

February 2, 2022

VIA ELECTRONIC MAIL

The Honorable Stephanie Smith
Chair, Baltimore City Delegation
Maryland House of Delegates
House Office Building, 6 Bladen Street
Annapolis, Maryland 21401

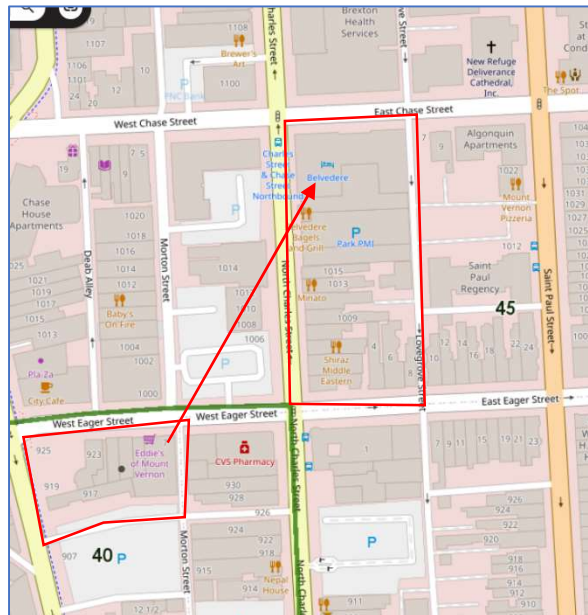
Re: SB 430 – Baltimore City – Alcoholic Beverages – Transfer

Dear Delegate Smith:

This firm represents 13 West Eager, LLC, which is redeveloping the property known as 7 W. Eager Street in the Midtown Belvedere area of Mount Vernon (the “Property”), with a 10-story, 167-unit multifamily building. The Property is currently occupied by the Eddie’s of Mount Vernon grocery store (“Eddie’s”), which operates with a Class A Beer, Wine, and Liquor License. Currently located in the 40th alcoholic beverages district, as part of the Property’s redevelopment, Eddie’s is proposed to be relocated to ground-level retail space in The Belvedere (fronting on 1023 N. Charles Street) in the 45th alcoholic beverages district. As explained in more detail below, our client supports Senate Bill 430 as it would permit the Eddie’s to relocate with its Liquor License across districts.

Pursuant to Section 12-1707 of the Alcoholic Beverages Article, a liquor license generally may not be transferred into a different alcoholic beverages district (which are coterminous with the legislative district boundaries). Accordingly, the relocation of the Eddie’s Class A Liquor License from the 40th District to the 45th District would not be permitted under current law.

There are certain enumerated transfers, by which a liquor license may be transferred. For example, in 2012,



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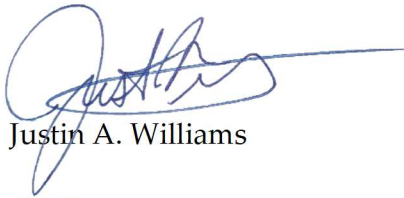
Senate Bill 354 authorized Spirits of Mount Vernon to have a B-D-7 license transferred from within the 45th District to its establishment in the 40th District.

If approved, SB 430 would create a similar exception to allow a liquor license to be transferred from the block on which Eddie's is currently located to the block surrounding The Belvedere. Notably, Eddie's would still have to apply to the Liquor Board, which retains the authority to approve the issuance or transfer of a license at a public hearing.

For your reference, the request has the support of the Mount Vernon Belvedere Association (MVBA). They are delighted that Eddie's will remain in the community. We accordingly encourage you and the Baltimore City Delegation to support the passage of the Bill.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin A. Williams", with a long horizontal flourish extending to the right.

Justin A. Williams

JAW

Enclosure

cc: The Honorable Antonio Hayes (via electronic mail)
Nicholas Blendy, Esq., Deputy Executive Secretary,
Board of Liquor License Commissioners
for Baltimore City (via electronic mail)
13 West Eager, LLC (via electronic mail)
Caroline L. Hecker, Esq. (via electronic mail)



**MOUNT
VERNON
BELVEDERE
ASSOCIATION**

December 1, 2021

Dennis Zorn
Owner
Eddie's of Mount Vernon
7 West Eager Street
Baltimore, Maryland 21201

Reference: **Letter of Support for Relocation | Eddie's of Mount Vernon, 7 W. Eager, Baltimore, MD 21201**

Dear Dennis:

The Mount Vernon Belvedere Association (MVBA) is pleased to offer this letter of support for the relocation of your grocery store, Eddie's of Mount Vernon along with the store's associated Class-A liquor license. We understand that your store will be relocating next year from 7 West Eager Street, Baltimore, Maryland 21201 currently in Maryland Legislative District 40 to its new location within the ground level of The Belvedere at 1 East Chase Street, Baltimore, Maryland 21202 (with the main store entrance located at 1023 North Charles Street, Baltimore, Maryland 21202) in Maryland Legislative District 45.

As a business member within the Mount Vernon community since 1988, we are delighted that you continue your commitment in keeping your grocery store within the community. Thank you, Dennis.

If you have any questions or need any further information for your relocation, please do not hesitate to reach out to me or the new MVBA President, Jason Curtis beginning January 1, 2022 at president@mvba.org. Again, thank you for your continued commitment to Mount Vernon.

Wishing you a healthy, success and joyful year in 2022!

Sincerely,

Michele Richter, President
Mount Vernon-Belvedere Improvement Association

cc: File