

**TENNESSEE ALCOHOLIC BEVERAGE COMMISSION**

**AGENDA  
DECEMBER 15, 2015  
1:30 pm**

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**1. APPROVAL OF THE NOVEMBER 17, 2015 COMMISSION MEETING MINUTES**

**2. RETAIL MATTERS**

**A. OLD BUSINESS**

**The following matter was continued from the November meeting:**

**1. BROADWAY WINE & LIQUOR  
KNOXVILLE, TENNESSEE (KNOX COUNTY)**

Applicant: SRJ, LLC  
Member(s): Savan Patel 100 %

Current: EZ In & Out Liquor, LLC (Angelia D. Crowley, 100%), D/b/a Broadway Wine and Liquor

Proposed: SRJ, LLC, d/b/a Broadway Wine & Liquor

Before the Commission is a request for a transfer of ownership regarding the retail package store located at 4425 N. Broadway, Knoxville, Tennessee 37917. Mr. Patel is investing \$150k (gift from father) into the business, and the applicant will purchase the business from the current owner for approximately \$123,000 (including inventory).<sup>1</sup> Landlord, William Monday III, is leasing the premises to the applicant for an initial term of one year, at a monthly rental rate of \$1,250.<sup>2</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following:

- a. Proof of payment for citation RI 1446
- b. ~~License Fee~~ (\$850.00 received)

**B. NEW BUSINESS**

**1. DOWNTOWN LIQUORS (LICENSE NO. 3981)  
BROWNSVILLE, TENNESSEE (HAYWOOD COUNTY)**

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<sup>1</sup> In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

<sup>2</sup> The lease includes an automatic extension of (1) one (5) five year term unless Tenant cancels the lease. Monthly rent will increase to \$1,700 by year five.

Applicant: MK Spirits, LLC (Michael Anthony McCaslin, 100%)

The retail licensee doing business at 1142 N. Washington Ave., Brownsville, Tennessee 38012 is requesting approval from the Commission to move operations to a new building that is being constructed beside the existing one.<sup>3</sup> The address will remain the same and a lease is not required as the applicant owns the real property. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Agent Inspection (after build-out)
- b. Certificate of Occupancy (after build-out)

**2. OASIS WINE & LIQUOR  
ATHENS, TENNESSEE (MCMINN COUNTY)**

Applicant: Heni Corporation  
 Shareholders: Prakash Prabhudas Patel, President 70 %  
 Monika Prakash Patel, Secretary 30 %

Before the Commission is a request for licensing of a new retail store to be located at 405 S. White St., Athens, Tennessee 37303. The applicant has a \$150k bank loan to use to finance the business. Landlord, Monika Corporation, is leasing the premises to the applicant for an initial term of ten years at a monthly rental rate of \$2,000. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Agent Inspection (after build-out)
- b. Acknowledgement of TABC Rules & Regulations
- c. Certificate of Occupancy (after buildout)
- d. License Fee

**3. MILLERSVILLE LIQUOR  
MILLERSVILLE, TENNESSEE (SUMNER COUNTY)**

Applicant: Millersville Liquor, Inc.  
 Shareholders(s): Halim Zeidan, President 50 %  
 Randa Zeidan, Tres. 50 %

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<sup>3</sup> The current building will be used for equipment storage.

Before the Commission is a request for licensing of a new retail package store to be located at 1205 Louisville Hwy, Millersville, TN 37072. Financing for the business has been verified by TABC staff, and the shareholders are making a combined initial investment of \$50k. Landlord, Lynn Crouch (dba TAL Properties) is leasing the premises to the applicant for an initial term of five years at a monthly rental rate of \$1,200.<sup>4</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Agent Inspection
- b. Acknowledgment of TABC Rules & Regulations
- c. License Fee

**4. CROSSROADS WINE AND SPIRITS  
BAXTER, TENNESSEE (PUTNAM COUNTY)**

Applicant: Yogikrupa, Inc.  
 Shareholder(s): Arunaben (Aruna) Patel, 100 %

Current: Crossroads Wine & Spirits, LLC (Danny West, 50%; Millie D. Lee, 50%), d/b/a Crossroads Wine & Spirits (License no. 3675)

Proposed: Yogikrupa, Inc., d/b/a Crossroads Wine and Spirits

Before the Commission is a request for approval of a transfer of ownership regarding the retail package store located at 6099 Nashville Highway, Baxter, Tennessee. The applicant is purchasing the business from the current owner for a purchase price of \$25k. Ms. Patel purchased the real property where the store is located and is leasing the premises to the corporation for an initial term of five years at a monthly rental rate of \$3,200.<sup>5</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Agent Inspection
- b. Acknowledgment of TABC Rules & Regulations
- c. License Fee

**5. TOP SHELF  
MURFREESBORO, TENNESSEE (RUTHERFORD COUNTY)**

Applicant: Magdalene F. Pierce, Sole Proprietor

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<sup>4</sup> Rent will increase to \$1,400 per month after the first year; the lease may be extended an additional five years after the initial term.

<sup>5</sup> The lease includes an option to renew for an additional five year term.

Current: Hadden Enterprises, LLC (Benjamin Hadden, 100%) d/b/a Top Shelf Liquors (license no. 3793)

Proposed: Magdalene F. Pierce, d/b/a Top Shelf

Before the Commission is a request for a transfer of ownership regarding the retail store located at 2122D Thompson Lane, Murfreesboro, TN 37129. The applicant will be borrowing funds from her 401k to invest in the business, and if approved, will purchase the business from the current owner for \$30k, with the inventory estimated to be valued at approximately \$80k.<sup>6</sup> The applicant will lease the premises from landlord, Wallace Family Limited Partnership, for a term of three years at a monthly rental rate of \$1,400.<sup>7</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection
- b. Acknowledgement of TABC Rules & Regulations
- c. License Fee

**6. J & R LIQUOR STORE (LICENSE NO. 3330)  
CHATTANOOGA, TENNESSEE (HAMILTON COUNTY)**

Applicant: Arvind and Kirti Naik

Before the Commission is a request for the licensee doing business at 2121 E. 23<sup>rd</sup> St., Chattanooga, Tennessee 37404 to transfer the business to a building located on the same property (with the same address) as the current building. The applicant owns the real property, and the TABC staff recommends conditional approval of this request, subject to receipt of the following item(s):

- a. Certificate of Occupancy

**7. TOTAL BEVERAGE  
CHATTANOOGA, TENNESSEE (HAMILTON COUNTY)**

Applicant: Om Shree Om, LLC

|            |                                         |         |
|------------|-----------------------------------------|---------|
| Member(s): | Chandresh Modi <sup>8</sup> , President | 33.34 % |
|            | Divyesh Modi, Treasurer                 | 33.33 % |

<sup>6</sup> In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

<sup>7</sup> Rent will increase to \$1,500 per month for the 3<sup>rd</sup> year of the lease. Renewal options were not specified in the lease.

<sup>8</sup> Mukesh Modi, Diveysh Modi, and Chandresh Modi have ownership interests in Om Corporation of TN, dba Hamilton Liquor Store (license no. 2033) located at 2288 Gubarrell Rd., Ste. 146, Chattanooga, TN 37421.

Mukesh Modi, Member 33.33 %

Before the Commission is a request for licensing of a new retail package store to be located at 8652 E. Brainerd Rd., Ste. 118, Chattanooga, Tennessee 37421. The applicant members are investing approximately \$50,000 into the business. Landlord, Southeast U.S. Retail Fund, L.P., will lease the premises to the applicant for an initial term of five years at a monthly rental rate of approximately \$3,800.<sup>9</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection
- b. Acknowledgement of TABC Rules & Regulations
- c. License Fee

**8. EAST BRAINERD WINE AND SPIRITS  
CHATTANOOGA, TENNESSEE (HAMILTON COUNTY)**

Applicant: Nayana Corporation

Shareholder(s):

|                           |      |
|---------------------------|------|
| Saurin Patel, President   | 20 % |
| Harsh Patel, Treasurer    | 20 % |
| Arjun D. Patel, Secretary | 40 % |
| Arjun H. Patel, Officer   | 20 % |

Current: Valerie Fine Cox (sole proprietor) d/b/a East Brainerd Wine & Spirits (license no. 2090)

Proposed: Nayana Corporation, d/b/a East Brainerd Wine and Spirits

Before the Commission is a request for a transfer of ownership regarding the retail package store located at 7804 E. Brainerd Rd., Chattanooga, Tennessee 37421. The applicant is investing \$450k into the business (bank loan and personal funds) and intends to purchase the business from the current owner for \$350k (plus inventory).<sup>10</sup> The applicant will lease the premises from landlord, East Brainerd, LLC, for an initial term of five years at a monthly rental rate of approximately \$2,600.<sup>11</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following item(s):

- a. License Fee

<sup>9</sup> The lease includes an option to renew for an additional five year term at monthly rental rate of approximately \$4,100.

<sup>10</sup> In accordance with Tennessee law, Sellers are to transfer title and possession of the liquor inventory to the applicant via TABC licensed wholesalers' involvement.

<sup>11</sup> Monthly rent will increase to approximately \$2,700 by year five of the lease.

**9. ROYAL LIQUORS  
SPARTA, TENNESSEE (WHITE COUNTY)**

Applicant: Royal Liquors, LLC

Member(s): Rameschandra B. Bhakta 100 %

Before the Commission is a request for licensing of a new retail store to be located at 229 Mose Drive, Sparta, Tennessee 38583. Mr. Bhakta is investing \$50,000 of personal funds into the business and also has line of credit in the amount of \$250k. The applicant will lease the premises from landlord, Alford-Sparta, L.P., for an initial term of three years at a monthly rental rate of approximately \$1,700.<sup>12</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. Question #20 on Page 3 of Form AB-0009 (Questionnaire) for Mr. Bhakta needs to be completed (a field was left blank)
- b. TABC Agent Inspection
- c. Acknowledgment of TABC Rules & Regulations

**10. J & L LIQUORS, LLC  
WHITE HOUSE, TENNESSEE (ROBERTSON COUNTY)**

Applicant: J & L Liquors, LLC

Member(s): Joe Ragland, President 100 %  
 Lisa Ragland, CEO 0 %  
 Michael Ragland, COO 0 %

Before the Commission is a request for licensing of a new retail store to be located at 322 Hester Drive, White House, Tennessee 37188. Mr. Ragland has a line of credit (approx. \$545k) from Volunteer State Bank to use to finance the business. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. ~~Corrected Lease~~<sup>13</sup> received 12.8.15
- b. TABC Inspection
- c. Acknowledgement of TABC Rules & Regulations
- d. Certificate of Occupancy (after build-out)
- e. Sales Tax #
- f. License Fee

<sup>12</sup> The lease includes an option to renew for one (1) additional three (3) year term.

<sup>13</sup> The construction Deed of Trust is in the name of Joe W. & Lisa A. Ragland; however, the lease provided to the TABC lists J&L Liquors, LLC as the landlord and Joe W. Ragland as the tenant.

**11. MIDDLEBROOK DISCOUNT TOBACCO & LIQUOR  
KNOXVILLE, TENNESSEE (KNOX COUNTY)**

Applicant: Tobacco & More, Inc.

Shareholder(s): Ritesh S. Gada 50 %  
Deepika Sharma 50 %

Before the Commission is a request for licensing of a new retail store to be located at 3325 Middlebrook Pike, Knoxville, Tennessee 37921. The applicant has a \$150k bank loan to invest into the business and will lease the premises from landlord, Bobby G. & Betty S. Brooks, for a term of five years at a monthly rental rate of \$2,500. The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. License Fee
- b. TABC Agent Inspection

**12. SEQUATCHIE VALLEY WINE & SPIRITS (LICENSE NO. 3928)  
DUNLAP, TENNESSEE (SEQUATCHIE COUNTY)**

Applicant: SBP, Inc. (Kinjalben R. Patel, 100 %)

Before the Commission is a request for the retail licensee doing business at 36B Hickey Circle, Dunlap, Tennessee 37327, to expand the premises of the package store. The new 360 sq. foot addition will be used for storage. Applicant agreed to pay the landlord \$10k at the beginning of the lease (commencing 12-1-15) for the construction of the addition.<sup>14</sup> The TABC staff recommends conditional approval of this request for expansion, subject to receipt of the following items:

- a. Certificate of Occupancy (after build-out)
- b. TABC Inspection (after build-out)

**3. WINERY MATTERS -**

**1. BEACHAVEN VINEYARDS & WINERY (W-52)  
CLARKSVILLE, TENNESSEE (MONTGOMERY COUNTY)**

Applicant: Beachaven Vineyards & Winery, LLC

|                        | Pre-Transfer % | Post-Transfer % |
|------------------------|----------------|-----------------|
| William O. Beach Trust | 17.12          | ---             |
| Louisa B. Cooke        | 9.17           | 26.29           |
| Edward M Cooke         | 20.90          | 20.90           |
| Margery Boaz           | 6.84           | 6.84            |
| Ben S. Kimbrough       | 6.84           | 6.84            |
| Other LLC Members      | < 5.00 each    | < 5.00 each     |

<sup>14</sup> The lease term is for 72 months at a monthly rental rate of approximately \$1200. There is an option to extend the lease for an additional 48 months.

Before the Commission is a request for approval of a partial transfer of membership ownership in the LLC doing business at 1100 Dunlop Lane, Clarksville, TN 37040. Louisa Cooke is the daughter of William Beach (now deceased), and was granted her father’s interest in the winery. The TABC staff recommends approval of this request.

**4. FARM WINERY MATTERS - none**

**5. WHOLESALE MATTERS**

**A. NEW BUSINESS**

**1. ATHENS DISTRIBUTING CO. OF NASHVILLE (LICENSE NO. 2)  
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

Applicant: Athens Distributing Co. of Nashville (General Partnership)  
Location: 3001 Owen Drive, Antioch, Tennessee 37013

|                                            | Pre-Transfer % | Post-Transfer % |
|--------------------------------------------|----------------|-----------------|
| John P. Donnelly                           | 20.0           | 20.0            |
| JPD Investments, GP                        | 20.0           | 20.0            |
| Judith White Speed Qualified Marital Trust | 8.0            | 8.0             |
| Richard L. Speed, Jr.                      | 18.0           | 12.5            |
| Scott R. Moore                             | 18.0           | 12.5            |
| John H. Aaron, Sr.                         | 5.0            | 5.0             |
| John P. Donnelly, Jr.                      | 5.0            | 5.0             |
| Donald J. White, Sr.                       | 2.0            | 8.0             |
| Speed Family 2012 Irrevocable Trust        | 4.0            | 4.0             |
| Thomas H. White III                        | --             | 5.0             |

Before the Commission is a request for approval of a partial transfer of stock ownership as specified above. The TABC staff recommends approval of this request.

**2. ATHENS DISTRIBUTING CO. OF CHATTANOOGA (LICENSE NO. 35)  
HIXSON, TENNESSEE (HAMILTON COUNTY)**

Applicant: Athens Distributing Co. of Chattanooga (General Partnership)  
Location: 2735 Kanasita Drive, Hixson, Tennessee 37343

|                                         | Pre-Transfer % | Post-Transfer % |
|-----------------------------------------|----------------|-----------------|
| 1980 John H. Aaron Sr. Trust            | 5.5556         | 5.5556          |
| John P. Donnelly Jr.                    | 2.7777         | 2.7777          |
| The Eleven Associates, LP               | 41.6666        | 41.6666         |
| Thomas H. White Jr.                     | 15.0000        | 15.0000         |
| Thomas H. White III                     | 18.8889        | 10.0001         |
| Thomas H. White, III Family Partnership | 5.0000         | 5.0000          |
| Donald J. White Sr.                     | 11.1112        | 12.0000         |
| Scott R. Moore                          | --             | 4.0000          |
| Richard L. Speed                        | --             | 4.0000          |

Before the Commission is a request for approval of a partial transfer of stock ownership as specified above. The TABC staff recommends approval of this request.

**3. ATHENS DISTRIBUTING CO. OF MEMPHIS (LICENSE NO. 14)  
MEMPHIS, TENNESSEE (SHELBY COUNTY)**

Applicant: Athens Distributing Co. of Memphis (General Partnership)  
Location: 905 James Street, Memphis, Tennessee 38106

|                                                 | Pre-Transfer % | Post-Transfer % |
|-------------------------------------------------|----------------|-----------------|
| John H. Aaron                                   | 18.2222        | 18.2222         |
| John H. Aaron, Jr.                              | 2.0000         | 2.0000          |
| Michael E. Aaron                                | 2.0000         | 2.0000          |
| John P. Donnelly                                | 13.3334        | 13.3334         |
| JPD Investments LP                              | 14.4444        | 14.4444         |
| Don J. White                                    | 20.0000        | 11.0000         |
| The Donald J. White, Jr. 2015 Irrevocable Trust | 2.5000         | 2.5000          |
| The Jeremy H. White 2015 Irrevocable Trust      | 2.5000         | 2.5000          |
| Estate of Gerald Fridrich <sup>15</sup>         | 25.0000        | 25.0000         |
| Scott R. Moore                                  | --             | 3.0000          |
| Richard L. Speed Jr.                            | --             | 3.0000          |
| Thomas H. White                                 | --             | 3.0000          |

Before the Commission is a request for approval of a partial transfer of stock ownership as specified above. The TABC staff recommends approval of this request.

**4. BOUNTYBEV (LICENSE NO. 48)  
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

Applicant: BountyBev, LLC (Kurt Strickmaker, 50 %; Hand Family-TN, LLC, 50 %)

Current Location: 505 Ligon Dr., Nashville, Tennessee 37204

Proposed Location: 414 Harding Industrial Dr., Nashville, Tennessee 37211

Before the Commission is a request for the BountyBev (license no. 48) to transfer locations as specified above. Applicant is leasing the premises from Harding Business Park<sup>16</sup> for an initial term of eighty-six (86) months at a monthly rental rate of approximately \$13,000.<sup>17</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Agent Inspection (after build-out)
- b. Certificate of Occupancy (after build-out)

<sup>15</sup> Estate of Gerald Fridrich- The Amended and Restated Gerald D. Fridrich, Sr. Revocable Trust Agreement (“2010 Trust”)

<sup>16</sup> A Tennessee General Partnership

<sup>17</sup> Monthly rent for months 3-12 will be \$12,500, but will increase to approximately \$14,500 by the 73<sup>rd</sup> month of the lease term.

**5. VINOSLATE IMPORTS AND DISTRIBUTION, LLC (LICENSE NO. 85)  
KNOXVILLE, TENNESSEE (KNOX COUNTY)**

Applicant: Vinoslate Imports and Distribution, LLC  
 Member(s): Kristen Fields-Reedy, 100%

Current: Vinoslate Imports and Distribution, LLC (Russell Morrell, 100%)  
 Proposed: Vinoslate Imports and Distribution, LLC (Kristen Fields-Reedy, 100%)

Before the Commission is a request for a transfer of membership in the LLC doing business at 1709 Midpark Drive, Suite B, Knoxville, Tennessee 37921. Ms. Fields-Reedy plans to invest \$10k of personal funds into the business and, if approved, will acquire 100% of the membership interests in the LLC for \$100 and assumption of all of the LLC’s liabilities. The TABC staff recommends approval of this request.

**6. DISTILLERY/BREWERY**

**A. NEW BUSINESS**

**1. OLE SMOKY DISTILLERY  
GATLINBURG, TENNESSEE (SEVIER COUNTY)**

Applicant: Ole Smoky Distillery, LLC

|            |                                                       |       |
|------------|-------------------------------------------------------|-------|
| Member(s): | Ole Smoky HoldCo, LLC <sup>18</sup> , Managing Member | 100 % |
|            | John Cochran, President                               | 0 %   |
|            | J. Cory Cottingim, VP of Operations                   | 0 %   |

Current: Gatlinburg Barrelhouse, LLC, d/b/a Davy Crocketts Distillery (license no. 92)  
 Proposed: Ole Smoky Distillery, LLC, d/b/a Ole Smoky Distillery

Before the Commission is a request for a transfer of ownership regarding the distillery doing business at 650 Parkway, Gatlinburg, TN 37738. Gatlinburg Barrelhouse, LLC, d/b/a Davy Crockett’s Distillery (license no. 92) is currently operating at that location but, if approved by the Commission, will merge with and into the applicant, Ole Smoky Distillery, LLC. Gatlinburg Barrelhouse, LLC will sublease the premises to the applicant until the lease expires in 2032 at a monthly rental rate of \$18,750.<sup>19</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following item(s):

- a. License Fee

<sup>18</sup> Members: Centerview OS, LLC, 55%; Joseph Baker, 31%; Cory Cottongim, 7.875%; Tony Breeden, 6.125%; John Cochran, 0%

<sup>19</sup> T.A.O. Enterprises, Inc. is the owner of the real property.

**2. NASHVILLE CRAFT  
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

Applicant: Nashville Craft Distillery, LLC

Member(s): Bruce Boeko 100 %

Before the Commission is a request for licensing of a new distillery to be located at 514 Hagan Street, Nashville, TN 37203. Mr. Boeko plans to invest \$350k of personal funds into the business. The applicant will lease the premises from Scott C. Chambers (landlord) for an initial term of five years at a monthly rental rate of approximately \$6,000.<sup>20</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection
- b. Acknowledgment of TABC Rules & Regulations
- c. Local jurisdiction (Metro) distance letter
- d. License Fee

**7. PRIVATE CLUBS - none**

**8. INITIAL ORDERS TO BE REVIEWED BY THE COMMISSION – none**

**9. SERVER APPEALS - none**

**10. MISC – WIGS UPDATE**

**11. NEXT MEETING –** Tuesday, January 26, 2016 (this is a **tentative** date; January date to be finalized at the December 15, 2015 meeting)

**12. UPCOMING MEETINGS**

- January, 26 2016 - **TENTATIVE**

End of Agenda

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<sup>20</sup> Monthly rental rate for year one of the lease is approximately \$5,600, and will increase to approximately \$6,300 by year five of the lease. The lease includes an option to renew for one additional five year term.