

**MINUTES
LICENSE COMMISSION MEETING
JANUARY 21, 2026**

A REGULAR MEETING OF THE Revere License Commission was called to order by Chairman Robert Selevitch at 3:00 p.m. on January 21, 2026. Commissioner Daniel Occena, Commissioner Liliana Monroy, Police Lt. Glenn Malley, Liaison with the Revere License Commission, and Maggie Haney, Recording Secretary, present.

Salute to the Flag by the members of the Revere License Commission and those in attendance.

VOTED ON THE FOLLOWING APPLICATIONS SUBMITTED FOR CONSIDERATION

Blessed Mother of the Morning Star at St. Mary's Church
670 Washington Avenue
Ralph DeCicco, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, and Entertainment License: Application of Blessed Mother of the Morning Star at St. Mary's Church, Ralph DeCicco, Event Manager, for a 1-day license for Malt/Wine, Common Victualler, and Entertainment to be exercised at 670 Washington Avenue on Saturday, March 21, 2026, from 5 p.m. – 10 p.m. Event is a St. Patrick's Day Dinner Dance for parishioners and friends. Expected attendance is 95.

Jim [name inaudible] appeared for the application. This is a regular event at the church.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Occena, it was VOTED to approve the application.

Romero Jimenez Corp.
d/b/a **Olympia Market**
5 Atlantic Avenue
David Jimenez, Manager

Application for a Common Victualler License: Application of Romero Jimenez Corp. d/b/a Olympia Market, Luis Jimenez, president, for a Common Victualler license to be exercised at 5 Atlantic Ave. There is no requested seating, requested hours are Sunday – Saturday 8 a.m. – 10 p.m.

Luis Jimenez appeared for the application. They will be preparing takeout food consisting of paninis, juices, fruit salads and similar foods.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Occena, it was VOTED to approve the application.

Santa Fe Burrito Grill Revere, LLC
d/b/a **Santa Fe Burrito Grill**
60 VFW Parkway
Carlos Echavarria, Manager

Application for an All Alcohol Restaurant License: Application of Santa Fe Burrito Grill Revere, LLC d/b/a Santa Fe Burrito Grill, Carlos Echavarria, Manager, for an All Alcohol Restaurant license to be exercised at 60 VFW Parkway. Requested seating to remain at 33 inside and 16 outside, requested hours of operation to remain at Sunday 10 a.m. – 9 p.m., Monday – Saturday 11 a.m. – 10 p.m., requested entertainment is Radio.

Carolos Echavarria appeared for the application. The business owners wish to serve beer and margaritas to their customers as they do at their other locations across the state. Commissioner Occena inquired into how many hours Mr. Echavarria intended to spend at this location and was told every day. Mr. Echavarria is the director of operations for the entire company, but is based at the Revere location, and will be the on-site manager here.

There were neither proponents nor opponents when called. Upon a motion duly made by Commissioner Occena, and seconded by Commissioner Monroy, it was VOTED to approve the application.

Diana Cardona

108 Beach Street

Diana Cardona, Event Manager

Application for a 1-day Malt/Wine, Common Victualler, and Entertainment License: Application of Diana Cardona for a 1-day license for Malt/Wine, Common Victualler, and Entertainment, said license to be exercised in a room at 108 Beach Street (Revere History Museum) on January 31, 2026, from 4 p.m. – 9 p.m. Event is a fundraiser for a cancer survivor singer. Expected number of attendees is 30.

Diana Cardona appeared for the application. This will be a community concert given by a cancer survivor. Commissioner Occena asked who would be handling alcohol sales and service. Ms. Cardona said there will be a professional bartender, who is donating his time, supported by volunteers who will ensure that alcohol does not leave the room.

Erica Porzio spoke in favor of the application.

There were no opponents when called. Upon a motion duly made by Commissioner Monroy, and seconded by Commissioner Occena, it was VOTED to approve the application.

HEARINGS

Lupita Revere, LLC

d/b/a **Lupita Restaurant**

111 Shirley Avenue

Erasmio A. Guevara, Manager

Hearing: Hearing into disruptions of the public safety and order, service to intoxicated patrons, violation of license closing rules, violation of on-premises license law. – **Continued from last meeting.**

Erasmio Guevara appeared for the application, represented by his attorney, James Cipoletta, and accompanied by his chief of security, Fernando Tavares.

The Commission asked what measures the business plans to take to address the disruptions to the neighborhood. Mr. Tavares described the operational changes they have been implementing. They took a course in security management, and established that the ongoing issue of the crowd disturbances outside could be better managed by implementing a staggered departure for patrons exiting, moving departing patrons along the sidewalk, and having

ride share patrons wait inside the foyer for their rides to arrive. Lt. Malley reported that things have been very quiet over there. Commissioner Occena asked about their use of police detail officers. There has been insufficient business to warrant a detail officer. Commissioner Occena expressed concern about the financial costs involved in having detail officers and raised the matter for discussion along with the question of restoring the closing hour to 2 a.m.

After some discussion, Commissioner Occena moved to restore the closing hour to 2 a.m., based upon the substantive steps the business has taken to remediate their issues. The police detail requirement is to remain the same. Commissioner Monroy seconded the motion, and it was carried unanimously.

Taqueria Eucalipto II Corp.
d/b/a **Las Vegas Restaurant**
107 Shirley Avenue
Claudia Isabel Cabrera, Manager

Hearing: Hearing into disruptions of the public safety and order, service to intoxicated patrons, violation of license closing rules, violation of on-premises license law. – **Continued from last meeting.**

The license holder was neither present nor represented. The matter was continued to the next meeting.

R K & E Corp.
d/b/a **BK's Bar & Grill**
264 Ocean Avenue
Marilyn Symmes, Manager

Hearing: Hearing into disruptions of the public safety and order, service to intoxicated patrons, violation of license closing rules, violation of on-premises license law. – **Continued from last meeting.**

Robert Kelley appeared for the hearing, represented by his attorney, James Cipoletta. The business has installed a new security door in the back to prevent patrons from entering unsupervised or leaving with alcohol. Mr. Cipoletta reviewed the issues that had been raised at the last meeting, and the measures taken to resolve them. An onsite manager has been designated and has met with police twice. The staff has had training in security and management protocols. They now have a policy of refusing re-entrance to patrons who would go outside and come back in later. Last call closing procedures have been solidified. Patrons are now discouraged from loitering on the sidewalk in front of the bar. All employees are required to review and sign the new management plan and keep a log of all incidents. Copies of the plan had been submitted to the License Commission in advance of the meeting.

The Commissioners pronounced themselves satisfied with the improvements. Commissioner Selevitch moved to restore the closing hour to 2 a.m. Commissioner Occena seconded the motion, and it was approved unanimously.

KST Corporation
d/b/a **Bill Ash's Lounge**
78 Revere Beach Boulevard
Kerry Tunstall, Manager

Hearing: Hearing into disruptions of the public safety and order, service to intoxicated patrons, violation of license closing rules, violation of on-premises license law. – **Continued from last meeting.**

The license holder was neither present nor represented. The matter was continued to the next meeting.

Lumina Lounge, LLC
d/b/a **Lumina Lounge**
63 Revere Beach Boulevard
Omar Preciado, Manager

Hearing: Hearing into disruptions of the public safety and order, service to intoxicated patrons, violation of license closing rules, violation of on-premises license law, assault. – **Continued from last meeting.**

Diego, Omar, and Juan Preciado appeared for the hearing, represented by their attorney, Gabriella D'Ambrosio. Ms. D'Ambrosio described the changes that the business had implemented to improve their security and remediate issues. They have retrained security to be less physical with patrons, and hire police details for the weekend and on any busy nights. They revised their closing procedures to end live entertainment earlier and raise lights, with last call being announced at 1:15, and all tabs closed out by 1:45. Patrons will be ushered out in a slow and controlled manner. They have retained a new security company.

Commissioner Monroy pointed out that while the plan looked very good, there had been some incidents, and she emphasized the importance of following their plan to avoid continued issues. The matter was discussed further. Commissioner Selevitch moved to place the matter on file, with the understanding that it will be considered in any future violations. The motion was seconded by Commissioner Monroy, and carried unanimously.

COMMUNICATIONS:

1. Advisory from the Massachusetts State Fire Marshal concerning the use of sparklers and pyrotechnics in restaurants, bars, nightclubs, and discotheques.
2. Notice from the Revere Fire Department of a failed inspection at the site of **Atlantic Auto Body, Inc.**
3. Notification of business closure from Hakki Corp. d/b/a **Pizza Days.**

All communications were accepted and placed on file.

LICENSE RENEWALS

Common Victualler

Ambros Foods, LLC d/b/a Pizza Hut #37230, 5A Everett St
Café Montecristo, Inc. d/b/a Montecristo Mexican Grill, 364 Broadway
Diya, LLC d/b/a Subway, 339 Squire Road
Dolcan, LLC d/b/a Istanbul Diner, 120 VFW Pkwy
Dritta Foods, LLC d/b/a Nick's Place, 64 Revere Beach Blvd
El Tipico Salvadoreno Restaurant, Inc., 227 Revere St
F & J Juice Bar Café, Inc., 76 Shirley Ave
Fair Price Market, Inc., 1470 North Shore Road
G.F. Enterprise, LLC d/b/a Taco Bell, 339 Squire Road
La Esquina del Sabor, Inc., 1 Unity Ave
Lixi Hospitality Revere, Inc. d/b/a Starbucks, 400 Ocean Avenue
Los Hornitos, LLC, 2 Park Ave

Manne's Bakery Company, Inc. d/b/a Manne's Bakery, 910 Broadway
Mystic Coffee House Corp., 90A Shirley Avenue
Nonni's Pizza, LLC, d/b/a Nonni's Pizza, 750 Washington Ave
Ortez Corporation, Inc. d/b/a Pollo Royal Restaurant, 529 Broadway
Sainte Corp. d/b/a Nick's Deli, 750 Washington Ave
Seak Ly Kong d/b/a Thmor Da Restaurant, 144 Shirley Ave
Sudguru Hotel, LLC d/b/a Quality Inn, 100 Morris Street
Target Corporation d/b/a Target Store T-1942, 36 Furlong Dr
The Delta Hellenic Company, LLC d/b/a Revere House of Pizza, 354 Broadway
Torretta's Bakery & Café, LLC, 652 Winthrop Ave
Wendy's of New England, LLC d/b/a Wendy's #6205, 39 Squire Rd
Wendy's of New England, LLC d/b/a Wendy's, 42 Furlong Dr

Entertainment

Café Montecristo, Inc. d/b/a Montecristo Mexican Grill, 364 Broadway
Dolcan, LLC d/b/a Istanbul Diner, 120 VFW Pkwy
La Esquina del Sabor, Inc., 1 Unity Ave
Ortez Corporation, Inc. d/b/a Pollo Royal Restaurant, 529 Broadway
Sudguru Hotel, LLC d/b/a Quality Inn, 100 Morris Street

Parking Lot

Emerald Business Enterprises, Inc. d/b/a Rodeway Inn, 309 American Legion Highway
Park N Co d/b/a Park N, 44 Railroad Street
Rockwal Realty Trust, 1380 North Shore Road

Innholder Hotel

Emerald Business Enterprises, Inc. d/b/a Rodeway Inn, 309 American Legion Highway
Lixi Hospitality Revere, Inc. d/b/a Springhill Suites Boston Logan Airport Revere Beach, 400 Ocean Avenue
Sudguru Hotel, LLC d/b/a Quality Inn, 100 Morris Street

Class 2 Motor Vehicle Dealer

Charlie's Auto Exchange, Inc., 655 North Shore Rd
Commonwealth Auto Body, Inc. d/b/a Commonwealth Auto Sales, 335 Lee Burbank Hwy
Mario's Service Center, Inc., 977 Broadway
Master Auto Sales, Inc., 1027 Broadway
Noah Autobody Repair & Sales, Inc., 1095 Broadway
Sena Motors, Inc., 120 Squire Rd
Wonderland Auto, Inc. d/b/a Wonderland Auto, 1176 North Shore Rd

Class 1 Motor Vehicle Dealer

The Bikers Outfitter, Inc., 1039 Broadway

Lodging House

Shirley Investments, LLC, 194 Shirley Ave

It was unanimously VOTED to approve the license renewals.

It was unanimously VOTED to schedule the next regular meeting on February 18, 2026, at 3:00 p.m. in the Council Chamber.

Following the foregoing, there being no further business to come before the Board upon Motion duly made and seconded, it was VOTED to adjourn the meeting at 4:10 p.m.

Robert Selevitch, Chairman

Maggie Haney, Recording Secretary

Minutes of the meeting of January 21, 2026