



City of Bartlett

David Parsons, Mayor

BEER BOARD MEETING AGENDA

TUESDAY, JANUARY 3, 2023 - BARTLETT CITY HALL - 6:00 PM

MINUTES APPROVAL

Minutes of the December 6, 2022 Beer Board Regular Meeting

PUBLIC HEARINGS

- I. GPM Southeast, LLC, 8565 Magellan Parkway, Suite 400, Richmond, VA 23227 dba Flash Market #7169 has applied for an OFF-premises permit to sell beer at Flash Market #7169 located at 6505 Memphis Arlington Road, Bartlett, TN 38135.

NEW BUSINESS

- I **GPM Southeast, LLC, 8565 Magellan Parkway, Suite 400, Richmond, VA 23227 dba Flash Market #7169 has applied for an OFF-premises permit to sell beer at Flash Market #7169 located at 6505 Memphis Arlington Road, Bartlett, TN 38135. (Penny Medlock, City Clerk)**

ADJOURNMENT



BEER BOARD MEETING MINUTES

TUESDAY, DECEMBER 6, 2022 - BARTLETT CITY HALL - 6:00 PM

ATTENDANCE

Cordell Battles: Present, Deborah Williams: Present, Ryan Smith: Absent, C.E. Zobell: Absent, Eric Russell: Present.

MINUTES APPROVAL

Minutes of the October 4, 2022 Beer Board Regular Meeting

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Cordell Battles
SECONDER:	Eric Russell
AYES:	Cordell Battles, Deborah Williams, Eric Russell

PUBLIC HEARINGS

- I. Chalee Timrattana, 8914 Lakeside Cove, Cordova, Tenn. 38016, has applied for an on-premises permit to sell beer at Thai Bistro located at 7140 Stage Road, Suite 102, Bartlett, Tenn. 38133.

No one spoke for or against.
Adjourned at 6:02 p.m.

NEW BUSINESS

- I. Chalee Timrattana, 8914 Lakeside Cove, Cordova, Tenn. 38016, has applied for an on-premises permit to sell beer at Thai Bistro located at 7140 Stage Road, Suite 102, Bartlett, Tenn. 38133.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cordell Battles
SECONDER:	Eric Russell
AYES:	Cordell Battles, Deborah Williams, Eric Russell

ADJOURN

Meeting adjourned at 6:04 PM

Minutes Acceptance: Minutes of Dec 6, 2022 6:00 PM (Minutes Approval)

Deborah Williams, Chairperson

Penny Medlock, City Clerk

Minutes Acceptance: Minutes of Dec 6, 2022 6:00 PM (Minutes Approval)

**Beer Board****SCHEDULED****BEER AGENDA ITEM (ID # 3250)**

Meeting: 01/03/23 06:00 PM

Department: Beer Board

Category: Agreement

Prepared By: Penny Medlock

Initiator: Penny Medlock

Sponsors:

DOC ID: 3250

GPM Southeast, LLC, 8565 Magellan Parkway, Suite 400, Richmond, VA 23227 dba Flash Market #7169 has applied for an OFF-premises permit to sell beer at Flash Market #7169 located at 6505 Memphis Arlington Road, Bartlett, TN 38135.

CITY OF BARTLETT MEMO

DATE: December 27, 2022

TO: The Bartlett Beer Board

FROM: Ava MacFerran

SUBJECT: Beer Permit Application for Flash Market #7169

Please find attached an **OFF**-Premises Beer Permit Application for Flash Market #7169 located at 6505 Memphis Arlington Road, Bartlett, TN 38135. Supporting documentation can be found in this packet.

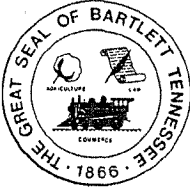
- Reason for new permit: New Ownership
- Previous owner: Flash Market, LLC
- New owner/applicant: GPM Southeast, LLC
- Representative: Cindy Flowers District Manager
- Location previously sold beer: Yes
- Background check: Passed
- Distance Boundary: Passed
- Legal Notice: Bartlett Express, 12/22/2022 edition
- Violations by this applicant: Yes. 2003, temporary suspension at Roadrunner Market #141, Elizabethton, TN.
- Suspension/ Revocation at this location: No
- Violations under: N/A
- Date of penalty: N/A
- Penalty: N/A

Included in the application packet are copies of the Beer Ordinances as well as the explanation of the **Suspension Revocation and Civil Penalty of selling Beer to minors.**

Attachment: SFinance Bi22122709400 (3250 : Flash Market #7169 beer permit)

CONTENT AND ORDER OF ALL BEER PERMIT APPLICATIONS

- 1. AGENDA**
- 2. MEMO TO THE BARTLETT BEER BOARD**
- 3. LEGAL NOTICE**
- 4. APPLICATION**
- 5. OUR NOTICE TO THE NEWSPAPER**
- 6. POLICE BACKGROUND CHECK OF
APPLICANT (SIGNED)**
- 7. CODE ENFORCEMENT'S BOUNDARY REPORT
(SIGNED)**
- 8. MAP OF AREA**



LEGAL NOTICE

Pursuant to the requirements of Ordinance 8-307 of the City of Bartlett, TN, the following information is made known to all interested persons:

GPM Southeast, LLC dba Flash Market #7169 has applied for an OFF- Premises permit to sell beer at Flash Market #7169 located at 6505 Memphis Arlington Road, Bartlett, TN 38135.

The Bartlett Beer Board will meet at 6:00 p.m. on January 3, 2023 at The Bartlett City Hall, 6400 Stage Rd., Bartlett, TN, to consider the above application after a Public Hearing. Any citizen who would like to appear and testify either for or against this application will be heard.

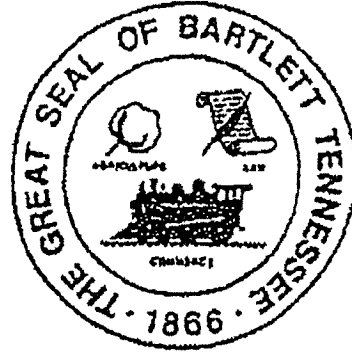
A. Keith McDonald
Mayor

Attachment: SFinance Bi22122709400 (3250 : Flash Market #7169 beer permit)

APPLICATION OF BEER PERMIT
STATE OF TENNESSEE
CITY OF BARTLETT

Application for (check one):

☒ ON-PREMISES PERMIT
☐ OFF-PREMISES PERMIT
☐ MANUFACTURER'S PERMIT
☐ DISTRIBUTOR'S PERMIT
☐ SPECIAL EVENTS PERMIT



I HEREBY MAKE APPLICATION FOR A PERMIT TO SELL, STORE, MANUFACTURE, OR
DISTRIBUTE BEER OR OTHER BEVERAGES AUTHORIZED TO BE SOLD, STORED,
MANUFACTURED, OR DISTRIBUTED UNDER THE PROVISIONS OF TENNESSEE CODE
ANNOTATED 57-5-1-1 ET SEQ. AND BASE MY APPLICATION UPON THE ANSWERS TO THE
FOLLOWING QUESTIONS:

1. Reason for application:

☐ New Business ☒ New Ownership ☐ Other (please explain) _____

2. Print Full Name of applicant (owner):

GPM Southeast, LLC dba Flash Market #7169 (change in legal business ownership only)

(Effective 7/1/2015, T.C.A. 57-5-103(a) requires all applicants to be a citizen or lawful resident of the United States for at least one year immediately preceding the date of applying for the permit. The City reserves the right to request documentation of such residency or citizenship during the review and approval process.)

Is applicant a(n) (check one):

☐ Person ☐ Firm ☐ Corporation ☒ Single Member LLC
☐ Joint-Stock Co. ☐ Syndicate ☐ Association

3. Print address of applicant (owner):

8565 Magellan Pkwy, Suite 400, Richmond, VA 23227

4. List all persons, firms, corporations, joint-stock companies, syndicates, or associations having at least at 5% ownership interest in the business (attach additional sheet, if needed):

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE OF BIRTH</u>	<u>SSN</u>
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GPM Southeast, LLC - Business Owner/Applicant

See attached list of members & officers

5. List all previous addresses (within last 10 years):

N/A

6. Contact Telephone #: Corporate: 804-730-1568 (x1176) Cell #: _____

7. Under what name will the business operate? Flash Market #7169

8. Street address location of the business:

6505 Memphis Arlington Road, Barlett, TN 38135

9. Business Telephone #: 804-730-1568 (x1176)

Business Email Address: licensing@gpminvestments.com

10. Specify name, address and position of the person to receive the annual privilege tax notice and any other communication from the City:

Attn: Licensing Department

8565 Magellan Pkwy, Suite 400

Richmond, VA 23227

GPM Southeast, LLC (EIN: [REDACTED])

8565 Magellan Pkwy, Suite 400, Richmond, VA 23227

* Single Member LLC, formed in DE owned by GPM Investments, LLC (100%)

GPM Investments, LLC – Sole Member

EIN: [REDACTED]

ADDRESS: 8565 Magellan Pkwy, Suite 400

Richmond, VA 23227

(804) 730 1568

Officers:**Arie Kotler, CEO**

TELEPHONE NO.: (804) 730 1568 x 1171

CELL: (313) 779 0906

HOME ADDRESS: 508 N. Island Drive, Golden Beach, FL 33160

SSN: [REDACTED]

DOB: [REDACTED]

Driver's License # [REDACTED]

Eyal Nuchamovitz, EVP

TELEPHONE NO.: (804) 730 1568 x 1183

CELL: (404) 644 1066

HOME ADDRESS: 3284 NE 211 Terrace, Aventura, FL 33180

SSN: [REDACTED]

DOB: [REDACTED]

Driver's License # [REDACTED]

Donald Bassell, CFO

TELEPHONE NO.: (804) 730 1568 x 1132

CELL: (804) 363 8975

HOME ADDRESS: 9566 Plateau Place, Mechanicsville, VA 23116

SSN: [REDACTED]

DOB: [REDACTED]

Driver's License # [REDACTED]

11. Give name and address of property owner, if other than business owner:

Noble Properties, LLC c/o Noble Management Company
4280 Professional Center Drive, Suite 100
Palm Beach Gardens, FL 33410

12. Will the permit be used to operate two or more restaurants or other businesses under the same permit as permitted by T.C.A. 57-5-103(a)(4) within the same building? No (YES or NO). If yes, specify number _____. List the names of the restaurants or other businesses and describe their location (use additional sheet if necessary):

13. Give name, date of birth, SSN and address of all managers other than applicant:

See attached list of members & officers

14. Has any person having at least 5% ownership interest, any of the managers listed in previous question, or any other employee of the business, been convicted of any violation of the beer or alcoholic beverage laws or any crime (other than minor traffic violations) within the last ten (10) years? No (YES or NO)
 If yes, give particulars of each charge, court, and date convicted:

15. Has this owner or the owner's organization had a beer permit revoked, suspended, or denied in the State of Tennessee? Yes (YES or NO)

If yes, specify where, when, and why:

In 2003 Roadrunner Market #141, Elizabethton, TN - temporary suspension due to failure of
undercover beer sting

16. Give the name, relationship to applicant and address of former beer permit holder at this location (if applicable):

Flash Market, LLC - 501 River Street, Suite 300, Greenville, SC 29601

Relationship: N/A

(The City of Bartlett has adopted Ordinance 8-313 forbidding the sale of beer and like beverages within 150 feet of a free-standing school or church; or immediately adjacent in a multi-tenant building.)

17. What is the name and address of the school or church nearest your business?

Barlett Elementary School - 3932 Billy Maher Road, Memphis, TN 38135

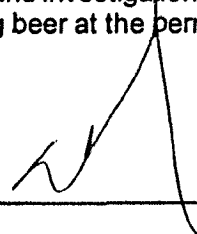
Harmony Church of Barlett - 6740 St Elmo Road, Barlett, TN 38135

I am knowledgeable of the laws prohibiting the sale of beer to minors. I hereby certify that no person(s) having at least 5% ownership interest, nor any person(s) to be employed in the distribution or sale of beer in my establishment has(ve) been convicted of any violation of the beer or alcoholic beverage laws or any crime involving moral turpitude within the past 10 years. I am also aware that I shall not be issued a permit or my permit shall be revoked if my business location causes traffic congestion or interferes with schools or churches, or otherwise interferes with public health, safety and morals.

I understand that by submitting this application, a background investigation shall be conducted on the applicant(s) and on all on-site managers who will be selling beer at the permitted establishment.

Donald Bassell, CFO

Print or type name of Applicant



Signature of Applicant/Owner (or) Authorized Corporate Officer

Sworn and subscribed before me this 1 day of December, 20 22.

Brittany Parrish

Notary Public

My Commission Expires: 10/31/2024



Attachment: SFinance Bi22122709400 (3250 : Flash Market #7169 beer permit)

NOTICE: Non-refundable fees of \$250.00 for the application and \$100 for the required legal notice must accompany this document. A \$100 privilege tax is also required, but will be refunded if the applicant is not approved. If the applicant is approved you are required to provide documentation of sales tax registration and City of Bartlett business license within ten (10) days of approval. Any applicant making a false statement in this application shall forfeit his permit and shall not be eligible to receive any permit for a period of ten (10) years.

FOR OFFICE USE ONLY:

APPLICATION FEE \$250.00 _____ DATE PAID: 12/15/22
 LEGAL NOTICE \$100.00 _____ DATE PAID: 12/15/22
 PRIVILEGE TAX \$100.00 _____ DATE PAID: 12/15/22
 TOTAL PAID: \$450.00

DATE APPLICATION SCHEDULED FOR BEER BOARD _____

APPROVED _____ DENIED _____

PLEASE COMPLETE THE ENTIRE APPLICATION, HAVE IT NOTARIZED AND RETURN ALONG WITH YOUR \$450.00 CHECK FOR PROCESSING. YOU WILL BE NOTIFIED AS TO WHEN YOUR COMPANY WILL BE SCHEDULED TO APPEAR BEFORE THE BEER BOARD.

YOU SHOULD MAIL OR DELIVER YOUR APPLICATION TO THE FOLLOWING ADDRESS:

CITY OF BARTLETT
 TAX DEPARTMENT
 6400 STAGE ROAD
 BARTLETT, TN 38134

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT:

KRISTI R. FRANCAVILLA
 CITY OF BARTLETT FINANCE DEPT.
 901-385-6428

PLEASE INCLUDE NAME, ADDRESS AND TELEPHONE NUMBERS OF THE CONTACT PERSON FOR THIS APPLICATION.

NAME: Maria Simonchyk - Director of Licensing

ADDRESS: 8565 Magellan Pkwy, Suite 400, Richmond, VA 23227

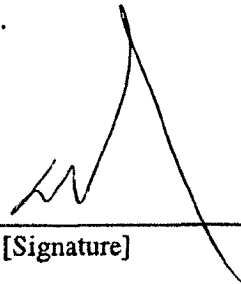
PHONE # 804-730-1568 (x1176) CELL #: 646-724-1166

AFFIDAVIT OF BEER PERMIT APPLICANT

STATE OF ~~TENNESSEE~~ VirginiaCOUNTY OF ~~SHELBY~~ Henrico

I, Donald Bassell, CFO, on behalf of GPM Southeast, LLC, make oath and state that I comply with
 [Print Your Name]

the requirements of Tennessee Code Annotated Section 57-5-108 (k) including but not limited to the following: I am not the original holder of the license, or any family member who could inherit from such individual under the statute of intestate succession, for a premise where a beer license has been revoked.


 [Signature]

Sworn to and subscribed before me this 1 day of December, 2022

Brittany Parrish
 Notary Public

My Commission Expires: 10/31/2024



	2	
		4
		8
		2

CLUES DOWN

1. Horse mackerels
2. It can be viral
3. Prickly plants
4. Consciousness
5. Type of sarcoma
6. Tax collector
7. Sun up in New York
8. One who scorches
9. Influential psychotherapist
10. Situated at an apex
11. Communicative
12. Forearm nerve
13. Former CIA
19. Folk singer DiFranco
21. Employee stock ownership plan
24. Large-scale
25. School environment
26. Remove
27. Male parents
31. Large rodent
32. Weighed down
34. Held tightly
35. ___ route: going there
36. Explains again
40. Exclamation of surprise
41. Courteously
45. Lying down
47. Judge
48. Forcefully took
52. Loosely compacted sediment
53. High mountain
54. Portable conical tents
56. Cereal grass
57. Dining utensil
59. Thoughtful
60. Helps you walk
61. Indicates near
62. Midway between northeast and east
63. Local area network

felt in agriculture as this year will go down as the most expensive crop in history to produce for growers.

"Prices for all inputs were at all-time highs, so our farmers really needed record yields and good prices to have a chance at making a good income in 2022," Brown said. "Most yields were not record-breaking by any stretch but respectable, particularly considering the dry year that we had. Prices tended to offset some of the high cost for inputs, so I think most are feeling that it was just an average year financially. But we are blessed that it was not much worse."

Brown's 25-year experience in agriculture spans from running the research center, producing crops and marketing crops. He claims he is no expert, but

good income, there are a couple of years when they lose money, and the rest they break even or make a little bit. I have gained tremendous respect for those that depend on farming for a living and have the fortitude to persevere in spite of weather, crop prices, fluctuating yields, high input costs, constantly changing technology, etc. and numerous other factors that are beyond their control," he said.

It is hard to predict what 2023 will hold for the industry, but it won't stop local growers from rolling the dice to try to get food from the farm to the table. Brown commended all who take that risk, not knowing what's in store.

"They do it because of a love for the land and because that's what they do. And they deserve

outskirts of Milan in County and is considered near in Tennessee of no-till farming practices. The research center has more than 100 projects underway involving row crops, planting practices and pest and weed management.

The center, located at 3-A Ledbetter Gate Road in Milan, is home to the popular Milan No-Till Field Day, which offers guests tours of the grounds and insight from a variety of speakers and is typically held annually in late July.

The West Tennessee Agricultural Museum is also housed on the grounds of the research center and open to the public Monday through Friday from 8 a.m. to 4 p.m. Visit <http://milan.tennessee.edu> for more information.

3.1.a



CITY OF BARTLETT LEGAL NOTICE

Pursuant to the requirements of Ordinance 8-307 of the City of Bartlett, TN, the following information is made known to all interested persons:

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The Bartlett Beer Board will meet at 6:00 p.m. on January 3, 2023 at The Bartlett City Hall, 6400 Stage Rd., Bartlett, TN, to consider the above application after a Public Hearing. Any citizen who would like to appear and testify either for or against this application will be heard.

A. Keith McDonald
Mayor



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PARADISO CINEMA GRILL
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DESOTO CINEMA GRILL

POWERHOUSE CINEMA GRILL
EXCLUDES NXT/ATMOS AUDITORIUM

COLLIERVILLE CINEMA GRILL
STAGE CINEMA GRILL

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of Entertainment

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Terms & Conditions w/ Malco.com

AUTHORIZATION TO RELEASE INFORMATION

TO WHOM IT MAY CONCERN:

I hereby authorize any individual acting on behalf of the Bartlett Tennessee Beer Board bearing this release, or copy thereof, to obtain any information in your files pertaining to my criminal history, personal history, or disciplinary records. I hereby direct you to release such information upon request of the bearer. This release is executed with full knowledge and understanding that the information is for the official use of the Bartlett Tennessee Beer Board. Consent is granted for the Bartlett Tennessee Beer Board to furnish such information, as is described above, to third parties in the course of fulfilling its official responsibilities. I hereby release you as the custodian of such records, the City of Bartlett, the Bartlett Beer Board or any individual acting on behalf of the City or the Beer Board, both individually and collectively, from any and all liability for damages of whatever kind, which may at any time result to me, my heirs, family or associates because of compliance with this authorization and request to release information, or any attempt to comply with it. Should there be any question as to the validity of the release, you may contact me as indicated below.

11/30/2022
DATE


SIGNATURE

Full name (type or print): Arie Kotler, CEO

Current home address: 508 N. Island Drive
Golden Beach, FL 33160

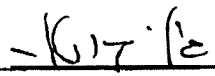
Date of birth: [REDACTED]

Social security number: [REDACTED]

Home telephone number: 313-779-0906

Business telephone number: 804-730-1568 (x1171)

Driver's license number: [REDACTED] State: FL

Witness:  Arie Kotler
Signature Printed Name

Please include a clear photocopy of your driver's license with this form.

Attachment: SFinance Bi22122709400 (3250 : Flash Market #7169 beer permit)

AUTHORIZATION TO RELEASE INFORMATION

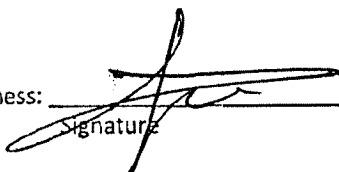
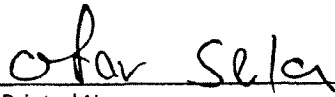
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11.30.2022
DATE


SIGNATURE

Full name (type or print): Eyal Nuchamovitz, EVP
 Current home address: 3284 NE 211 Terrace
Aventura, FL 33180
 Date of birth: [REDACTED]
 Social security number: [REDACTED]
 Home telephone number: 404-644-1066
 Business telephone number: 804-730-1568 (x1183)
 Driver's license number: [REDACTED] State: FL

Witness:  Signature
 Printed Name

Please include a clear photocopy of your driver's license with this form.

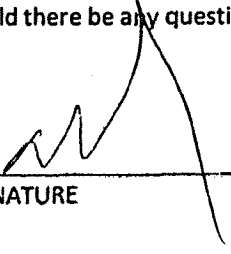
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I hereby authorize any individual acting on behalf of the Bartlett Tennessee Beer Board bearing this release, or copy thereof, to obtain any information in your files pertaining to my criminal history, personal history, or disciplinary records. I hereby direct you to release such information upon request of the bearer. This release is executed with full knowledge and understanding that the information is for the official use of the Bartlett Tennessee Beer Board. Consent is granted for the Bartlett Tennessee Beer Board to furnish such information, as is described above, to third parties in the course of fulfilling its official responsibilities. I hereby release you as the custodian of such records, the City of Bartlett, the Bartlett Beer Board or any individual acting on behalf of the City or the Beer Board, both individually and collectively, from any and all liability for damages of whatever kind, which may at any time result to me, my heirs, family or associates because of compliance with this authorization and request to release information, or any attempt to comply with it. Should there be any question as to the validity of the release, you may contact me as indicated below.

12/1/22
DATE


SIGNATURE

Full name (type or print):

Donald Bassell, CFO

Current home address:

9566 Plateau PlaceMechanicsville, VA 23116

Date of birth:

[REDACTED]

Social security number:

[REDACTED]

Home telephone number:

804-363-8975

Business telephone number:

804-730-1568 (x1132)

Driver's license number:

[REDACTED]State: VA

Witness:


Signature

Brittany Parrish
Printed Name

Please include a clear photocopy of your driver's license with this form.

Attachment: SFinance Bi22122709400 (3250 : Flash Market #7169 beer permit)

CITY OF BARTLETT MEMO

DATE: December 16, 2022
 TO: Chief Cox
 FROM: Ava MacFerran
 SUBJECT: Background Report

Please find attached a Beer Permit Application and Legal Notice for an OFF-Premises Permit being presents to us by GPM Southeast, LLC dba Flash Market #7169 located at 6505 Memphis Arlington Road, Bartlett, TN 38135.

I have included information on the owner. GPM Southeast, LLC will represent the business at the Beer Board meeting at 6:00 pm on Tuesday, January 3, 2023.

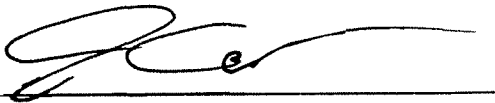
Please do your usual background check based on the attached application and return to me as soon as possible. Also please include your signature and whether approved or not approved.

Thank you very much for your help!

YES ☒ Background check Has been approved.

NO ☐ Background check Has Not been approved.

Signature _____



Attachment: SFinance Bi22122709400 (3250 : Flash Market #7169 beer permit)

CITY OF BARTLETT MEMO

DATE: December 16, 2022
TO: Jim Brown
FROM: Ava MacFerran
SUBJECT: Boundary Report

Please find attached an OFF-Premises Beer Permit Application being presented to us by GPM Southeast, LLC dba Flash Market #7169 located at 6505 Memphis Arlington Road, Bartlett, TN 38135.

I would appreciate it if you would please check all the distance and boundaries as required by our city ordinances and mark the appropriate Yes or No line and return with your signature as soon as possible.

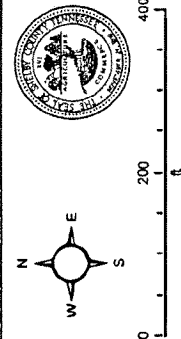
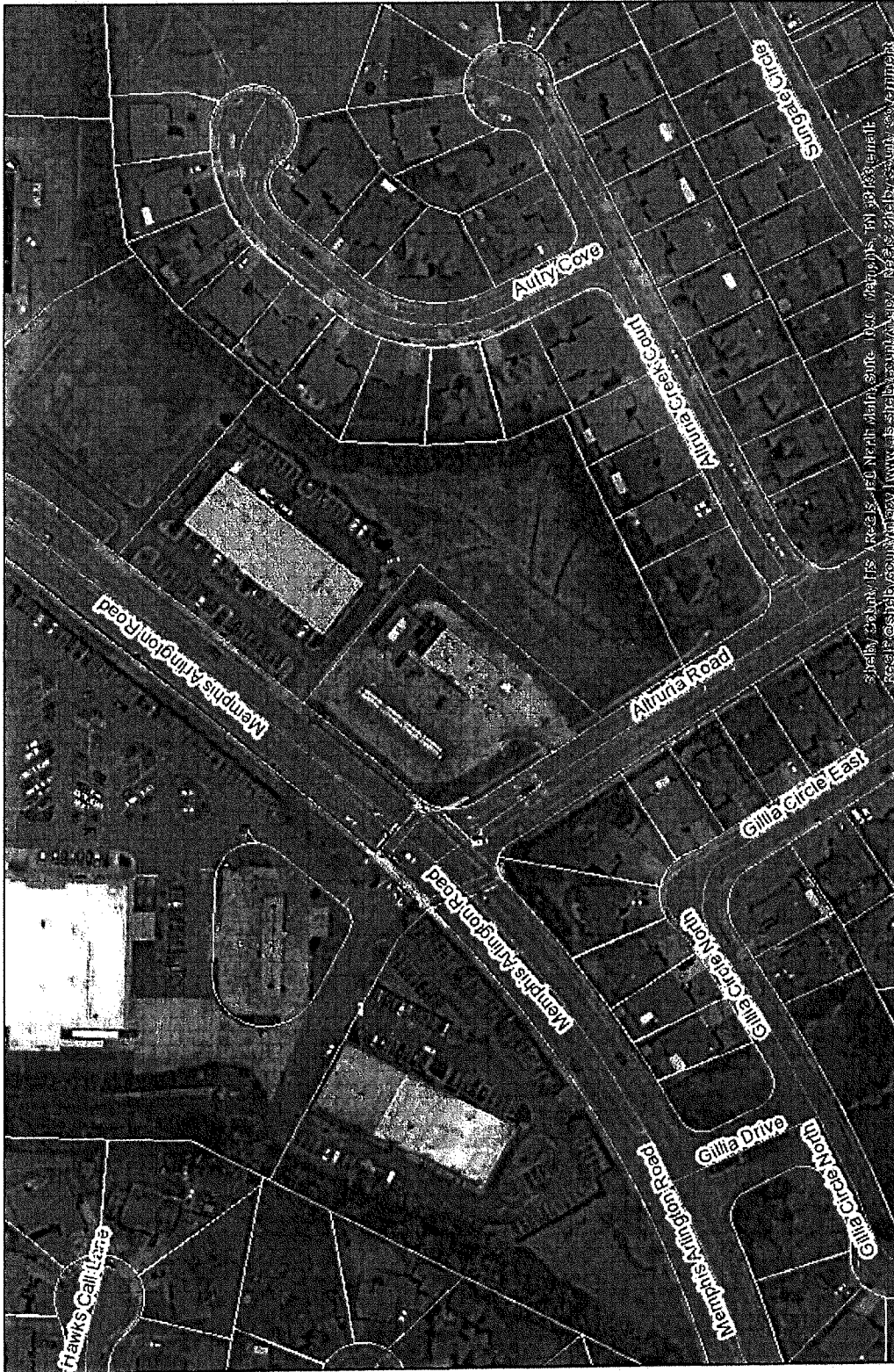
Thank you very much!

YES *P* All distance and boundaries meet the requirements of the City of Bartlett.

NO All distance and boundaries do not meet the requirements of the City of Bartlett.

Signature *[Signature]* 107 12/19/2022

Attachment: SFinance Bi22122709400 (3250 : Flash Market #7169 beer permit)



**MELVIN BURGESS, ASSESSOR
SHELBY COUNTY, TENNESSEE**

DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP AND THEREFORE SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: December 16, 2022

