8 All right. Looks like there's one person left in the  
9 room?

10 UNKNOWN SPEAKER: No, I don't live there.  
11 I'm just a paralegal here at (inaudible) I'm here to take  
12 notes.

13 CHAIR KOVAC: Are you in the same building  
14 as the applicant and the attorney, but down the hall?

15 UNKNOWN SPEAKER: Yes.

16 CHAIR KOVAC: Okay. Is there anyone else  
17 either for or against that wanted to testify on this?  
18 Okay. Then it's in the 7th Aldermanic District, we'd like  
19 to hear from Alderman Rainey.

20 ALD RAINEY: Thank you, Mr. Chair. Based  
21 on neighborhood testimony, I would support a denial.  
22 Thank you.

23 CHAIR KOVAC: Does the applicant or his  
24 attorney have any questions for Alder Rainey?

25 MR. LUCZAK: No.

1 CHAIR KOVAC: Would you like to make a  
2 closing before we go to committee?

3 MR. LUCZAK: Yes.

4 CHAIR KOVAC: Go ahead, please.

5 MR. LUCZAK: Thank you.

6 Obviously this location, this is the third  
7 time that this has now come before the committee, and this  
8 is a new owner. And obviously this is kind of a  
9 lightening rod situation, which I think if you read  
10 between the lines in some of the comments the issues that  
11 still remain for some of the individuals who testified  
12 relate to the recording of that video.

13 None of that relates to Mr. Bhagat.  
14 Mr. Bhagat is here and has a deal worked out to become the  
15 new owner of this gas station. And it's a question of the  
16 fitness of the location and the operator. I mean, I  
17 believe that that's established on this record. I believe  
18 that the concerns that were made all relate to the  
19 previous owner, which I don't think are appropriate  
20 considerations for the committee to make at this point.  
21 And to give Mr. Bhagat a chance, we did follow through  
22 with the neighborhood to try to address some of these  
23 concerns, but obviously there's a lot of issues that  
24 relate to the previous owners and a lot of distrust there,  
25 which we can understand. But I can tell you that



1 Mr. Bhagat operates a very successful business on  
2 Burleigh, a very similar business. And I think that his  
3 fitness as an applicant is stellar.

4 I would ask that you grant this and allow  
5 Mr. Bhagat to take over. I would also point out that he's  
6 willing based on the concerns addressed by the  
7 neighborhood to have a security guard hired to work  
8 10 p.m. to 6 a.m. so that any of those concerns are  
9 addressed and that the police are brought into any issues  
10 that occur in or around the licensed premises.

11 I think that this would also be a good way  
12 to turn the page on this issue with the previous owners.  
13 There is currently an injunction in place. The first case  
14 was won in the circuit court. Now there's the other case  
15 pending. So I would just point out that I believe that  
16 this is an adequate remedy to move on from the previous  
17 owners and the issues of the previous owners. So I would  
18 ask that you grant the license. And that's all I have to  
19 say. Thank you.

20 CHAIR KOVAC: Any questions from committee  
21 for the applicant or attorney?

22 We are in committee. Actually, question  
23 for Mr. Cooney. Has the (inaudible) license been formally  
24 withdrawn already?

25 MR. COONEY: Yes, Mr. Chair, we did receive

1 the paperwork to withdraw it.

2 CHAIR KOVAC: So for the committee's  
3 benefit what's in front of us is food dealer, filling  
4 station, weights and measures and extended hours. And  
5 Alderman Rainey has asked I believe that all of those be  
6 denied along with several of the neighbors. And then --  
7 so we're in committee.

8 ALD BORKOWSKI: Mr. Chairman?

9 CHAIR KOVAC: Alderman Borkowski.

10 ALD BORKOWSKI: Thank you, Mr. Chairman.  
11 I'm going to move denial for the purposes of the  
12 aldermanic testimony and the passionate testimony of the  
13 neighbors that are so close by. I thought it was very,  
14 very compelling. And so that is my motion, Mr. Chairman.

15 CHAIR KOVAC: That motion for denial of all  
16 licenses is before us. Are there any objections to that  
17 motion? Hearing none, I think -- I believe Alderwoman  
18 Coggs will probably abstain because she came in halfway  
19 through. So it passes on a 3-0-1 vote. And I will pass  
20 the gavel back to Alderwoman Coggs.

21 (Recording End Time: 6:41:35)

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The transcript contained herein was produced from an audio file provided by the City of Milwaukee City Clerk's Office identified as "Licenses Committee 2021-09-28 9:00 a.m." and transcribed by me to the best of my ability.

I further certify that I am not related to any of the parties to the action by blood or marriage, and that I am in no way interested in the outcome of this matter.

Dated February 11, 2022.

\_\_\_\_\_  
Carolyn R. Kingsley

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