

**LIQUOR LICENSING AUTHORITY  
CITY OF COMMERCE CITY, COLORADO**

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**NOTICE OF RENEWAL HEARING**

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**IN THE MATTER OF: THE RENEWAL APPLICATION OF THE TAVERN LICENSE**

**FOR: KNL Corp  
Dbas Halftime Sports Bar  
6051 Quebec St  
Commerce City, CO 80022**

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YOU ARE HEREBY NOTIFIED that a hearing will be held on Friday, the 18<sup>th</sup> day of May, 2018, at the hour of 11:00 a.m., in Conference Room 2108 located on the main floor of the Civic Center of the City of Commerce City, 7887 East 60<sup>th</sup> Avenue, Commerce City, Colorado, by the Liquor Licensing Authority of the City of Commerce City (the "Authority").

At the hearing, the Authority will determine whether the tavern license of KNL Corp dba Halftime Sport Bar, located at 6051 Quebec St, should be renewed in light of the following:

1. A transfer application was approved on July 6<sup>th</sup>, 2015. As part of the application, an extension of lease, dated January 15<sup>th</sup>, 2015, between WG Family Partnership, LLLP and BBT, Inc. and a letter, dated May 28<sup>th</sup>, 2015, to BBT, Inc. from WG Family Partnership, LLLP granting permission to sublease the licensed premises to KNL was submitted as possessory documents by the applicant, KNL Corp. Both the extension of lease and letter reference a master lease, dated January 15<sup>th</sup>, 2012. The master lease was never submitted.
2. The letter dated May 28<sup>th</sup>, 2015 to BBT, Inc. from WG Family Partnership, LLLP references Chad L. Hartzler, associated with KNL Inc. However, the transfer application identifies the corporate officers of KNL Corp. as Ka Yang and Harry Steinberg. On paragraph 3, someone named "Leo" is required to be present at the property during business hours as a condition of the sublease and on paragraph 4 as a personal guarantor of the sublease.
3. The license was renewed on November 22<sup>nd</sup>, 2016 without city staff verifying possessory documents.
4. A renewal application was submitted October 18<sup>th</sup>, 2017. Upon review of the the Adams County Assessor's records, it was noted that the property had changed hands to 6051 LLC on or around June 11, 2015.

5. A letter was mailed to licensee on November 16, 2017 requesting updated lease documents demonstrating that the licensee has possession of the premises.
6. Licensee submits lease assignment and assumption of lease referencing the June 15, 2012 master lease without providing a copy of the master lease.
7. The lease assignment and assumption of lease, dated April 1, 2018, identifies Chad Hartzler as associated with KNL Corp.
8. The city alleges the licensee has failed to "demonstrate that they have possession of the premises through deed or lease as required per CRS at 12-47-301 (3)(b).
9. The city alleges hidden ownership interest, to wit: Chad Hartzler and "Leo", who are referred to in the lease documents, but have not been previously disclosed as officers of KNL Corp.

YOU ARE FURTHER ADVISED that you have the right to have legal counsel represent you at the hearing and to present any evidence you may have regarding the allegations cited above. Further, you have the right at the hearing to cross-examine any witnesses presented and to have witnesses produced on your behalf.

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By: \_\_\_\_\_

Teresa Ablao, Hearing Officer

4/26/18