



Liquor Licensing Authority Regular Meeting
November 13, 2025 - 9:00 AM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Hearing Officer Ablao called the meeting to order at 9:00am on Thursday, November 13, 2025.

B. CONSENT CALENDAR

1. Approval of the October 9, 2025, Liquor Licensing Authority Regular Hearing Minutes - K. Bernhoft, Deputy Town Clerk

The Authority has reviewed the minutes and asked the Town Prosecutor, Amy Penfold, and CSO Officer, Josh Burrell, if the Town had any corrections or concerns.

Prosecutor Penfold noted a correction regarding the Windsor Main Street Partnership item and requested that the Town's position of agreeing with the Authority's decision for denial be added to the minutes. The Authority approved the minutes with the noted correction.

C. ACTION ITEMS

1. **NEW - Hotel & Restaurant License (City)**
G.O.A.T. II, LLC
DBA The Goat Sports Bar
6567 Crossroads Blvd. Windsor, CO 80550

Hearing Officer Ablao noted several issues with the application that require clarification before proceeding with the public hearing.

Hearing Officer Ablao identified the following concerns:

- The Articles of Organization for G.O.A.T. II, LLC shows El Chivo Hospitality Services as the sole member, but the Individual History Records (IHRs) list individual members as part of G.O.A.T. II, LLC.
- The application needs to show one hundred (100) percent ownership of G.O.A.T. II, LLC even for owners with less than ten (10) percent interest.
- The public notice posting was deemed inadequate as it was placed on the front of the building under construction without sufficient visibility to the general public.
- The loan documents appeared to pertain to Field of Dreams rather than G.O.A.T. II, LLC.
- Additional clarification is needed regarding the ownership structure and investment information.

Matthew Larson, The Goat Sports Bar owner, stated that the posting had blown off at one point and was reattached to the door.

Mr. Larson explained to the Authority that El Chivo Hospitality is a holding company, with the representatives present being owners who hold over ten percent ownership, plus additional silent partners.

Travis Gillmore, another owner for The Goat Sports Bar, explained their business structure, noting that Field of Dreams is the real estate holding company that owns the property and is building the building, while the G.O.A.T. II, LLC has a lease from Field of Dreams.

Hearing Officer Ablao rescheduled the hearing to December 11, 2025.

Prior to the public hearing, the applicant shall provide the following to supplement its application:

- The applicant shall re-post a notice of the public hearing in a conspicuous location clearly visible to the general public and passersby.
- The names and ownership percentage of owners of the applicant that have ten (10) percent or less ownership in the applicant.
- Submit a new diagram that shows street orientation, linear measurement of the proposed licensed premises, all exits, windows and patios.
- Each individual shall provide an answer to question nine (9) on the application.
- Provide any loan document, promissory note or other financial agreement between Field of Dreams, LLC and the applicant regarding its financial investment in the applicant.
- Provide all names and ownership percentages of El Chivo Hospitality and provide a written explanation as to its role in the financing, ownership, and operation of G.O.A.T. II, LLC
- The applicant may submit any other supplemental materials pertinent to clarifying the application.

2. **NEW - Hotel & Restaurant License w/ Optional Premises (City)**

LL Holdings of Colorado LLC
DBA LL Holdings of Colorado LLC
801 Diamond Valley Dr. Windsor, CO 80550

Hearing Officer Ablao opened the public hearing for a New Hotel & Restaurant license with Optional Premises for LL Holdings of Colorado, LLC. Attorney Corey Tipton (Registration Number 35865) appeared as counsel for LL Holdings of Colorado, LLC.

Mrs. Tipton explained that this application was a conversion from a previously approved license to a Hotel & Restaurant license with Optional Premises rather than a Resort Complex. Mrs. Tipton stated that the packet was filed in early October and noted that nothing had changed in terms of structure or operation of the entity and facility. The ownership, management agreements, and concessionaire operation remained the same as when originally approved in 2022.

Hearing Officer Ablao clarified that the conversion was prompted by issues with certificates of occupancy during renewal, rather than by a requirement from the Authority.

Bernard Issa appeared as the on-site registered manager and confirmed under oath that he was aware of the requirement to notify the Authority within 48 hours of opening or closing any Optional Premises.

Hearing Officer Ablao asked Mr. Issa about certificates of occupancy for the Optional Premises shown on the submitted diagram, Mr. Issa confirmed:

- Field 9 has a permanent certificate of occupancy.
- The Collegiate Stadium does not have a permanent certificate of occupancy.
- The Dome does not have a permanent certificate of occupancy.
- The "Volleyball Court" area does not have a permanent certificate of occupancy.

Hearing Officer Ablao opened the meeting for public comment, to which there was none.

The Authority asked if the Town had any comments or concerns, to which Town Prosecutor Penfold stated none.

Hearing Officer Ablao approved the application with the condition that permanent certificates of occupancy must be submitted to the Licensing Authority for each Optional Premise before they can be opened, and each would need to be inspected by the Windsor Police Department once the certificates are obtained.

Hearing Officer Ablao approved the application for a New Hotel & Restaurant license with Optional Premises for LL Holdings of Colorado, LLC, with the following conditions:

1. The licensee shall notify the licensing authority no later than forty-eight (48) hours prior to opening and closing any optional premises;
2. no alcohol may be sold, served, or consumed in any Optional Premises that has not been inspected by the Police Department and that has not been issued a permanent certificate of occupancy by the Town;
3. and compliance with the Liquor Code, rules, regulations and municipal ordinances.

The license will not actually issue until such time as the State has approved the application and the premises has been inspected by the Police Department to determine compliance with the diagram submitted with this application.

D. COMMUNICATIONS

E. ADJOURN

Having no further business, the hearing was adjourned at 9:15 a.m.

Kaitlyn Bernhoft

Kaitlyn Bernhoft, Deputy Town Clerk