



May 3, 2022 9:00 am

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Paulette Chavers
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 04-19-2022 Work Session Minutes
 - b) 04-19-2022 Council Minutes
5. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h):

Jeffrey Lee Dawson & Julie Norman Dawson DBA Whiskey Business
1410 Northside Dr E
Statesboro, Ga 30458

6. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h):

Shree Dhan Laxmi, LLC DBA EZ Liquors
1525 Fair Rd Ste 106
Statesboro, Ga 30458

7. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h):

A. Downside Investment Group DBA Patriot Liquors
834 Northside Dr E
Statesboro, Ga 30458

B. Raymond Driggers DBA Whiskey Warehouse
647 Northside Dr E
Statesboro, Ga 30458

8. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h):
 - A. 815 S Main, LLC
815 S Main St
Statesboro, Ga 30458
 - B. The County Line Too, LLC DBA The County Line
814 S Main St
Statesboro, Ga 30458
 - C. Timothy Allen Hunt DBA House of Booze
801 S Main St
Statesboro, Ga 30458
9. Consideration of a motion to approve a second amendment to the lease agreement with T-Mobile for City water tower access located on Hill Street.
10. Consideration of a motion to approve a 50 year ground lease agreement with Bryant's Landing Statesboro LP of the former Julia P Bryant Elementary School for a Senior Housing Facility Development.
11. Consideration of a motion to award a contract for Grant Administration Services for the Employment Incentive Program grant at Southern Gateway Industrial Park to Allen Smith Consulting, subject to award of grant. Funding will be provided by water-sewer enterprise funds and grant funds.
12. Consideration of a motion to award a contract for Professional Engineering Services for the Employment Incentive Program grant at Southern Gateway Industrial Park to Hussey Gay Bell subject to award of grant. Funding will be provided by water-sewer enterprise funds and grant funds.
13. Other Business from City Council
14. City Managers Comments
15. Public Comments (General)
16. Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" "Real Estate" and/or "Potential Litigation" in accordance with O.C.G.A 50-14-3(b)
17. Consideration of a Motion to Adjourn



CITY OF STATESBORO
WORK SESSION MINUTES
APRIL 19, 2022

Mayor & Council Work Session

50 E. Main St. Statesboro, Ga

3:30 PM

A Work Session of the Statesboro City Council was held on April 19, 2022 at 3:30 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar, Council Members: Phil Boyum, Paulette Chavers, Venus Mack John Riggs via Zoom and Shari Barr. Also present was City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles and Public Information Officer Layne Phillips.

1. Sewer Extension with ARPA Funds

Assistant City Manager Jason Boyles presented to Mayor and City Council the sanitary sewer utilities extension to unserved areas. The proposed project neighborhoods are Quail Run, Sandy Way, Ramblewood, Olliff St., Fox Lake, Oakcrest, and Merrywood. Funding for the project comes from ARPA funds in the amount of \$6 million. The design process includes identifying a location, preparing plans and specifications, bidding out the project, distribute door hangers, conduct community meetings and obtain signatures, award the project and begin construction. The construction process will begin with installing sewer mains and laterals to homes, abandoning existing septic tanks and connect to city sewer and repair of any property damage. During the initial construction period customers will be connected to sewer services at no charge to them. However if someone decides not to connect to City Sewer services at that time and decides to do it later they will have to pay the connection fees. If a person has water only the base charge is \$15, if a person has water and sewer the base charge for water is \$7.50 and \$7.50 for sewer which is a wash on the base rate. The amount charged on a monthly is based on the amount of water used. For example if a customer uses 5000 gallons of water in a month the sewer charge would be \$13.50. Mr. Boyles presented the community information meeting notification will include placing a door hanger notice at each home, notification to homeowner in writing and social media publications. The objective to the community meetings are to provide the homeowner with information on what to expect during construction and to answer any questions they may have. In addition there will be available for the homeowner to fill out an acknowledgement form as to whether they wish to have accept or decline the sewer service connection.

Councilmember Shari Barr asked if there is a specific order that is being considered for the seven identified neighborhoods and at what point will the order be determined.

Foxlake neighborhood was identified as the first neighborhood based on concerns and needs in that area over the past several years. When we get a feel for how the process is working and what the cost comes out to then we will be able to identify a second neighborhood.

City Manager Charles Penny stated we will continue to look for and apply for additional funding as it comes available.

2. Blue Mile Roadwork Update

Assistant City Manager Jason Boyles gave an overview and updated mayor and council on the blue mile project. The blue mile is approximately a one mile corridor along South Main Street from GSU to Downtown Statesboro. The street scape project along this corridor includes drainage improvements, utility relocation, new sidewalks and street surface, decorative lighting with pole banners, bus shelters for new transit system, decorative crosswalks and enhanced driveway access, landscaped pocket parts and a gateway marquee sign. The timeline for the Blue Mile project began in 2012 with a community meeting. In 2014 we entered into the America's Best Communities (ABC) competition with the True Blue plan and was successful. Statesboro was named top 8 finalist with winnings of \$150,000 in 2016 and the Blue Mile Streetscape Improvements Project began. Then in 2017 Statesboro came in 3rd overall with \$1 million in winnings. That is when the Blue Mile Foundation was created. In that same year came the vision for the "Creek on the Blue Mile" concept. In 2018 Governor Deal pledges \$21 million in financial assistance for the Creek on the Blue Mile project, \$5.5 million through grants and \$15.5 in loans. The street scape project was paused to see how the creek project was going to materialize. Freese and Nichols contracted to perform a feasibility study for the Creek on the Blue Mile in 2019 and in 2020 the Blue Mile Streetscape design plans were completed. In 2021 we received almost \$1.2 million in GDOT funding for Blue Mile drainage and then the streetscape improvements began. This year Freese and Nichols contracted to design the Creek on the Blue Mile project.

The Blue mile streetscape project is broken up into three phases. Phase I is from Tillman Road to Fair Road with construction cost of \$5.4 million. Construction includes the relocation of power poles and lines, cable lines, telephone lines, water mains, sewer mains, gas mains and the installation of a roundabout at the South Main Street and Fair Road intersection. The estimated cost for the roundabout is \$5 million. The City has committed \$1.5 million match for property acquisition. The current GDOT schedule is to have right of way acquisitions in 2025 and begin construction in 2026.

Phase II of the project goes from Fair Road to East Grady Street with an estimated cost of \$5 million. Phase III goes from East Grady Street to East Main Street with an estimated cost of \$5 million and is the final phase of the Blue Mile Streetscape Improvements project. Both phases will continue with the same design elements from Phase I and has an estimated timeline of 2025-2028. Currently the Phase I storm water infrastructure is 85% complete and the streetscape is 35% complete.

3. Package Store Criteria Recommendation

City Manager Charles Penny reviewed with Mayor and Council the criteria to take into consideration when having to choose a location for a Package Store and in particular those package stores that have conflicts. The conflicts are created by the distance requirements and in our case stores have to be 1000 yards apart. Criteria is set up in the Statesboro Code of Ordinances Chapter 6 Section 13(c) that is the normal process for considerations such as personal qualifications, zoning compliance, proximity requirements and proof of site control. When a conflict arises other considerations could include the impact of the location on surrounding area, traffic impact, long-range viability/vision of the City, convenience of access, and parking availability. Other factors to consider is the location in the TAD area or in the DSDA area, is it a place of high accidents, what is the economic return, does the location have a history of violations of alcohol beverage laws or criminal activities, and what would be the effect on surrounding property values.

Mr. Penny stated that as the manager if there are any conflicts he is willing to make a recommendation to Council if they so choose based on the criteria presented. If you are not wanting to hear a recommendation I will not give one. It was agreed to hear the recommendations of the City Manager if there is a conflict between locations.

4. EDA Project Design – City Campus

Dominique Halaby with the GSU City Campus presented to Phase 3 City Campus Expansion. In the beginning of 2021 we received \$2 million in additional support with a match by the City of \$500,000 for this facility. The site location is 64 East Main Street and has an existing structure with 10,800 square feet on the first floor that includes the Incubator and FabLab and 1450 square feet on the second floor. Mr. Halaby showed a rendition of the expansion of views from Railroad Street and from the alley. The first floor consists of the Business Incubator Offices and the FabLab. The expansion is a conference area of 4,000 square feet that houses 3 conference halls (700 Square feet each) with an occupant load of 50 people. These halls will be separated by operable partitions. In addition there will be restrooms that are accessible from the outside. So when events are going on downtown even though the facility may be closed the restrooms would be open to the public. In addition to the expansion there is a potential for a 2nd story to the building with a total area of 4200 square feet of which 1200 square feet would be a covered porch it would also include stairwells, an elevator and restrooms. So we along with the DSDA have submitted a \$1 million request that we anticipate to hear a response by late May or early June. The timeline for this project begins with a preliminary design completed by May 2022, then construction documents ready in August 2022, bidding process beginning October 2022, a construction contract by December 2022 and the construction completion December 2023. There was discussion regarding parking in the downtown area and that having a conference center may be a cause for it to become an issue.

The meeting was adjourned at 4:35 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk



CITY OF STATESBORO
COUNCIL MINUTES
APRIL 19, 2022

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember Phil Boyum gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Phil Boyum	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Venus Mack	Councilmember	Present	
John Riggs	Councilmember	Present Via Zoom	
Shari Barr	Mayor Pro Tem	Present	

Other staff present: City Manager Charles Penny, Assistant City Manager Jason Boyles, Public Information Officer Layne Phillips, City Attorney Cain Smith and City Clerk Leah Harden

3. Recognitions/Public Presentations:

A) Presentation of a Certificate of Recognition to Mayor Pro Tem Shari Barr.

Councilmember Phil Boyum, Chair for the GMA Training Board presented a Certificate of Recognition to Mayor Pro Tem Shari Barr for her completion of 42 hours of training.

B) Proclamation for Georgia Cities Week

Mayor Jonathan McCollar read a proclamation recognizing April 24 – 29 as Georgia Cities Week.

4. Public Comments (Agenda Item): Todd Macintosh and Andrew Levoie who signed up to speak regarding agenda item #10 deferred to share their comments during the public hearing of that item.

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 04-05-2022 Council Minutes

b) 04-05-2022 Executive Session Minutes

A motion was made to approve the consent agenda.

RESULT:

Approved (Unanimous)

MOVER:

Councilmember Paulette Chavers

SECONDER:

Councilmember Venus Mack

AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

6. Second Reading and Consideration of a motion to approve Ordinance 2022-02: An Ordinance amending Chapter 2 of the Statesboro Code of Ordinances establishing the Greener Boro Commission.

A Motion was made to approve **Ordinance 2022-02** amending Chapter 2 of the Statesboro Code of Ordinances establishing the Greener Boro Commission.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Paulette Chavers
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

7. Public Hearing and Consideration of a motion to approve Application RZ 22-03-01: Hermann Enterprises, LLC requests a Zoning Map Amendment on a 0.52 acre parcel from the R-15 (Single-family Residential) zoning district to the O (Office) zoning district in order to expand the commercial uses on the property located at 108 South Zetterower Avenue (Tax Parcel # S40 000006 000).

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember Paulette Chavers
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

Jessica Hermann spoke in favor of the request.
No one spoke against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Venus Mack

AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

A motion was made to approve **Application RZ 22-03-01**: approving a Zoning Map Amendment on a 0.52 acre parcel from the R-15 (Single-family Residential) zoning district to the O (Office) zoning district in order to expand the commercial uses on the property located at 108 South Zetterower Avenue (Tax Parcel # S40 000006 000).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Paulette Chavers
SECONDER:	Councilmember Venus Mack
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

8. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h):

**Stephen Bradley Clarke DBA Clark Beverages
607 Brannen St
Statesboro, Ga 30458**

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Venus Mack
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

Stephen Bradley Clarke spoke in favor of the request.
No one spoke against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Phil Boyum

AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

A motion was made to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h) to:
 Stephen Bradley Clarke DBA Clark Beverages
 607 Brannen St
 Statesboro, Ga 30458

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember Paulette Chaves
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

9. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h):

**FTJ Enterprises, LLC DBA S’Boro Liquors
 860 Buckhead Dr.
 Statesboro, GA 30458**

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

Robert Baughn spoke in favor of the request.
 No one spoke against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember John Riggs
AYES:	Boyum, Chavers, Mack, Riggs, Barr

ABSENT

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A motion was made to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h) to:

FTJ Enterprises, LLC DBA S’Boro Liquors
860 Buckhead Dr.
Statesboro, GA 30458

RESULT:

Approved (Unanimous)

MOVER:

Councilmember Phil Boyum

SECONDER:

Councilmember Paulette Chavers

AYES:

Boyum, Chavers, Mack, Riggs, Barr

ABSENT

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10. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h):

**Lindsay Martin DBA L/C Package Sales
2823 Northside Dr. W.
Statesboro, GA 30458**

A motion was made to open the public hearing.

RESULT:

Approved (Unanimous)

MOVER:

Mayor Pro Tem Shari Barr

SECONDER:

Councilmember Venus Mack

AYES:

Boyum, Chavers, Mack, Riggs, Barr

ABSENT

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Chris Gohoagan an attorney with Taulbee Rushing in Statesboro spoke on behalf of Lindsay Martin in support of his location reservation application.

Andrew Lavoie a local attorney with Bruce Matthews & Lavoie spoke on behalf of an entity Corn Needs Water LLC who turned in an application on Friday (April 15) afternoon that is within 1000 yards of this location and requests that Council consider this application as well. The location on the application is for the old Boyd’s BBQ location on Northside Drive.

Todd Macintosh owner of the Boyds BBQ location stated he would like to hear what recommendations Mr. Penny has before he would ask Council to table Mr. Martin’s application so that both applications could be considered.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember Paulette Chavers
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

Councilmember John Riggs stated he does not see a problem with waiting on this for two weeks.
 Councilmember Venus Mack asked Mr. Martin how he felt about tabling his application for two weeks.
 Mr. Martin stated he does not feel that it should be tabled.
 Mayor Pro Tem Shari Barr ask for staff input on the application process to see if it is appropriate to consider someone who came in two weeks later with an application to be considered along with one turned in earlier.
 Mayor Jonathan McCollar stated that the application was turned in but the process is not complete so this is not a conflict.
 Mr. Martin’s application is complete and ready to go, it would not be fair to Mr. Martin for us to table his application.
 Councilmember Paulette Chavers asked Mr. Macintosh if he was aware of the initial date applications could be turned in.
 Mr. Macintosh stated that yes he was aware but was told that first come first serve was not going to happen.
 City Manager Charles Penny stated that in preparation for today’s meeting this completed application reservation did not have a conflict with any other location.

A motion was made to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h) to:

Lindsay Martin DBA L/C Package Sales
 2823 Northside Dr. W.
 Statesboro, GA 30458

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Paulette Chavers
SECONDER:	Councilmember Venus Mack
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

11. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h):

- a. **3 Brothers 2021 LLC DBA Two Guys Beverage**
 520 Fair Road Ste. 410
 Statesboro, Ga 30458
- b. **Blue Mile Wine & Spirits LLC DBA Blue Mile Wine & Spirits**
 12 Brannen St.

Statesboro, GA 30458

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

Jeffery Johnson assistant manager for Two Guys Beverage spoke in favor of the location reservation for Two Guys Beverage. He stated they have been in business for roughly eight years and strive to be good members of the community. Michelle Huffman manager for Two Guys Beverage spoke in favor of the location reservation for Two Guys Beverage.

Chris Gohagan representing Blue Mile Wine & Spirits spoke on behalf of the owners. He stated the applicants are industry leaders in the local food and beverage scene. This property is the former Midtown Bar and Grill situated in the center of the Blue Mile. This is an opportunity to change the way that property affects our community. Mr. Gohagan stated that the site had ample parking and showed a rendering of what the applicants want the property to look like with a renovation to the entire site. This is an opportunity to take a blighted vacant site and turn it into a showcase piece for the Blue Mile.

Al Chapman owner of Blue Mile Wine & Spirits spoke in favor of their location reservation stating that they have done a lot of remodels and we can really do something good and make the this property come to life again.

No one spoke against either location reservation request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

City Charles Penny stated a conflict does exist between these two locations as they are within 1000 yards of each other. The City chose to increase the distance between stores to 1000 yard an increase from the 500 yard requirement by the state. Staff does not recommend resolving to allow stores to go inside that thousand yards as it was put there to control the number of package stores within the city. Both location are viable for operating a package store and both applicants have met the requirements to be awarded a location reservation by the city. But based on the following factors, general impact on surrounding areas, minimal traffic impact, contributions to the long-range viability of the city, redevelopment of a property that has been vacant for a number of years and has had some history that wasn't always good, available parking, contribution to tax increment to South Main TAD and a location within the DSDA area, I would recommend awarding the location reservation to Blue Mile Wine & Spirits.

After some council discussion Mayor Pro Tem Shari Barr made a motion to accept City Manager Charles Penny's recommendation. The motion failed due to the lack of a second.

Councilmember John Riggs made a motion to table the item. The motion failed due to lack of a second.

Council had further discussion, regarding both locations and the benefits the businesses have on the TAD, and what is best for the city overall.

A motion was made to accept City Manager Charles Penny's recommendation awarding a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13(a) and 6-23(h) to:

Blue Mile Wine & Spirits LLC DBA Blue Mile Wine & Spirits
12 Brannen St.
Statesboro, GA 30458

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Paulette Chavers
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

12. Consideration of a motion to approve an employment agreement with W. Keith Barber to serve as the Municipal Court Judge.

A motion was made to approve an employment agreement with W. Keith Barber to serve as the Municipal Court Judge.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Paulette Chavers
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

13. Consideration of a motion to approve a lease agreement with ADOM Enterprises, LLC in the amount of \$42,000.00 for twelve months for the employee health clinic.

A motion was made to approve a lease agreement with ADOM Enterprises, LLC in the amount of \$42,000.00 for twelve months for the employee health clinic.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember Paulette Chavers

AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

14. Other Business from City Council:

Mayor Pro Tem Shari Barr announced that the Bulloch County Recreation will be putting on an Arts Fest at Sweetheart Circle this Saturday April 23.

Mayor Jonathan McCollar gave kudos to the County Commission for their partnership in the efforts to revitalize the City parks. He stated that now they are working to renovate Fletcher Park. They are a great community partner and improving the quality of life for our city.

15. City Managers Comments

City Manager Charles Penny stated that an item needed to be added to the agenda. The item came from the Board of Education regarding the transfer of real property located at the old Julia P Bryant School to the city. It is also recommended to enter into a long term lease with a potential developer Bill Gross so he can resubmit an application to DCA for tax credits.

A motion was made to enter into an Intergovernmental Agreement with the Bulloch County Board of Education to accept real property located on Stockyard Road in order to enter into a ground lease with developer for the construction and operation of housing facilities for the elderly.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Venus Mack
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

Mr. Penny stated that Bulloch County Recreation is using the Love Cultural Center for programming for Pre-K to fifth grade. In addition as of April 13 we have received 27 applications for housing rehabilitation. Eleven of those are from the Johnson Street neighborhood. There will be a public meeting at the City of David Church on April 26th to answer any questions about Housing Rehabilitation and to receive applications.

16. Public Comments (General): None

17. Consideration of a Motion to enter into Executive Session to discuss “Potential Litigation” in accordance with O.C.G.A. 50-14-3(b).

No Executive Session was held.

18. Consideration of a Motion to Adjourn

A motion was made to adjourn.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember Paulette Chavers
AYES:	Boyum, Chavers, Mack, Riggs, Barr
ABSENT	

The meeting was adjourned at 6:45 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 4/25/2022

RE: Whiskey Business

Policy Issue: Mayor and Council shall consider a Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a) and 6-23 (h):

No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

Consideration of issuance of location reservations shall be before Mayor & Council and include a public hearing. Issuance of a location reservation shall forestall consideration of other Package Store applicants within 1,000 yards of subject site.

Recommendation: Planning & Development, Police Department, Legal recommended approval

Budget Impact: None

Council Person & District: Phil Boyum, District 1

Attachments: Application & Department Approvals

**Application for License to Sell Alcoholic Beverages
City of Statesboro, Georgia**

Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. **A non-refundable \$200 application fee must be tendered with the application.** (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: _____

1. Business Trade Name: Whiskey Business
D/B/A Name

2. Applicant's Name: Jeffrey Lee Dawson and Julie Norman Dawson
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 1410 Northside Drive East
Statesboro, GA 30458

4. Business mailing address: Current Address for Applicant as store will have to be remodeled
5782 W. Oglethorpe Hwy Suite A - Hinesville, GA 31313

5. Local business phone number: N/A
Corporate office phone number: 912-332-1809 - Jeffrey Dawson - Bootleggers

6. Name of Manager: Jeffrey Lee Dawson
Person responsible for alcohol licensing issues

7. Phone number for manager: 912-610-1937

8. Email address for manager: jeffdawson1970@gmail.com

10. Purpose of application is:

New Business XX New Owner _____

Previous owner's name: _____

If the business name has changed, list previous name: _____

If the business address has changed, list the previous address: _____

11. Indicate where the business will be located:

Above ground
 Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: Individual Corporation Partnership LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit.

Full Legal Name: Jeffrey Lee Dawson and Julie Norman Dawson Phone #: 912-610-1937

Have you completed the financial affidavit attached to this application? YES

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners.

Name & address of partnership, LLC, or LLP: _____

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? _____

If not, what documents establish the ownership rights of the members/partners? _____

15. Members of LLC and/or partners:

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? _____
(Attach additional pages if necessary)

Corporation/Stockholders: All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

- 16. If applicant is a corporation:** Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

If not, what documents establish the ownership rights of the shareholders? _____

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

****Attach additional pages if necessary****

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

****Attach additional pages if necessary****

Has each shareholder completed the financial affidavit attached to this application? _____

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

20. Name & address of owner of the property (land & building) where the business will be located:

currently under contract to purchase property from Michael E. Howard

1410 Northside Dr East - Statesboro, GA 30458

21. Is the commercial space where the business is to be located rented or leased? NO

If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? NO

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? NO

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? NO

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? YES

If yes, please provide details on a separate sheet of paper.

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred?

NO

If yes, please provide details on a separate sheet of paper.

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? NO
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? NO
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? NO
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? NO
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? NO
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, Jeffrey Lee Dawson, solemnly swear, subject to the penalties O.C.G.A. sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Jeffrey Lee Dawson
Print full name as signed below

Jeffrey Lee Dawson Co-Owner 3/30/2022
Signature of applicant Title Date

Sworn and subscribed before me this 31st day of March, 2022.

Shaylin M Lach
Notary Public

07/05/2025
My commission expires



Julie Norman Dawson

solemnly swear, subject to the penalties O.C.G.A sec 16-10-20 provided above which I have read and understand, that all information required in this financial affidavit and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Julie Norman Dawson

Print full name as signed below

Julie Norman Dawson

Signature of applicant

co-owner

Title

3-30-2022

Date

Sworn to and subscribed before me this 30th day of March, 20 22.

Mary Butler

Notary Public

09/14/24

My commission expires



I, Jeffrey Lee Dawson, solemnly swear, subject to the penalties O.C.G.A sec 16-10-20 provided above which I have read and understand, that all information required in this financial affidavit and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Jeffrey Lee Dawson
Print full name as signed below

Jeffrey Lee Dawson
Signature of applicant

CO-owner
Title

3-30-2022
Date

Sworn to and subscribed before me this 30th day of March, 2022.

Mary Butler
Notary Public

09/14/24
My commission expires



Calculation of Basic License Fee

For Calendar Year: _____

Classification:	Mark all that apply	License Fee
1. A. Package Sales (Beer & Wine)	<u> X </u>	\$1750
B. Package Sales (Distilled Spirits)	<u> X </u>	\$5000
Location Reservation	<u> X </u>	N/A
2. On Premise License Types		
A. Bar	_____	\$4300
B. Bar with Kitchen	_____	\$4300
C. Event Venue	_____	\$2500
D. Low Volume	_____	\$750
E. Pub	_____	\$5600
F. Restaurant	_____	\$2800
3. Caterer	_____	\$200
4. Brewer, manufacturer of malt beverages only	_____	\$1750
5. Broker	_____	\$1750
6. Importer	_____	\$1750
7. Manufacturer of Wine only	_____	\$1750
8. Sunday Sales Permit	_____	\$300
9. In Room Service Permit	_____	\$150

Total Due: \$ 6750⁰⁰

Whiskey Business
1410 Northside Dr E
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department Full Name Recommendation Comments

Planning & Development	Justin Williams	Approve	
Fire Department			
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Approve	

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 4/25/2022

RE: EZ Liquors

Policy Issue: Mayor and Council shall consider a Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a) and 6-23 (h):

No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

Consideration of issuance of location reservations shall be before Mayor & Council and include a public hearing. Issuance of a location reservation shall forestall consideration of other Package Store applicants within 1,000 yards of subject site.

Recommendation: Planning & Development, Police Department, Legal recommended approval

Budget Impact: None

Council Person & District: Shari Barr, District 5

Attachments: Application & Department Approvals

**Application for License to Sell Alcoholic Beverages
City of Statesboro, Georgia**

Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. **A non-refundable \$200 application fee must be tendered with the application.** (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: _____

1. Business Trade Name: EZ LIQOURS
D/B/A Name

2. Applicant's Name: SHREE DHAN LAXMI LLC
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 1525 FAIR ROAD, STE 106, STATESBORO, GA 30458

4. Business mailing address: 1008, MOSS CREEK CIR, STATESBORO, GA 30461

5. Local business phone number: 912-536-5444

Corporate office phone number: 912-536-5444

6. Name of Manager: VISHAKHA PATEL
Person responsible for alcohol licensing issues

7. Phone number for manager: 912-536-5444

8. Email address for manager: SBPATEL1112@GMAIL.COM

10. Purpose of application is:

• New Business _____ New Owner _____

Previous owner's name: _____

If the business name has changed, list previous name: _____

If the business address has changed, list the previous address: _____

11. Indicate where the business will be located:

- Above ground
- Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: _____ Individual _____ Corporation _____ Partnership LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit.

Full Legal Name: _____ Phone #: _____

Home Address: _____

Have you completed the financial affidavit attached to this application? _____

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners.

Name & address of partnership, LLC, or LLP: SHREE DHAN LAXMI LLC

1008, MOSS CREEK CIR, STATESBORO, GA 30461

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? NO

If not, what documents establish the ownership rights of the members/partners? _____

SOLE MEMBER

15. Members of LLC and/or partners:

Full Legal Name: VISHAKHA PATEL Phone #: 912-536-5444

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? YES
(Attach additional pages if necessary)

Corporation/Stockholders: All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

16. If applicant is a corporation: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

If not, what documents establish the ownership rights of the shareholders? _____

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

****Attach additional pages if necessary****

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

****Attach additional pages if necessary****

Has each shareholder completed the financial affidavit attached to this application? _____

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

20. Name & address of owner of the property (land & building) where the business will be located:

MIRAYA INVESTMENTS LLC

214 TIMBERLINE ROAD, STATESBORO, GA 30461

21. Is the commercial space where the business is to be located rented or leased? YES

If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:

MIRAYA INVESTMENTS LLC

214 TIMBERLINE ROAD, STATESBORO, GA 30461

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? NO

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? NO

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? NO

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? NO

If yes, please provide details on a separate sheet of paper.

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred? NO

If yes, please provide details on a separate sheet of paper.

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? NO
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? NO
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? NO
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? NO
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? NO
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, VISHAKHA PATEL, solemnly swear, subject to the penalties O.C.G.A. sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

VISHAKHA PATEL

Print full name as signed below

Vishakha Patel MANAGING MEMBER 4-1-22
signature of applicant Title Date



I have read and subscribed before me this 1st day of April, 20 22.

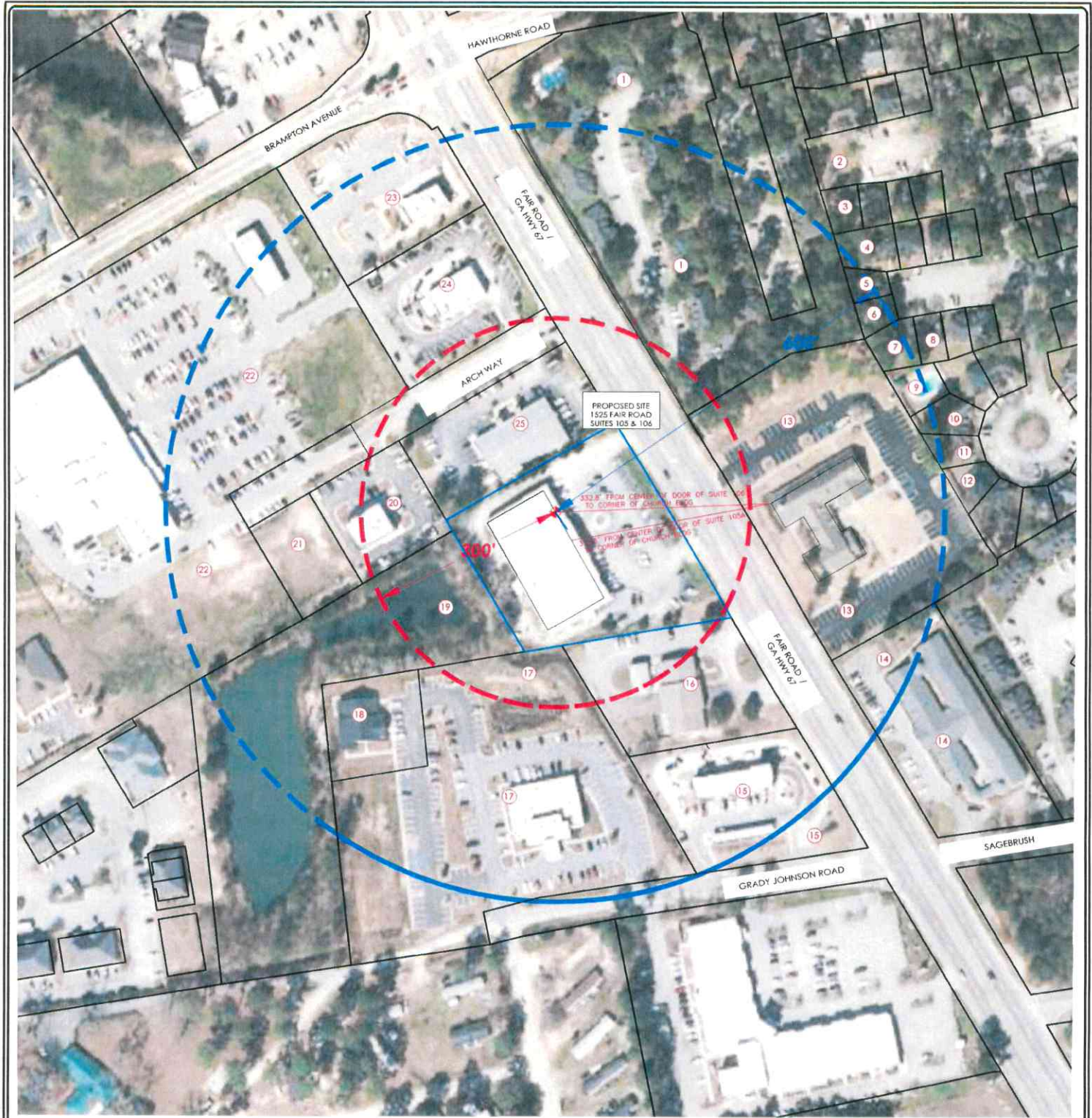
Debbie K. Miller 3/14-25
Notary Public My commission expires

Calculation of Basic License Fee

For Calendar Year: 2022

<u>Classification:</u>	<u>Mark all that apply</u>	<u>License Fee</u>
1. A. Package Sales (Beer & Wine)	<input checked="" type="checkbox"/>	\$1750
B. Package Sales (Distilled Spirits)	<input checked="" type="checkbox"/>	\$5000
Location Reservation	<input checked="" type="checkbox"/>	N/A
2. On Premise License Types		
A. Bar	<input type="checkbox"/>	\$4300
B. Bar with Kitchen	<input type="checkbox"/>	\$4300
C. Event Venue	<input type="checkbox"/>	\$2500
D. Low Volume	<input type="checkbox"/>	\$750
E. Pub	<input type="checkbox"/>	\$5600
F. Restaurant	<input type="checkbox"/>	\$2800
3. Caterer	<input type="checkbox"/>	\$200
4. Brewer, manufacturer of malt beverages only	<input type="checkbox"/>	\$1750
5. Broker	<input type="checkbox"/>	\$1750
6. Importer	<input type="checkbox"/>	\$1750
7. Manufacturer of Wine only	<input type="checkbox"/>	\$1750
8. Sunday Sales Permit	<input type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ _____



CURRENT OWNER:
 MIRAYA INVESTMENTS LLC
 STREET ADDRESS:
 SOUTHWIND PLAZA
 1525 FAIR ROAD
 STATESBORO, GA
 TAX ID# MS75 000001 000
 ZONING FROM BULLOCH
 COUNTY G-S MAP = CR

GENERAL NOTES:
 1) DISTANCES WERE OBTAINED
 FIELD SURVEY PERFORMED
 BY MAXWELL-REDDICK.
 2) PROPERTY LINES AND
 PROPERTY OWNERS SHOWN
 WERE TAKEN FROM THE
 BULLOCH COUNTY TAX
 ASSESSORS SITE.
 3) AS OF MARCH 31, 2022,
 THERE ARE NO PACKAGE
 STORES WITHIN 1,000 FEET OF
 THIS SITE.

- 1 JRH-JAH LLC
- 2 SOMERSET HOMEOWNERS ASSOCIATION
- 3 KELVIN O. JONES
- 4 ELIZABETH A. HOLLOWAY
- 5 MARTINEZ & RANSEL PROPERTIES LLC
- 6 MARTINEZ & RANSEL PROPERTIES LLC
- 7 SGH RENTALS LLC
- 8 ABIGAIL MARGARET CARLISLE ETAL
- 9 SOMERSET HOMEOWNERS ASSOCIATION
- 10 CECIL E. & MARJORIE H. KENNEDY
- 11 HERITAGE RENTALS & SERVICES LLC
- 12 CECIL E. & MARJORIE H. KENNEDY
- 13 JESUS CHRIST OF LATTER DAY SAINTS
- 14 MORGAN PEAVY INVESTORS LLC SOUTHERN MANOR
- 15 W4 PROPERTIES STATESBORO LLC
- 16 MAYOR & CITY COUNCIL OF STATESBORO FIRE STATION
- 17 SML MEDICAL OFFICE LLC
- 18 AFA PROPERTIES OF STATESBORO LLC
- 19 THE MARKET DISTRICT LLC
- 20 SAF STATESBORO LLC
- 21 POLESTAR GA STATESBORO (FAIR) LLC
- 22 CW INGRAM HOLDINGS LLC & ETAL
- 23 CFI INV DEVELOPMENTS LLC
- 24 MCDONALDS CORPORATION
- 25 MORGAN SULLIVAN WASHINGTON & ROGERS LLC

**MAXWELL-REDDICK
AND ASSOCIATES**
 ENGINEERING &
LAND SURVEYING

12079TH RD # 300
 ALPHARETTA, GA 30009
 (404) 493-1618 OFFICE

CERTIFICATE OF
AUTHORIZATION # LS10009953

JOHN A. DOTSON
 REGISTERED
PROFESSIONAL
LAND SURVEYOR
No. 2500



DRAWN BY: JAD
 FIELD WORK: 03-31-2022
 DATE: MARCH 31, 2022
 JOB NO.: 2022-108
 SCALE: 1" = 100'

ALCOHOL PROXIMITY DRAWING
 PREPARED FOR
VISHA KHA PATEL
 1525 FAIR ROAD SUITES 105 & 106
 CITY OF STATESBORO
 1209TH G.M.D., BULLOCH COUNTY, GA

EZ Liquors
1525 Fair Rd Ste 106
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department Full Name Recommendation Comments

Planning & Development	Justin Williams	Approve	Location proximity does go beyond church across the street but does not encroach on the entryway. Although acceptable request consideration regarding state allowance.
Fire Department			
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Approve	

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 4/25/2022

RE: Patriot Liquors

Policy Issue: Mayor and Council shall consider a Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a) and 6-23 (h):

No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

Consideration of issuance of location reservations shall be before Mayor & Council and include a public hearing. Issuance of a location reservation shall forestall consideration of other Package Store applicants within 1,000 yards of subject site.

Recommendation: Planning & Development, Police Department recommended approval, Legal recommended consider

Budget Impact: None

Council Person & District: Phil Boyum, District 1

Attachments: Application & Department Approvals

Application for License to Sell Alcoholic Beverages
City of Statesboro, Georgia

Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. **A non-refundable \$200 application fee must be tendered with the application.** (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: 1 April 2022

1. Business Trade Name: Patriot Liquors
D/B/A Name

2. Applicant's Name: Downside Investment Group / ~~Darrel Merritt + Matt Lipman~~
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 834 Northside Drive East
Statesboro GA 30458

4. Business mailing address: 7505 Waters Ave #A7
Savannah, Ga

5. Local business phone number: _____

Corporate office phone number: _____

6. Name of Manager: Christin Bond
Person responsible for alcohol licensing issues

7. Phone number for manager: 912-321-1407

8. Email address for manager: info @ Patriot Liquors . com

10. Purpose of application is:

New Business X New Owner _____

Previous owner's name: _____

If the business name has changed, list previous name: _____

If the business address has changed, list the previous address: _____

11. Indicate where the business will be located:

Above ground

Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: Individual Corporation Partnership LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit.

Full Legal Name: _____ Phone #: _____

Home Address: _____

Have you completed the financial affidavit attached to this application? _____

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners.

Name & address of partnership, LLC, or LLP: 801 Perry Cv Savannah, Ga 31410

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? Yes

If not, what documents establish the ownership rights of the members/partners? _____

15. Members of LLC and/or partners:

Full Legal Name: Daniel Hunter Merritt Phone #: 203 667 5983

Home Address: _____

Full Legal Name: Matthew I Lipman Phone #: 239 229 6466

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? Yes
(Attach additional pages if necessary)

Corporation/Stockholders: All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

16. If applicant is a corporation: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

If not, what documents establish the ownership rights of the shareholders? _____

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

****Attach additional pages if necessary****

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Attach additional pages if necessary

Has each shareholder completed the financial affidavit attached to this application? Yes

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

20. Name & address of owner of the property (land & building) where the business will be located:

Downside Investment Group / Daniel Azcraft + Matt Lipman

21. Is the commercial space where the business is to be located rented or leased? Owned

If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? NA

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? NA

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

NA

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? Yes

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? No

If yes, please provide details on a separate sheet of paper.

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred?

NA

If yes, please provide details on a separate sheet of paper.

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? NA

If yes, please provide details on a separate sheet of paper.

28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? NA

If yes, please provide details on a separate sheet of paper.

29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? NA

If yes, please provide details on a separate sheet of paper.

30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? NA

If yes, please provide details on a separate sheet of paper.

31. Will live nude performances or adult entertainment be a part of this business operation? NA

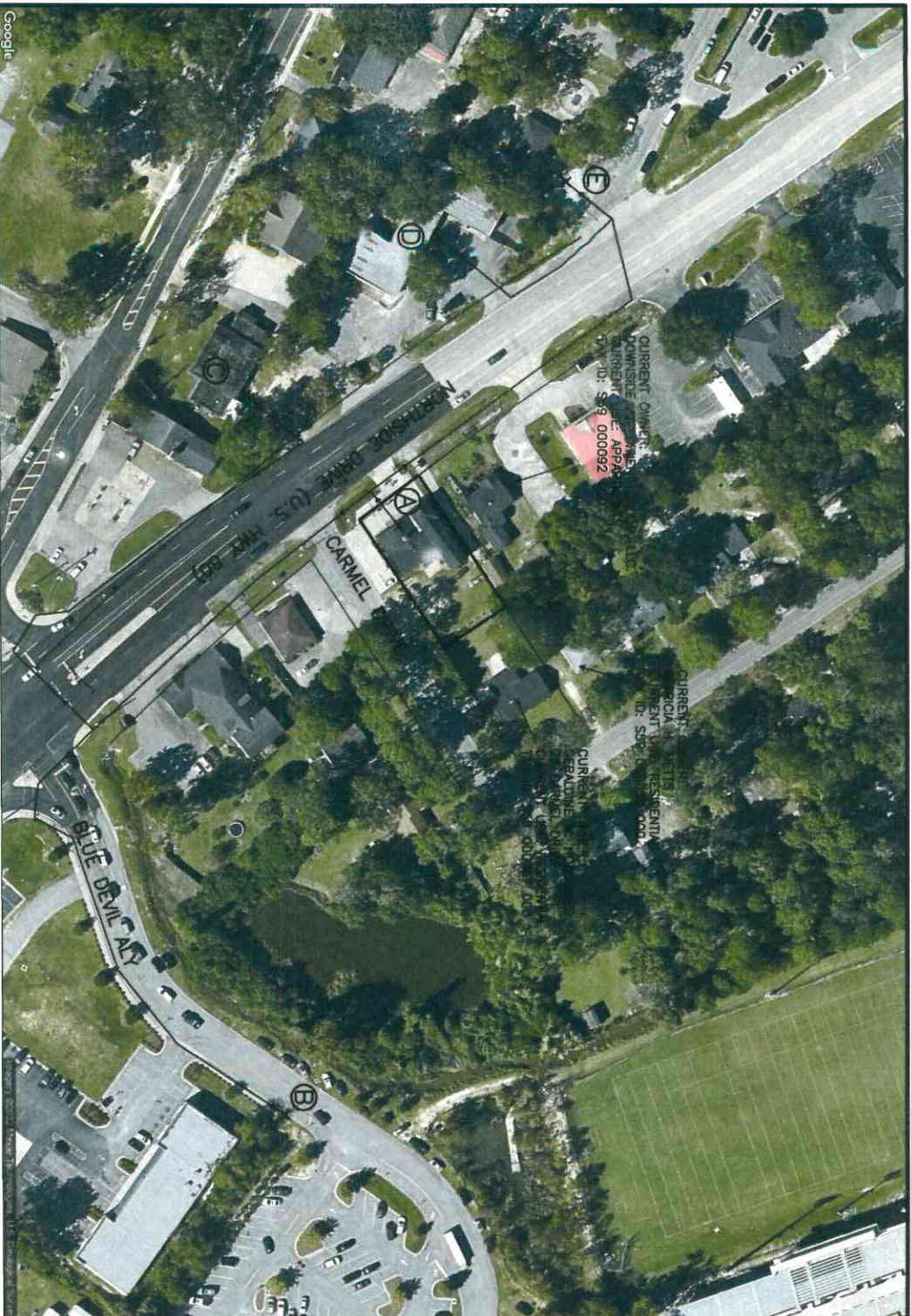
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

Calculation of Basic License Fee

For Calendar Year: _____

<u>Classification:</u>	<u>Mark all that apply</u>	<u>License Fee</u>
1. A. Package Sales (Beer & Wine)	<u> X </u>	\$1750
B. Package Sales (Distilled Spirits)	<u> X </u>	\$5000
Location Reservation	<u> X </u>	N/A
2. On Premise License Types		
A. Bar	<u> </u>	\$4300
B. Bar with Kitchen	<u> </u>	\$4300
C. Event Venue	<u> </u>	\$2500
D. Low Volume	<u> </u>	\$750
E. Pub	<u> </u>	\$5600
F. Restaurant	<u> </u>	\$2800
3. Caterer	<u> </u>	\$200
4. Brewer, manufacturer of malt beverages only	<u> </u>	\$1750
5. Broker	<u> </u>	\$1750
6. Importer	<u> </u>	\$1750
7. Manufacturer of Wine only	<u> </u>	\$1750
8. Sunday Sales Permit	<u> X </u>	\$300
9. In Room Service Permit	<u> </u>	\$150

Total Due: \$ 7,050



LINEAR DISTANCES:
 LINE A-B= 880' TO PROPERTY LINE (+705' +/- TO SCHOOL HOUSE DOOR)
 LINE A-C= 912'
 LINE A-D= 640'
 LINE A-E= 485'
 POINTS C, D, & E MEASURED TO DOOR OF BUILDINGS

TO THE BEST KNOWLEDGE OF THE UNDERSIGNED, THE CLOSEST CHURCH, STATE SPONSORED TREATMENT CENTER, AND SCHOOL GROUNDS AND/OR BUILDING ARE SHOWN HEREON. NO BUILDINGS LOCATED UPON A COLLEGE CAMPUS ARE IN THE VICINITY.

SCALE-- 1 INCH= 100 FEET

GRAPHIC SCALE FILE #220405 DRAWN BY: ADE



STATE OF GEORGIA
 BULLOCH COUNTY
 CITY OF STATESBORO
 MAP DATE: 01 APRIL 2022
 FIELD SURVEY: 13 APRIL 2021

THE MAJORITY OF THIS SURVEY WAS PERFORMED USING RTK SURVEYING METHODS. ALL SURVEY CONTROL COLLECTED WITH GPS HAD A MAXIMUM HORIZONTAL TOLERANCE OF 0.05" WITH A 95% CONFIDENCE LEVEL.

EQUIPMENT USED:
 STONEX S10 GNSS BASE & ROVER

LOCATION SKETCH PLAN
 PREPARED FOR:
**DOWNSIDE INVESTMENT
 GROUP, LLC.**

SUBJECT PROPERTY (A) CURRENT OWNER:
 DOWNSIDE INVESTMENT GROUP, LLC.
 834 NORTHSIDE DRIVE
 CURRENT USE: COMMERCIAL
 TAX ID: S89 000093 000

PROPERTY (B) CURRENT OWNER:
 BULLOCH COUNTY BOARD OF EDUCATION
 STATESBORO HIGH SCHOOL
 CURRENT USE: SCHOOL
 TAX ID: NS71 000030 000

PROPERTY (C) CURRENT OWNER:
 WILLINGWAY INC.
 CURRENT USE: COMMERCIAL (NOT IN USE)
 TAX ID: S52 000005 000

PROPERTY (D) CURRENT OWNER:
 CULBERTH FAMILY INVESTMENTS, LLC
 CURRENT USE: COMMERCIAL (3:16 CHURCH-TENANT)
 TAX ID: S52 000003 000

PROPERTY (E) CURRENT OWNER:
 JUSKYN JAMEL ENTERPRISES, INC.
 CURRENT USE: COMMERCIAL (KIDS WORLD LEARNING CENTER)
 TAX ID: S52 000002 000

EASON LAND SURVEYING
 P.O. BOX 753
 CLAXTON, GA. 30417
 (912) 739-7143
 LSF 000047



Patriot Liquors
834 Northside Dr E
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	JLW	Approve	Approximately 1052 feet from the competing Whiskey Warehouse at 647 Northside Drive. Conflict
Fire Department	Justin Taylor	Pending	Contact made and the owner states that they will be renovating the space and will call the fire department when they are ready for an inspection. 4/13/2022
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Consider	

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 4/25/2022

RE: Whiskey Warehouse

Policy Issue: Mayor and Council shall consider a Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a) and 6-23 (h):

No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

Consideration of issuance of location reservations shall be before Mayor & Council and include a public hearing. Issuance of a location reservation shall forestall consideration of other Package Store applicants within 1,000 yards of subject site.

Recommendation: Planning & Development, Police Department recommended approval, Legal recommended consider

Budget Impact: None

Council Person & District: Shari Barr, District 5

Attachments: Application & Department Approvals

**Application for License to Sell Alcoholic Beverages
City of Statesboro, Georgia**

Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. **A non-refundable \$200 application fee must be tendered with the application.** (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: _____

1. Business Trade Name: Whiskey Warehouse
D/B/A Name

2. Applicant's Name: Raymond Driggers
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 647 Northside Dr East

4. Business mailing address: Same

5. Local business phone number: 912-687-0610

Corporate office phone number: _____

6. Name of Manager: Raymond Driggers
Person responsible for alcohol licensing issues

7. Phone number for manager: 912-687-0610

8. Email address for manager: Ray.Driggers@dandcaccare.com
10. Purpose of application is:

New Business New Owner _____

Previous owner's name: _____

If the business name has changed, list previous name: _____

If the business address has changed, list the previous address: _____

11. Indicate where the business will be located:

- Above ground
 Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: Individual _____ Corporation _____ Partnership _____ LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit.

Full Legal Name: Raymond Duggan Phone #: 912-687-0610

Have you completed the financial affidavit attached to this application? _____

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners.

Name & address of partnership, LLC, or LLP: _____

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? _____

If not, what documents establish the ownership rights of the members/partners? _____

15. Members of LLC and/or partners:

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? _____
(Attach additional pages if necessary)

Corporation/Stockholders: All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

16. If applicant is a corporation: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

If not, what documents establish the ownership rights of the shareholders? _____

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

****Attach additional pages if necessary****

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

****Attach additional pages if necessary****

Has each shareholder completed the financial affidavit attached to this application? _____

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

20. Name & address of owner of the property (land & building) where the business will be located:

647 Northside Dr. East

21. Is the commercial space where the business is to be located rented or leased? leased

If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? no

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? no

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? no

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? no

If yes, please provide details on a separate sheet of paper.

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred?

no

If yes, please provide details on a separate sheet of paper.

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? no
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? no
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? no
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? no
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? no
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, Raymond Driggers, solemnly swear, subject to the penalties O.C.G.A. sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Raymond Driggers
Print full name as signed below

[Signature]
Signature of applicant

owner
Title

4-1-22
Date

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

[Signature]
Notary Public

07/05/2025
My commission expires

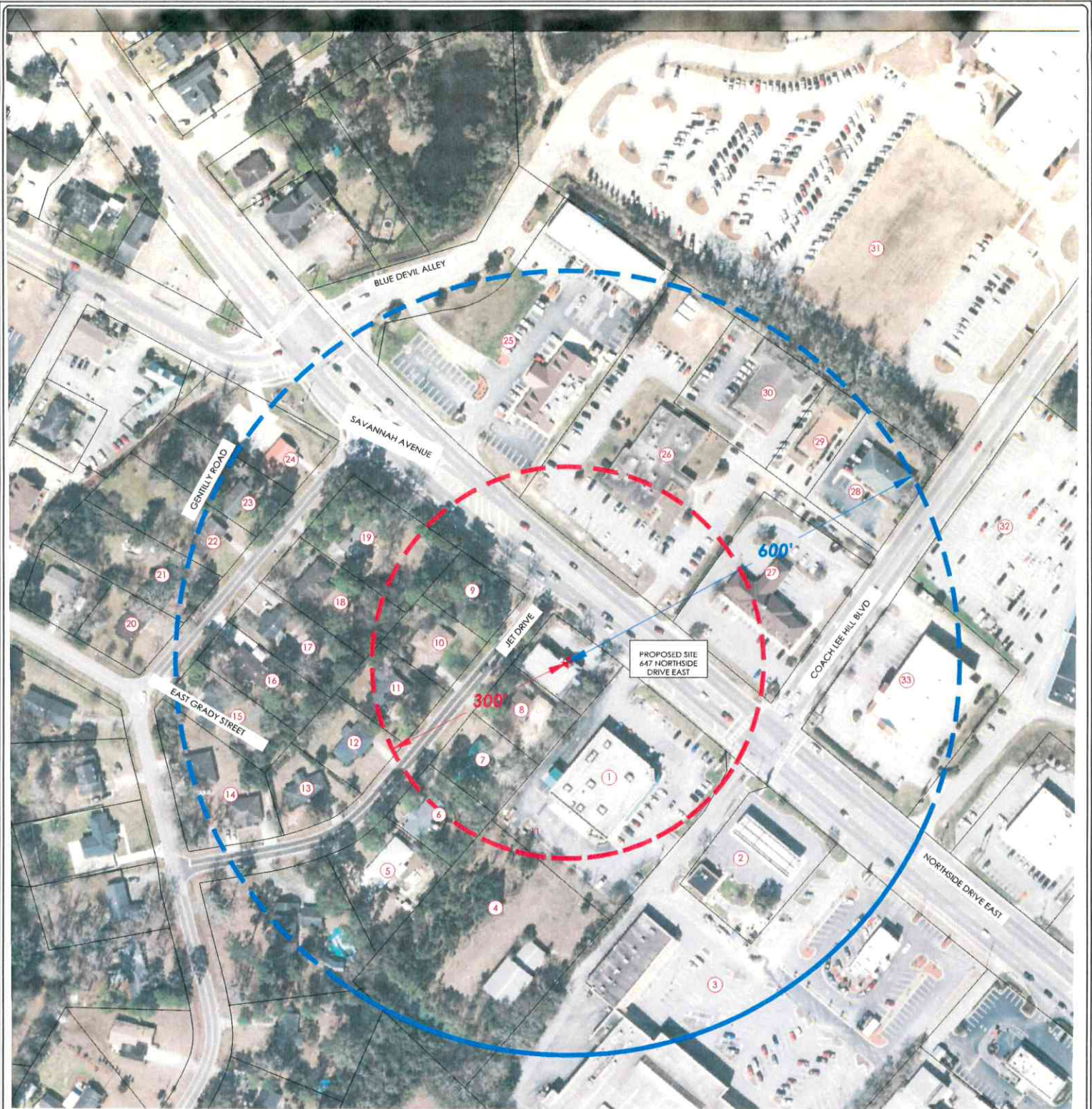


Calculation of Basic License Fee

For Calendar Year: _____

Classification:	Mark all that apply	License Fee
1. A. Package Sales (Beer & Wine)	<input checked="" type="checkbox"/>	\$1750
B. Package Sales (Distilled Spirits)	<input checked="" type="checkbox"/>	\$5000
Location Reservation	<input checked="" type="checkbox"/>	N/A
2. On Premise License Types		
A. Bar	_____	\$4300
B. Bar with Kitchen	_____	\$4300
C. Event Venue	_____	\$2500
D. Low Volume	_____	\$750
E. Pub	_____	\$5600
F. Restaurant	_____	\$2800
3. Caterer	_____	\$200
4. Brewer, manufacturer of malt beverages only	_____	\$1750
5. Broker	_____	\$1750
6. Importer	_____	\$1750
7. Manufacturer of Wine only	_____	\$1750
8. Sunday Sales Permit	_____	\$300
9. In Room Service Permit	_____	\$150

Total Due: \$ 6750⁰⁰



CURRENT OWNER:

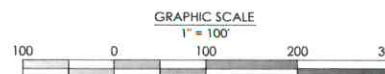
JANICE C. GRAY
 STREET ADDRESS:
 647 NORTHSIDE DRIVE EAST
 STATESBORO, GA
 TAX ID# S60 000011 000
 ZONING FROM BULLOCH
 COUNTY GIS MAP = CR

GENERAL NOTES:

- 1) DISTANCES WERE OBTAINED FIELD SURVEY PERFORMED BY MAXWELL REDDICK.
- 2) PROPERTY LINES AND PROPERTY OWNERS SHOWN WERE TAKEN FROM THE BULLOCH COUNTY TAX ASSESSORS SITE.
- 3) AS OF MARCH 28, 2022, THERE ARE NO PACKAGE STORES WITHIN 1,000 FEET OF THIS SITE.

- 1 MAYFLOWER REALTY INVESTMENTS STATESBORO LLC
- 2 ENMARK STATION INC.
- 3 STATESBORO UNIVERSITY VILLAGE LLC
- 4 INSPIRED REAL MANAGEMENT LLC
- 5 LESLIE JURE OWENS
- 6 JANE D. ROCKER
- 7 JANICE C. GRAY
- 8 JANICE C. GRAY
- 9 CHARLES & JEAN TSANG
- 10 HEATHER KRISTI TANNER
- 11 WESLEY E. O'QUINN
- 12 JANICE F. MARTIN
- 13 ELINIR STAMBUK
- 14 YU CHING HSU
- 15 NATALIE PARRISH NEVILLE
- 16 PAUL R. & CARI M. JOHNSON
- 17 BLACK CREEK RE HOLDINGS LLC
- 18 YU CHING HSU
- 19 CHARLES & JEAN TSANG
- 20 ROBERT W. MEGUIAR III
- 21 JAMES T. CANNADY
- 22 JANE ALTMAN PAGE
- 23 KIMBERLY ANNE ARIHS & KIMBERLY ANNE COURSEY
- 24 DAVID SEWELL ETAL
- 25 CHIA CHENG TSANG
- 26 OTAMOT LAND LLC
- 27 FIRST NATIONAL BANK OF ATLANTA
- 28 LARRY G. HUBBARD DDS
- 29 EBUDI LLC
- 30 EAST GEORGIA REGIONAL MEDICAL CENTER LLC
- 31 BULLOCH COUNTY BOARD OF EDUCATION (STATESBORO HIGH SCHOOL)
- 32 STATESBORO ZMCS LLC
- 33 556 NORTHSIDE DRIVE EAST LLC

MAXWELL-REDDICK AND ASSOCIATES
 ENGINEERING & LAND SURVEYING
 40 JOE KENNEDY BLVD.
 STATESBORO, GA 30458
 (912) 489-7112 OFFICE
 (912) 489-7125 FAX
 NORTHWINDS II
 2500 NORTHWINDS PEWY
 SUITE 260
 ALPHARETTA, GA 30009
 (404) 893-1418 OFFICE



DRAWN BY: JAD
FIELD WORK: 03-28-2022
DATE: MARCH 28, 2022
JOB NO.: 2022-096
SCALE: 1" = 100'

ALCOHOL PROXIMITY DRAWING
 PREPARED FOR
JEFF DAWSON
 647 NORTHSIDE DRIVE EAST
 CITY OF STATESBORO
 1209TH G.M.D., BULLOCH COUNTY, GA

Whiskey Warehouse
647 Northside Dr E
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department Full Name Recommendation Comments

Planning & Development	Justin Williams	Approve	Approximate 1052 feet from competing Patriot Liquers at 834 Northside Drive East. Conflict
Fire Department			
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Consider	

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 4/25/2022

RE: 815 S Main LLC

Policy Issue: Mayor and Council shall consider a Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a) and 6-23 (h):

No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

Consideration of issuance of location reservations shall be before Mayor & Council and include a public hearing. Issuance of a location reservation shall forestall consideration of other Package Store applicants within 1,000 yards of subject site.

Recommendation: Planning & Development, Police Department recommended approval, Legal recommended to consider

Budget Impact: None

Council Person & District: Paulette Chavers, District 2

Attachments: Application & Department Approvals

**Application for License to Sell Alcoholic Beverages
City of Statesboro, Georgia**

Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. **A non-refundable \$200 application fee must be tendered with the application.** (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: _____

1. Business Trade Name: _____
D/B/A Name

2. Applicant's Name: 815 South Main, LLC
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 815 South Main Street, Statesboro, Georgia 30458

4. Business mailing address: 815 South Main Street, Statesboro, Georgia 30458

5. Local business phone number: 912-682-4081 or 912-225-1950
Corporate office phone number: _____

6. Name of Manager: Robert K. Bell, Jr.
Person responsible for alcohol licensing issues

7. Phone number for manager: 912-682-4081

8. Email address for manager: robbieinstatesboro@gmail.com

10. Purpose of application is:

New Business New Owner

Previous owner's name: _____

If the business name has changed, list previous name: _____

If the business address has changed, list the previous address: _____

11. Indicate where the business will be located:

- Above ground
 Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: _____ Individual _____ Corporation _____ Partnership LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit.

Full Legal Name: _____ Phone #: _____

Home Address: _____

Have you completed the financial affidavit attached to this application? _____

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners.

Name & address of partnership, LLC, or LLP: 815 South Main, LLC

225 Timberline Road, Statesboro, Georgia 30461

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? Yes

If not, what documents establish the ownership rights of the members/partners? _____

15. Members of LLC and/or partners:

Full Legal Name: Robert K. Bell, Jr. Phone #: 912-682-4081

Home Address: _____

Full Legal Name: Walter Nick Propps Phone #: 912-225-1950

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? Yes
(Attach additional pages if necessary)

Corporation/Stockholders: All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

16. If applicant is a corporation: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

If not, what documents establish the ownership rights of the shareholders? _____

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

****Attach additional pages if necessary****

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

****Attach additional pages if necessary****

Has each shareholder completed the financial affidavit attached to this application? _____

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

20. Name & address of owner of the property (land & building) where the business will be located:

55 East Main, LLC

225 Timberline Road, Statesboro, Georgia 30461

21. Is the commercial space where the business is to be located rented or leased? No.

If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? No.

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? No.

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? No.

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? No.

If yes, please provide details on a separate sheet of paper.

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred?
No.

If yes, please provide details on a separate sheet of paper.

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? No.
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? No.
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? No.
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? No.
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? No.
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, Robert K. Bell, Jr., solemnly swear, subject to the penalties O.C.G.A. sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

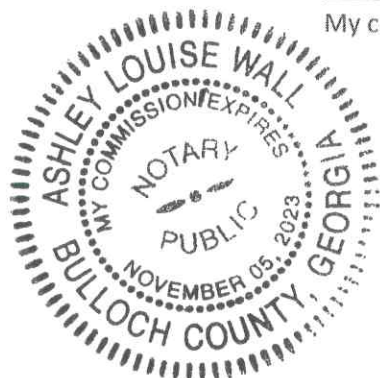
Robert K. Bell, Jr.

Print full name as signed below

[Signature] Member/Manager 09/01/2022
Signature of applicant Title Date

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

Ashley L. Wall 11/05/2023
Notary Public My commission expires



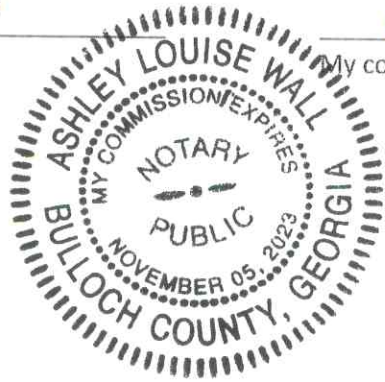
I, Walter Nick Propps, solemnly swear, subject to the penalties O.C.G.A. sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

W. Nick Propps
Print full name as signed below

[Signature] — Member/Manager 04/01/2022
Signature of applicant Title Date

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

Ashleykwall 11/05/2023
Notary Public My commission expires



Calculation of Basic License Fee

For Calendar Year: _____

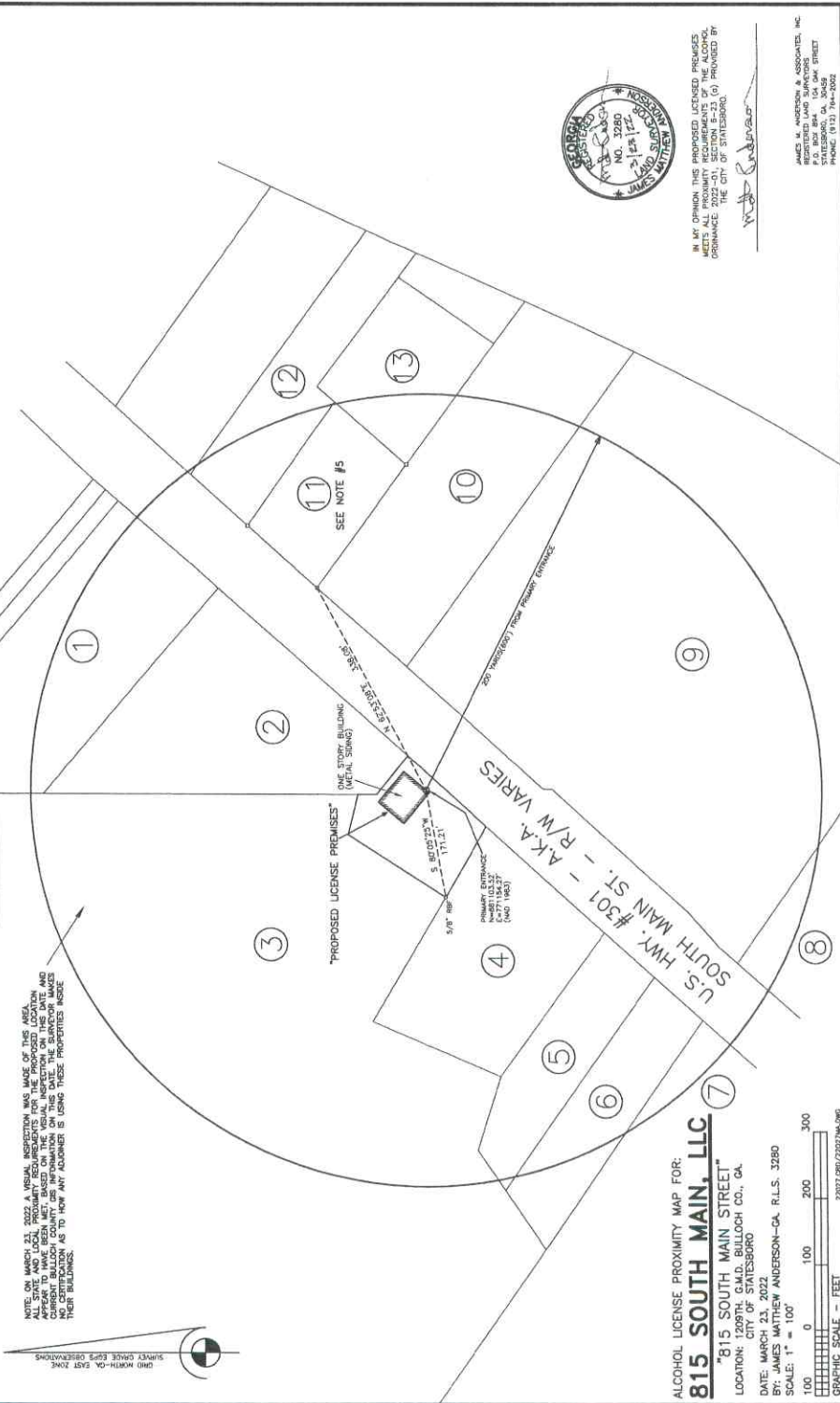
<u>Classification:</u>	<u>Mark all that apply</u>	<u>License Fee</u>
1. A. Package Sales (Beer & Wine)	<input checked="" type="checkbox"/>	\$1750
B. Package Sales (Distilled Spirits)	<input checked="" type="checkbox"/>	\$5000
Location Reservation	<input checked="" type="checkbox"/>	N/A
2. On Premise License Types		
A. Bar	_____	\$4300
B. Bar with Kitchen	_____	\$4300
C. Event Venue	_____	\$2500
D. Low Volume	_____	\$750
E. Pub	_____	\$5600
F. Restaurant	_____	\$2800
3. Caterer	_____	\$200
4. Brewer, manufacturer of malt beverages only	_____	\$1750
5. Broker	_____	\$1750
6. Importer	_____	\$1750
7. Manufacturer of Wine only	_____	\$1750
8. Sunday Sales Permit	_____	\$300
9. In Room Service Permit	_____	\$150

Total Due: \$ 6,750.00

PARCEL:	ADDRESS:	OWNER:	USE:	ZONING:
1	807 SOUTH MAIN STREET	MIDTOWN COMMERCIAL DEVELOPMENT LLC	COMMERCIAL-RESTAURANT	HOC
2	811 SOUTH MAIN STREET	D&D PROPERTIES OF STATESBORO LLC	COMMERCIAL-AUTOMOBILE TIRE AND SERVICE	HOC
3	350 RUCKER LANE	HAMPTONS INVESTORS LLC	RESIDENTIAL-APARTMENT COMPLEX	R4
4	817 SOUTH MAIN STREET	ASIA WORLD INC	RESIDENTIAL-APARTMENTS	R4
5	SOUTH MAIN STREET	THOMAS WOODRE JR	RESIDENTIAL-UNDEVELOPED	R4
6	819 SOUTH MAIN STREET	THOMAS WOODRE JR	RESIDENTIAL-SINGLE FAMILY DWELING	R4
7	833 SOUTH MAIN STREET	VESPER FORUM AT STATESBORO LLC	COMMERCIAL-APARTMENT COMPLEX	CR
8	818 SOUTH MAIN STREET	CHARLES CHANDLER	COMMERCIAL-RETAIL WAREHOUSE VACANT	CR
9	814 SOUTH MAIN STREET	MONARCH 301 APARTMENTS LLC	COMMERCIAL-RETAIL WAREHOUSE VACANT	CR
10	816 SOUTH MAIN STREET	FFF PROPERTIES LLC & S&F ENTERPRISES	COMMERCIAL-RETAIL WAREHOUSE VACANT	CR
11	810 SOUTH MAIN STREET	BOARD OF REGENTS OF UNIVERSITY OF GA	EXEMPT VACANT LOT	EXPT
12	808 SOUTH MAIN STREET	CRAIG RIGDON & YVONNE M RIGDON	COMMERCIAL-AUTO SERVICE GARAGE	CR
13	4327 OLD REGISTER RD	KATHLEEN M OLSON	COMMERCIAL-AUTO SERVICE GARAGE	CR

NOTES:

- THE PURPOSE OF THIS MAP IS TO DETERMINE THE USE AND LOCATION OF THE PROPOSED LICENSE PREMISES TO THE PROPOSED ALCOHOL LICENSE PREMISES.
- THE PROPOSED LICENSE PREMISES ARE SHOWN ON THIS MAP AS A RECTANGLE WITH A DIAGONAL LINE FROM THE TOP LEFT CORNER TO THE BOTTOM RIGHT CORNER.
- PROPERTY LINE AND ZONING INFORMATION TAKEN FROM BULLOCH COUNTY RECORDS.
- ALCOHOL LICENSE PREMISES ARE AS PER FIELD MEASUREMENTS ON THE DATE OF THIS SURVEY.
- THE LICENSE PREMISES ARE AS PER FIELD MEASUREMENTS ON THE DATE OF THIS SURVEY.
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- THE LICENSE PREMISES ARE AS PER FIELD MEASUREMENTS ON THE DATE OF THIS SURVEY.



IN MY OPINION THIS PROPOSED LICENSED PREMISES MEETS ALL PROXIMITY REQUIREMENTS OF THE ALCOHOL LICENSE ORDINANCE 2022-01, SECTION 15-2-3 (G) PROVIDED BY THE CITY OF STATESBORO.

James Matthew Anderson

JAMES M. ANDERSON & ASSOCIATES, INC.
REGISTERED LAND SURVEYORS
1289TH G.L.D., BULLOCH COUNTY, GA 30459
PHONE: (912) 764-8000

NOTE: ON MARCH 23, 2022 A VISUAL INSPECTION WAS MADE OF THE PROPOSED LICENSE PREMISES AND THE PROPOSED ALCOHOL LICENSE LOCATION. THE PROPOSED LICENSE PREMISES AND THE PROPOSED ALCOHOL LICENSE LOCATION APPEAR TO HAVE BEEN MET, BASED ON THE VISUAL INSPECTION ON THIS DATE AND THE INFORMATION PROVIDED TO ME BY THE ADJOURNING PARTY. NO VISUAL INSPECTION WAS MADE OF THE PROPOSED ALCOHOL LICENSE LOCATION TO DETERMINE IF IT MEETS THE REQUIREMENTS OF THE ALCOHOL LICENSE ORDINANCE 2022-01, SECTION 15-2-3 (G) PROVIDED BY THE CITY OF STATESBORO. THIS CERTIFICATION IS TO NOT ANY ADJOURNER IS USING THESE PROPERTIES IN THESE BUILDINGS.

ALCOHOL LICENSE PROXIMITY MAP FOR:
815 SOUTH MAIN STREET, LLC
 LOCATION: 1289TH G.L.D., BULLOCH CO., GA.
 DATE: MARCH 23, 2022
 BY: JAMES MATTHEW ANDERSON-CA, R.L.S. 3280
 SCALE: 1" = 100'
 GRAPHIC SCALE - FEET
 20221.DWG/20221.MXD

**815 South Main
815 S Main St
Statesboro, Ga 30458**

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department Full Name Recommendation Comments

Planning & Development	Justin Williams	Approve	Found within a cluster of license request.
Fire Department			
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Consider	

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 4/25/2022

RE: The County Line

Policy Issue: Mayor and Council shall consider a Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a) and 6-23 (h):

No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

Consideration of issuance of location reservations shall be before Mayor & Council and include a public hearing. Issuance of a location reservation shall forestall consideration of other Package Store applicants within 1,000 yards of subject site.

Recommendation: Planning & Development, Police Department recommended approval, Legal recommended to consider

Budget Impact: None

Council Person & District: Venus Mack, District 3

Attachments: Application & Department Approvals

Application for License to Sell Alcoholic Beverages
City of Statesboro, Georgia

Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. **A non-refundable \$200 application fee must be tendered with the application.** (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: _____

1. Business Trade Name: The County Line
D/B/A Name

2. Applicant's Name: The County Line Too, LLC
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 814 South Main Street
Statesboro, GA 30458

4. Business mailing address: Post Office Box 400
Register, GA 30452

5. Local business phone number: None at this time

Corporate office phone number: 912-536-9200

6. Name of Manager: Landrum Hodges, Jr.
Person responsible for alcohol licensing issues

7. Phone number for manager: 912-536-9200

8. Email address for manager: Countylinepackage@gmail.com

9. Address of manager: 550 McElveen Pond Road, Register, GA
30452

10. Purpose of application is:

New Business New Owner

Previous owner's name: N/A

If the business name has changed, list previous name: N/A

If the business address has changed, list the previous address: N/A

11. Indicate where the business will be located:

- Above ground
- Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: Individual Corporation Partnership LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit.

Full Legal Name: N/A Phone #: N/A

Home Address: N/A

Have you completed the financial affidavit attached to this application? N/A

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners. ** see attachments*

Name & address of partnership, LLC, or LLP: The County Line, Too, LLC
Post Office Box 400, Register, GA 30452

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? yes

If not, what documents establish the ownership rights of the members/partners? N/A

15. Members of LLC and/or partners:

Full Legal Name: Landrum Hodges, Jr. Phone #: 912-536-9200

Home Address: _____

Full Legal Name: N/A Phone #: N/A

Home Address: N/A

Full Legal Name: N/A Phone #: N/A

Home Address: N/A

Has each member/partner completed a financial affidavit to attach to this application? yes
(Attach additional pages if necessary)

Corporation/Stockholders: All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

16. If applicant is a corporation: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

Name of Corporation: N/A

Home Office address: N/A

Mailing address (if different): N/A

Date & Place of incorporation: N/A

Do you have a shareholders agreement?: N/A

If not, what documents establish the ownership rights of the shareholders? N/A

17. Officers:

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Percentage of stock owned: N/A Office held: N/A

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Percentage of stock owned: N/A Office held: N/A

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Percentage of stock owned: N/A Office held: N/A

Attach additional pages if necessary

18. Stockholders: (if different than officer names)

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Percentage of stock owned: N/A Office held: N/A

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Attach additional pages if necessary

Has each shareholder completed the financial affidavit attached to this application? N/A

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: N/A Phone #: N/A

Previous address: N/A

Dates lived there: N/A

Previous address: N/A

Dates lived there: N/A

Previous address: N/A

Dates lived there: N/A

Name: N/A Phone #: N/A

Previous address: N/A

Dates lived there: N/A

Previous address: N/A

Dates lived there: N/A

Previous address: N/A

Dates lived there: N/A

Name: N/A Phone #: N/A

Previous address: N/A

Dates lived there: N/A

Previous address: N/A

Dates lived there: N/A

Previous address: N/A

Dates lived there: N/A

20. Name & address of owner of the property (land & building) where the business will be located: ** see attachment*

FFF Properties LLC, P.O. Box 400, Register, GA 30452
S+F Enterprises, 16311 Hwy 67, Statesboro, GA 30458

21. Is the commercial space where the business is to be located rented or leased? yes

If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application: ** see attachment*

FFF Properties LLC, P.O. Box 400, Register, GA 30452
S+F Enterprises, 16311 Hwy 67, Statesboro, GA 30458

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? NO

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

N/A

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? NO

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

N/A

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? NO

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? yes

If yes, please provide details on a separate sheet of paper. ** see attachment*

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred? NO

If yes, please provide details on a separate sheet of paper.

Calculation of Basic License Fee

For Calendar Year: _____

Classification:	Mark all that apply	License Fee
1. A. Package Sales (Beer & Wine)	<input checked="" type="checkbox"/>	\$1750
B. Package Sales (Distilled Spirits)	<input checked="" type="checkbox"/>	\$5000
Location Reservation	<input checked="" type="checkbox"/>	N/A
2. On Premise License Types		
A. Bar	<input type="checkbox"/>	\$4300
B. Bar with Kitchen	<input type="checkbox"/>	\$4300
C. Event Venue	<input type="checkbox"/>	\$2500
D. Low Volume	<input type="checkbox"/>	\$750
E. Pub	<input type="checkbox"/>	\$5600
F. Restaurant	<input type="checkbox"/>	\$2800
3. Caterer	<input type="checkbox"/>	\$200
4. Brewer, manufacturer of malt beverages only	<input type="checkbox"/>	\$1750
5. Broker	<input type="checkbox"/>	\$1750
6. Importer	<input type="checkbox"/>	\$1750
7. Manufacturer of Wine only	<input type="checkbox"/>	\$1750
8. Sunday Sales Permit	<input type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ 6,750



CURRENT OWNER:
 FR PROPERTIES LLC AND
 SA ENTERPRISES
 11400 WILSON
 11450 WILSON STREET
 ATLANTA, GA 30349
 TAX ID: 582 09027 000
 ZONING FROM BULLOCH
 COUNTY G.M.D. 100B

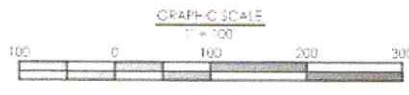
- 1 EAST MAN LLC
- 2 HAMPTON INVESTORS LLC
- 3 D&D PROPERTIES OF STATESBORO LLC
- 4 MIDTOWN COMMERCIAL DEVELOPMENT LLC
- 5 RICHARD GERALD AYSOUE
- 6 EDWARD W. GURL
- 7 EDWARD W. GURL
- 8 KRLP7 LLC
- 9 KIMBERLY R. LURTON
- 10 BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
- 11 CRAIG & YVONNE M. RHOGON
- 12 BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
- 13 KATHLEEN M. OLSON
- 14 KATHLEEN M. OLSON
- 15 MONARCH 301 APARTMENTS LLC
- 16 BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
- 17 BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA

MAXWELL REDDICK AND ASSOCIATES, P.C.
 ENGINEERS, ARCHITECTS, LAND SURVEYORS
 1000 W. MARKET STREET, SUITE 100
 STATESBORO, GA 30428
 (706) 527-1144
 www.maxwellreddick.com



GENERAL NOTES:
 1) DISTANCES WERE OBTAINED FROM FULL SURVEY CONDUCTED BY MAXWELL REDDICK.
 2) PROPERTY LINES AND BOUNDARIES SHOWN WERE TAKEN FROM THE REFERENCE COUNTY TAX ASSESSORS SITE.
 3) AS OF JANUARY 28, 2022, THERE ARE NO EASEMENTS WITHIN 1,000 FEET OF THIS SITE.

REVISED 03-28-2022 TO SHOW THE 600' (200 YARD) RADIUS AROUND THE PROPOSED SITE.



DRAWN BY: JAD
 FIELD WORK: 03.10.2022
 DATE: MARCH 14, 2022
 JOB NO.: 2022-036 AW
 SCALE: 1" = 100'

ALCOHOL PROXIMITY DRAWING
 PREPARED FOR
THE COUNTY LINE TOO, LLC
 814 SOUTH MAIN STREET
 CITY OF STATESBORO
 1209TH G.M.D., BULLOCH COUNTY, GA

The County Line Too
814 S Main St
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Justin L Williams	Approve	Zoning is acceptable, but location is within a cluster of competing applications.
Fire Department	Justin Taylor	Approve	Contact made with the potential tenant. He states that renovations will need to be completed at the address pending approval of alcohol sales in the area by the City. 4/13/2022
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Consider	

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 4/25/2022

RE: House of Booze

Policy Issue: Mayor and Council shall consider a Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a) and 6-23 (h):

No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

Consideration of issuance of location reservations shall be before Mayor & Council and include a public hearing. Issuance of a location reservation shall forestall consideration of other Package Store applicants within 1,000 yards of subject site.

Recommendation: Planning & Development, Police Department recommended approval, Legal recommended to consider

Budget Impact: None

Council Person & District: Paulette Chavers, District 2

Attachments: Application & Department Approvals

Application for License to Sell Alcoholic Beverages
City of Statesboro, Georgia

Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than \$1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. **A non-refundable \$200 application fee must be tendered with the application.** (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: _____

1. Business Trade Name: House of Booze
D/B/A Name

2. Applicant's Name: Timothy Allen Hunt
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 801 South Main St.
Statesboro, GA 30458

4. Business mailing address: 1535 Northside Dr. East
Statesboro, GA 30458

5. Local business phone number: (912) 682-0050
Corporate office phone number: (912) 681-7653

6. Name of Manager: Timothy A Hunt
Person responsible for alcohol licensing issues

7. Phone number for manager: Timothy A Hunt

8. Email address for manager: bubba@Eaglecreekrealty.com

10. Purpose of application is:

New Business X New Owner _____

30458

Previous owner's name: _____

If the business name has changed, list previous name: _____

If the business address has changed, list the previous address: _____

11. Indicate where the business will be located:

Above ground

Street or ground floor level

Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: Individual Corporation Partnership LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. If applicant is an individual: Attach a copy of the trade name affidavit.

Full Legal Name: Timothy Allen Hunt Phone #: (912) 682-0050

Have you completed the financial affidavit attached to this application? Yes

14. If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners.

Name & address of partnership, LLC, or LLP: _____

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? _____

If not, what documents establish the ownership rights of the members/partners? _____

15. Members of LLC and/or partners:

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? _____

(Attach additional pages if necessary)

Corporation/Stockholders: All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

- 16. If applicant is a corporation:** Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

If not, what documents establish the ownership rights of the shareholders? _____

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

****Attach additional pages if necessary****

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

****Attach additional pages if necessary****

Has each shareholder completed the financial affidavit attached to this application? _____

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

20. Name & address of owner of the property (land & building) where the business will be located:

Edward Curl, Jr.

2902 River Dr. Unit C101 Savannah, GA 31404

21. Is the commercial space where the business is to be located rented or leased? Yes Leased

If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:

Edward Curl, Jr.

2902 River Dr. Unit C101

Savannah, GA 31404

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? No

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? No

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? No

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? No

If yes, please provide details on a separate sheet of paper.

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred?

No

If yes, please provide details on a separate sheet of paper.

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? No
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? No
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? No
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? No
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? No
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, Timothy A Hunt, solemnly swear, subject to the penalties O.C.G.A. sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Timothy Allen Hunt
Print full name as signed below

Timothy A Hunt Owner 3/31/22
Signature of applicant Title Date

Sworn and subscribed before me this 31st day of March, 20 22.
Shaylin M Lach 07/05/2025
Notary Public My commission expires



Calculation of Basic License Fee

For Calendar Year: 2022

Classification:	Mark all that apply	License Fee
1. A. Package Sales (Beer & Wine)	<u>X</u>	\$1750
B. Package Sales (Distilled Spirits)	<u>X</u>	\$5000
Location Reservation	<u>X</u>	N/A
2. On Premise License Types		
A. Bar	_____	\$4300
B. Bar with Kitchen	_____	\$4300
C. Event Venue	_____	\$2500
D. Low Volume	_____	\$750
E. Pub	_____	\$5600
F. Restaurant	_____	\$2800
3. Caterer	_____	\$200
4. Brewer, manufacturer of malt beverages only	_____	\$1750
5. Broker	_____	\$1750
6. Importer	_____	\$1750
7. Manufacturer of Wine only	_____	\$1750
8. Sunday Sales Permit	_____	\$300
9. In Room Service Permit	_____	\$150

Total Due: \$ 6750

House of Booze
801 South Main St
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department Full Name Recommendation Comments

Planning & Development	Justin Williams	Approve	Proximity issue with two applications.
Fire Department			
Police Department	Jared Akins	Approve (See comments)	No issue with applicant. May be proximity issues with two other proposed stores.
Legal	Cain Smith	Consider	

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Cain Smith, City Attorney

Date: April 21, 2022

RE: May 3, 2022 City Council Agenda Items

Policy Issue: *Consideration of second lease amendment with T-Mobile regarding Hill Street water tower*

Recommendation: Consideration

Background: T-Mobile has leased space on Hill Street water tower since 2001. Purpose of lease amendment is to allow for upgrade of their cellular infrastructure on the tower. Rent and other aspects of lease will remain unchanged

Budget Impact: N/A

Council Person and District: Phil Boyum- District 1

Attachments: Proposed second amendment

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT (“Second Amendment”) is made and entered into on _____, 2022 (“Effective Date”), by and between the Mayor and City Council of Statesboro, a Georgia municipality, having a mailing address of 50 E Main Street, Statesboro, GA 30458 (“Lessor”), and T-Mobile South LLC, as successor in interest to Triton PCS Property Company, L.L.C., having a mailing address of 12920 SE 38th Street, Bellevue, WA 98006, Attn: Lease Compliance/8SV0709 (“Lessee”).

Recitals

The Parties hereto recite, declare and agree as follows:

A. Lessor and Lessee entered into a Lease Agreement dated April 18, 2001 and as amended by Reinstatement and First Amendment to Lease Agreement dated December 5, 2017 (“Agreement”), whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of the Property located at 30 Hill Street, Statesboro, GA.

B. Lessor and Lessee desire to enter this Second Amendment in order to modify and amend certain provisions of the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee covenant and agree as follows:

1. Lessor Consent. Effective immediately, Exhibit A-2 to the Lease is supplemented by Exhibit A-3, which is attached hereto and by this reference incorporated herein. Lessee will have the right to modify the Premises as described and depicted on Exhibit A-3, and Lessor hereby consents to and approves of the modifications described and depicted on Exhibit A-3 in all respects.

2. Terms; Conflicts. The terms and conditions of the Lease are incorporated herein by this reference, and capitalized terms used in this Second Amendment shall have the same meanings such terms are given in the Lease. Except as specifically set forth herein, this Second Amendment shall in no way modify, alter or amend the remaining terms of the Lease, all of which are ratified by the parties and shall remain in full force and effect. To the extent there is any conflict between the terms and conditions of the Lease and this Second Amendment, the terms and conditions of this Second Amendment will govern and control the Lease.

3. Approvals. Lessor represents and warrants to Lessee that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Second Amendment, or if any such third-party consent or approval is required, Lessor has obtained any and all such consents or approvals.

4. Authorization. The persons who have executed this Second Amendment represent and warrant that they are duly authorized to execute this Second Amendment in their individual or representative capacity as indicated.

T-Mobile Site ID: 8SV0709D/Orange
Market: Jacksonville

Lessor Site Name: Hill Street Water Tank

IN WITNESS WHEREOF, the Parties have executed this Second Amendment on the day and year first written above.

Lessor:

**Mayor and City Council of Statesboro,
A Georgia municipality**

Lessee:

**T-Mobile South LLC, a Delaware limited
liability company**

By: _____

Name: _____

Title: _____

Date: _____

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A-3

Final Configuration:

(3) Commscope FFVV-65C-R3-V1 Panel Antennas

(3) Ericsson AIR6449 B41 Panel Antennas

(3) Ericsson 4480 RRUs

(3) Ericsson 4460 RRUs

(3) Ericsson 1.996" Hybrid Cables

(3) 1-5/8" Coax Cables (RESERVED LOADING)

Swap existing cabinets for (1) Ericsson 6160 cabinet and (1) Ericsson B160 cabinet within existing lease area.

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Cain Smith, City Attorney

Date: April 27, 2022

RE: May 3, 2022 City Council Agenda Items

Policy Issue: *Consideration of 50 year ground lease agreement with Bryant's Landing Statesboro LP regarding site of former Julia P Bryant elementary school for development of senior housing facility*

Recommendation: Approval

Background: IGA with Bulloch County Board of Education for conveyance of subject property to City in order to enter into this lease was approved by Mayor and Council on April 19, 2022.

Budget Impact: N/A

Council Person and District: Paulette Chavers- District 2

Attachments: Proposed lease agreement and option

OPTION TO LEASE

THIS OPTION TO LEASE (the “Option”) is executed and made effective as of this ____ day of May, 2022, by and between Bryant’s Landing Statesboro, LP, a Georgia limited partnership (“Optionee”) and The City of Statesboro, Georgia (the “Grantor”).

W I T N E S S E T H:

WHEREAS, Grantor desires to grant to Optionee an option to lease the Site (as defined below) pursuant to the terms set forth below.

NOW, THEREFORE, for and in consideration of the mutual covenants by Grantor and Optionee and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Optionee hereby agree as follows:

1. **Option:** At any time on or before December 31, 2023 (the “Option Expiration Date”), Optionee shall have the right and option pursuant to a Ground Lease a form of which is attached hereto as Exhibit A, for a minimum 50-year period (the “Lease”) to lease that certain tract or parcel of land more particularly described on Exhibit B attached hereto to be delivered in an environmentally clean condition necessary for the development of up to 51 affordable residential units (the “Project”), to be constructed on the Site by the Optionee pursuant to the terms and conditions contained in the Lease or on such other terms as Grantor and Optionee shall agree to in writing (the “Improvements”).

2. **Exercise of Option:** Optionee may exercise the option herein at any time prior to the Option Expiration Date by notifying the Grantor in writing. The date upon which the Optionee exercises this option is the “Exercise Date”. If the Optionee fails to give notice of exercise prior to the Option Expiration Date the option and this Option shall lapse and be of no further force and effect and neither party shall have any further rights or obligations hereunder.

3. **Rent:** The rent payable under the Lease shall be \$10 per year (as mandated by the Georgia Housing & Finance Authority) paid in accordance with the terms identified in the Lease.

4. **Time of Essence:** TIME IS OF THE ESSENCE OF THIS OPTION.

5. **Notices:** Any and all notices, elections, demands or communications permitted or required to be made under this Option shall be in writing and shall be delivered to Grantor and Optionee, as the case may be, at the address which each of them has provided to the other.

6. **Choice of Law:** This Option shall be governed and construed in accordance with the laws of the State of Georgia.

7. **Successors and Assigns:** The covenants and conditions herein contained, subject to the provisions as to assignment contained in the Lease, shall inure to and bind the heirs, successors, executors, administrators and assigns of the parties hereto. Upon notice to the Grantor, the Optionee may assign this Option at any time to the Partnership, or an affiliate of the Optionee.

8. **Ownership:** Grantor hereby represents to Optionee that Grantor is the fee simple title holder of the Site.

9. **Counterparts:** This Option may be executed in multiple original counterparts, each of which shall constitute an original document binding upon the party or parties signing the same. It shall not be necessary that all parties sign all counterparts and this Option shall be binding if each party shall have executed at least one counterpart.

Bryant's Landing Statesboro, LP, a Georgia limited partnership ("Optionee")

By: _____
Name: _____
Title: _____

The City of Statesboro, Georgia (the "Grantor")

By: _____
Name: Jonathan McCollar
Title: Mayor

Exhibit A

GROUND LEASE

This Ground Lease (this "Lease" or this "Agreement"), made and entered into this _____ day of _____, 2022, by and between **The City of Statesboro, Georgia** (the "Lessor"), and **Bryant's Landing Statesboro, LP** (the "Lessee").

WITNESSETH:

Background Recitals
["Recitals"]

A. This Lease concerns the real property described on Exhibit A hereto ("Real Estate" or "Premises" or "Leased Premises"). This Lease and the obligations of Lessor and Lessee are subject to one or more contingencies set forth herein.

NOW, THEREFORE, in view of the matters hereinabove recited, Lessor and Lessee hereby mutually promise, covenant, declare, state and agree as follows:

1. **Lease:** Subject to the contingencies set forth herein, Lessee hereby leases from Lessor, and Lessor hereby leases to Lessee, the Leased Premises, for the Lease Term hereinafter described, and for the Rent hereinafter provided for, and upon the terms and conditions hereinafter set forth.

2. **Term:** This Lease shall be in effect for a term (the "Lease Term") commencing with the date of the execution of this Lease (the "Commencement Date"), and terminating at 12:00 o'clock midnight on the last day of that calendar month which includes the fiftieth (50th) annual anniversary date of the Commencement Date, which such last day of such calendar month is hereinafter referred to as the "Termination Date." The Lease Term shall expire, automatically, on the Termination Date.

3. **Rent:** Lessee agrees to pay to Lessor as Rent for the Real Estate during the Lease Term, the following sums of annual rent (the "Annual Rent").

a. **Rent Payable:** As Annual Rent for the Leased Premises, Lessee shall pay to Lessor, during each Lease year, Annual Rent in the sum of Ten Dollars (\$10.00).

b. **Installments:** All Annual Rent due for each Lease Year shall be paid in advance. The first payment of Annual Rent shall be due and payable upon the full execution of this Lease (such date being referred to herein as the "Rent Commencement

Date"). Payments of Annual Rent thereafter shall be due on each one year anniversary of the Rent Commencement Date.

c. **Where Rent Paid:** All installments of Rent shall be paid by Lessee to Lessor at 50 East Main Street, Statesboro, GA 30458 or at such other location as Lessor shall from time to time specify in a written notice to Lessee.

d. **Installments Past Due:** If any monthly installment of Rent is not received by Lessor within ten (10) days of the date when due, then the sum of such installment shall, from the date when due until the date when paid, bear interest at the rate of interest of six percent (6%) per annum.

4. **Possession:** Lessee shall have the right to possession of the Leased Premises for the Lease Term. On paying the Rent and performing the covenants herein contained, Lessee shall peacefully hold possession of the Real Estate for the Lease Term. Subject to Lessee's option to acquire the Premises set forth in paragraph 18 hereof, all of Lessee's right, title, interest and ownership as provided for by this Lease shall expire at the conclusion of the Lease Term, at which time the Leased Premises, and all fixtures except removable equipment, then affixed to the Leased Premises and all buildings and improvements located thereon (the "Buildings"), shall be returned to Lessor, and shall be Lessor's property.

5. **Status of Title:** Lessor shall acquire fee simple title to the Leased Premises within fifteen (15) days after demand therefor by Lessee. This Lease shall be subject to all easements, restrictions, reservations, covenants and rights-of-way of record.

6. **Purpose:** Lessee and Lessee's tenants and sublessees may use the Leased Premises only for residential purposes and uses.

7. **Construction; Modifications; Alterations:** Lessee shall be permitted, from time to time hereafter, at any time during the Lease Term to modify, alter, demolish, remove, expand, or otherwise alter or change, the buildings and the improvements located upon the Leased Property, and to place upon the Leased Property additional buildings and improvements, provided, however, that the following terms, covenants, provisions, and agreements shall be observed and complied with:

a. All improvements, modifications, additions, structures, and alterations (hereinafter referred to as the "Developments"), shall be commenced and constructed in a good and workmanlike manner, using all due diligence and in full and complete compliance with all governmental requirements;

b. Lessee shall timely pay for (or shall see to the payment of) all sums due all contractors, materialmen, suppliers, laborers, and other persons, furnishing labor, materials, services, and other items for the Development, and shall take all steps required to avoid the entering of any final judgment applicable to the Leased Premises or any portions thereof upon any mechanic's lien, and shall indemnify, defend, save and hold

harmless Lessor, from all mechanic's liens, claims, actions, demands, judgments and causes of action arising out of sums due or claimed to be due to any such contractors, subcontractors, laborers, materialmen, suppliers or other persons furnishing labor, materials, services or other items;

c. It is not contemplated that there shall be any Developments constructed by Lessor or at Lessor's expense. Any Developments are to be commenced by Lessee solely upon Lessee's own initiative. Lessee shall not be deemed to be the agent of Lessor, for any purposes whatsoever, in undertaking any of the Developments. None of the Developments shall be deemed to be Developments for the benefit of Lessor. Lessee shall not be entitled to subject Lessor's fee simple title to the Leased Premises to any mechanic's lien.

d. Lessee shall cause builder's risk insurance to be maintained in full force and effect upon all Buildings and improvements (and the Buildings) during the Developments and the work for the Developments, insuring same for the reasonable insurable replacement values thereof. Such insurance shall be issued in the name of Lessee and the contractor, with Lessor named as the additional insured thereon. In the event of damage to or destruction of any improvements constituting the Developments, or any existing Buildings or improvements, all insurance money shall be immediately used to provide for the repair and restoration thereof, and Lessee shall cause such repair and restoration thereof, and Lessee shall cause such repair and restoration to be commenced and completed in a diligent and workmanlike manner. Any excess insurance proceeds shall be the property of Lessee.

e. Lessee shall cause the contractor and all subcontractors, and other employers who have employees working upon the construction of the Developments, to maintain in full force and effect during the construction of the Developments, worker's compensation insurance and employer's liability insurance providing adequate worker's compensation insurance and employer's liability insurance for all employees providing labor in the construction of the Developments.

f. Lessee shall require all contractors performing work as to the Developments to maintain in full force and effect during the construction of the Developments insurance as follows:

- (1) An owner's protective liability insurance policy, insuring Lessor and Lessee against claims for personal injuries to persons or damage to property arising out of the construction or occurring during the construction of the Developments;
- (2) Lessee shall cause all contractors and subcontractors to maintain in full force and effect general contractor's liability insurance, including completed operations insurance coverage.

All such insurance shall provide adequate limits of insurance coverage, protecting Lessee and Lessor against liability for damages for personal injuries, death or property damages arising during the construction of the Developments.

g. Lessee shall utilize only qualified contractors for the construction of the Developments;

h. Lessee shall provide to Lessor, prior to the commencement of the work for the Developments, certificates for all insurance which Lessee is required to provide in accordance with the above provisions of this paragraph.

i. Lessee shall cause all work with respect to the Developments, once commenced, to be thereafter diligently prosecuted to completion, in order that the Developments may be completed in a reasonably diligent manner.

j. Lessee shall indemnify, defend, save and hold harmless Lessor from all suits, claims, claims, demands, actions, causes of action, losses, expenses and responsibilities arising out of the Developments or any work conducted to accomplish the Developments, or any claims or suits asserted by reason of the Developments or any such work;

8. **Utilities:** Lessee shall pay for all utilities including water, gas, sewer, electric current, trash pickup and other utilities furnished to the Leased Premises or any Buildings or improvements located thereon during the Lease Term. However, Lessee shall be permitted to require that residential tenants on the Leased Premises pay for their separate utilities.

9. **Property Taxes:** Lessee shall pay all general and special real estate taxes, and general special real estate tax assessments, and ad valorem taxes, upon the Buildings and the Leased Premises and any Buildings or improvements located on the Leased Premises, which accrue during the Lease Term. Lessee shall timely pay all such tax bills so as to avoid delinquency charges, but Lessee shall be entitled to pay same under protest and to pursue all legal means to challenge and appeal said taxes or assessments in Lessee's or Lessor's name.

10. **Building Insurance:** Lessee shall at Lessee's own expense maintain in full force and effect during the Lease Term, fire, wind storm and expended coverage insurance (including builder's risk insurance during the construction of the Developments) on the Buildings and upon all buildings and improvements now placed or hereafter placed upon the Leased Premises. Such insurance shall be maintained in effect with reputable insurance companies qualified to do business in the State of Georgia, with Lessor as an additional insured in an amount at least equal to the reasonable insurable replacement value of the Buildings and all buildings and improvements at any time located upon the Leased Premises. Lessee shall, on the Commencement Date, and on the first day of each Lease Year, furnish to Lessor a certificate of insurance, certifying that same is in full force and effect. Lessee shall at all times during the Lease Term keep said policy or policies in full force and effect. In the event of a loss covered by said insurance, all insurance proceeds shall, to the extent reasonably required for such purposes, be used to repair or replace the

loss or to place on the Leased Premises buildings and improvements located on the Leased Premises prior to the event causing the loss, unless otherwise agreed in writing by Lessor and Lessee. All insurance proceeds not required to effect repairs or restoration shall be Lessee's property.

11. **Liability Insurance:** Lessee shall at Lessee's own expense during the entire Lease Term maintain in full force and effect liability insurance on the Leased Premises and upon all buildings and improvements now or hereafter located thereon in amounts to be agreed upon by Lessor and Lessee.

All policies of insurance providing for such liability insurance shall name both Lessor and Lessee as insured. Lessee shall immediately exhibit to Lessor a certificate for a reputable insurance company licenses to do business in the State of Georgia showing that a policy providing such insurance is in full force and effect. On the first day of each Lease Year Lessor shall furnish to Lessor a certificate from a reputable insurance company licenses to do business in the State of Georgia showing that insurance providing the coverage required by this paragraph is in full force and effect. Lessee shall maintain said policies in full force and effect during the entire Lease Term, and shall keep Lessor furnished with a copy of said policies and a certificate from the insurance company certifying that same is in full force and effect.

Notwithstanding the fact that Lessee is required to furnish and maintain liability insurance as provided herein, Lessee expressly agrees to indemnify, defend, save and hold harmless Lessor from any and all loss, damage, expenses (including but not limited to attorney's fees), claims, demands, actions or causes of action arising out of or resulting from any claims, demands, actions, or causes of action brought or instituted against Lessor on account of or arising out of any act or omission of Lessee, its subleases, or its tenants, or the agents, servants, employees or invitees of Lessee or any of its sublessees or tenants, in regard to the Leased Premises or arising out of any work, activities, or conditions on or within the Leased Premises or any of the Buildings or any improvements located on the Leased Premises now or in the future.

12. **Maintenance:** During the entire Lease Term, Lessee shall at Lessee's sole expense, provide all maintenance, repair, servicing, upkeep and replacements, of any kind, nature or description whatsoever without limitation, required to maintain in an attractive condition and in a condition of good repair, all of the Buildings and improvements now located upon the Premises, and any buildings, or improvements at any time hereafter located on the Leased Premises, including (but not necessarily limited to) all of the following:

- a. Roofs and roof surfaces;
- b. Exterior plumbing, electrical, water, gas and other utility lines; and
- c. Parking lots, driveways, entrances and exits.

13. **Premises Care and Use:** Subject to Lessee's right to undertake the Developments as described herein and to modify, alter, demolish, remove, remodel, expand, or

otherwise alter or change the Buildings and/or the buildings and improvements located on the Leased Premises, Lessee agrees to preserve and care for the Buildings and all buildings and improvements now or hereafter placed upon the Leased Premises subject to normal wear, tear, and depreciation excepted. Subject to the rights to undertake such Developments, Lessee shall refrain from committing or permitting to be committed waste or nuisance on the Leased Premises or on any Buildings or improvements now or hereafter located on the Leased Premises. Lessee shall keep:

- a. The Premises free from debris and litter;
- b. All grass mowed and all shrubs trimmed; and
- c. Snow and ice removed from the walkways, parking lots and parking areas of the Leased Premises.

14. **Assignment and Subletting:** Lessee shall not be permitted to sublet or assign the Leased Premises, and portions thereof, and the Buildings and improvements located thereon, without Lessor's consent first obtained; provided, however, that no term of any sublease or assignment shall extend beyond the Termination Date, and that no such sublease or assignment shall relieve or exonerate Lessee from any of Lessee's duties and obligations under this Lease Agreement; and that Lessee shall remain fully liable and responsible to Lessor for performance of this Lease Agreement, the making of any such sublease to the contrary notwithstanding. Notwithstanding the foregoing provisions of this paragraph 14, Lessee shall be permitted to enter into residential leases and subleases with residential tenants in the ordinary course of business without Lessor's prior written consent.

15. **Mechanic's Liens:** Lessee agrees that is will pay for all labor and materials furnished to Lessee in constructing the Developments and in maintaining, repairing, replacing, improving, altering or modifying the Buildings and any buildings and improvements now or hereafter located upon the Leased Premises before any final judgment upon any mechanic's lien attaches to the Leased Premises (unless Lessee is appealing said mechanic's lien judgment), and that it will indemnify and forever hold Lessor harmless from any loss or damage, including attorney's fees, sustained by reason of any mechanic's lien filed against the Leased Premises to enforce payment of any bills for said labor and materials.

16. **Default:** The following events shall be deemed to be events of default by Lessee under this Lease:

- a. Should Lessee:
 - (1) Fail to pay any installment of rent hereby reserved;
 - (2) Fail to pay any real estate taxes payable by Lessee hereunder;
 - (3) Fail to maintain fire and casualty insurance on the Leased Premises; or

- (4) Fail to discharge a final mechanic's lien judgment against the Leased Premises, and such failure shall continue for a period of twenty (20) days after written notice from Lessor, provided however, in the event two (2) such notices have been given in any calendar year should Lessee thereafter fail to pay any installment of rent due during such calendar year within twenty (20) days after the due date therefore, Lessee shall pay a late charge of five percent (5%) of said unpaid installment of rent.
- (5) Fail to comply with any term, provision or covenant of this Lease, other than as provided in Subparagraph A or C herein, and not to cure such failure within sixty (60) days after written notice thereof from Lessor, or if the same cannot be cured within sixty (60) days, should have commenced to cure the failure within sixty (60) and proceed diligently to cure same.
- (6) Should Lessee be adjudicated bankrupt in proceedings under the Federal Bankruptcy Act, as amended, or under any similar law or statute of the United States of the State of Georgia but subject to any ruling or statute thereunder concerning default and termination or executory contracts.

b. Upon the occurrence of any such events of default specified in Section A or C hereof, Lessor shall have the option to pursue any one or more of the following remedies without any notice or demand:

- (1) To terminate this Lease in which event Lessee shall immediately surrender the Leased Premises to Lessor. If Lessee fails so to do, Lessor may, without prejudice to any other remedy which it may have for possession or arrearage in rent, enter upon and take possession of the Leased Premises and expel or remove Lessee and any other person, who may be occupying the Leased Premises, or any part thereof by force, if necessary, without being liable for prosecution or any claim of damage therefor. Lessee shall remain liable to Lessor for all arrearage in rent, and all other sums payable by Lessee under this Lease, up to the date of Lessor's termination of the Lease, Lessor's termination of the Lease to the contrary notwithstanding.
- (2) Any other legal, equitable, or statutory remedy.

17. **Miscellaneous Provisions.** Time is of the essence with respect to each and every provision of this Agreement. The captions in the various sections of this Agreement are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of this Agreement nor the intent of any provision hereof. If any date for the occurrence of an event or act under this Agreement falls on a Saturday or Sunday or legal holiday in the State of Georgia, then the time for the occurrence of such event or act shall be extended to the next succeeding business day. This Agreement, together with its Exhibits, constitutes the entire Agreement between the parties pertaining to the subject matter contained in this Agreement. This

Agreement may be amended only by a writing signed by both Lessee and Lessor. All of the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, personal representatives, administrators, legal representatives, successors and assigns. It is the intent of the parties that each and every provision of this Agreement shall survive Closing and shall not be merged into any deed or other document given at Closing. This Agreement shall be governed and construed in accordance with the laws of the state of Georgia.

18. **Lessee's Option to Purchase:** Lessor grants to Lessee the option to purchase the Real Estate contained in this paragraph (the "Purchase Option"). For a period of sixty (60) days commencing on the Termination Date, Lessee shall have the option to purchase the Real Estate by giving notice to Lessor that Lessee is exercising this Purchase Option (the "Option Notice"). The Option Notice must be delivered by Lessee to Lessor within the sixty (60) day period after the Termination Date. If Lessee timely exercises the Purchase Option, Lessee shall have the right to acquire the entirety of the Real Estate for a total purchase price of One Hundred Dollars (\$100.00) (the "Option Price"). The closing on the Purchase Option shall occur not later than ninety (90) days after the Lessee delivers the Option Notice. Lessee shall pay all costs and expenses incurred in connection with acquiring the Real Estate pursuant to the Purchase Option. Lessor shall deliver to Lessee at the closing with respect to the Purchase Option a limited warranty deed with respect to the Real Estate, a customary title affidavit required by the title insurer selected by Lessee, and any other documents reasonably necessary to complete the conveyance of the Real Estate by Lessor to Lessee. The Purchase Option shall survive the termination or expiration of this Lease.

IN WITNESS WHEREOF, the parties hereto have entered into this agreement the day and year first written above.

The City of Statesboro, Georgia (the "Lessor")

By: _____

Name: Jonathan McCollar

Title: Mayor

Bryant's Landing Statesboro, LP (the "Lessee").

By: _____

Name: _____

Title: _____

EXHIBIT A
TO GROUND LEASE BETWEEN
City of Statesboro, Georgia
("LESSOR") AND
Bryant's Landing Statesboro, LP("LESSEE")

Legal Description of Real Estate

ALL that certain parcel of land containing 4.49 acres lying and being in the 1209th G.M.D., Bulloch County, City of Statesboro, Georgia and being more particularly described as follows:

BEGINNING at a point located at the intersection of the eastern right-of-way of Stockyard Road (60' R/W) and the southern right-of-way of Donnie Simmons Way (40' R/W) (formerly known as Williams Street); THENCE along the southern right-of-way of Donnie Simmons Way South 82°36'24" East a distance of 690.00' to a point; THENCE leaving the right-of-way of Donnie Simmons Way South 01°22'13" West a distance of 219.20' to a point; THENCE South 89°47'02" West a distance of 338.22' to a point; THENCE South 00°12'58" East a distance of 30.00' to a point; THENCE South 89°47'02" West a distance of 12.00' to a point; THENCE South 00°12'58" East a distance of 67.59' to a point; THENCE South 89°49'43" West a distance of 145.59' to a point; THENCE North 00°17'18" West a distance of 5.00' to a point; THENCE South 89°49'43" West a distance of 117.10' to a point located on the eastern right-of-way of Stockyard Road; THENCE along the eastern right-of-way of Stockyard Road counterclockwise on the arc of a curve (Arc = 171.89', Radius = 1755.257') which subtends a chord of North 05°30'05" West a distance of 171.82' to a point; THENCE along the eastern right-of-way of Stockyard Road counterclockwise on the arc of a curve (Arc = 237.10', Radius = 1755.257') which subtends a chord of North 12°10'36" West a distance of 236.92' to a point, which is the POINT OF BEGINNING.

CITY OF STATESBORO



COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Venus Mack, District 3
John Riggs, District 4
Shari Barr, District 5

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager

From: Jason Boyles, Assistant City Manager

Date: April 28, 2022

RE: Recommendation of Award of Contract for
EIP Grant Administration Services

Policy: Purchasing

Recommendation:

Staff recommends award of contract to Allen Smith Consulting for grant administration services for the Employment Incentive Program grant.

Background:

At the March 1, 2022 meeting city council approved application for grant funding from the Employment Incentive Program with the Georgia Department of Community Affairs (DCA) for extension of utility infrastructure to serve the Aspen Aerogels site. Following that meeting staff solicited a request for qualifications (RFQ) for grant administration services in accordance with DCA guidelines and only one proposal was received. A City evaluation committee reviewed the proposal received from Allen Smith Consulting and recommends award of contract.

Allen Smith Consulting has a record of grant administration services with the Development Authority of Bulloch County (DABC) and has worked on numerous economic development grant programs in Georgia. Their proposal meets all the requirements of the RFQ and the Director of the DABC is in concurrence with this recommendation. The fee for their services is 6% of total construction with an application processing fee of \$10,000.

Budget Impact: Services to be paid from water-sewer enterprise funds and EIP grant funds.

Councilmember and District: All

CITY OF STATESBORO



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50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager

From: Jason Boyles, Assistant City Manager

Date: April 27, 2022

RE: Recommendation of Award of Contract for
EIP Grant Engineering Services

Policy: Purchasing

Recommendation:

Staff recommends award of contract to Hussey Gay Bell consulting engineering firm for engineering design services for the Employment Incentive Program grant.

Background:

At the March 1, 2022 meeting city council approved application for grant funding from the Employment Incentive Program with the Georgia Department of Community Affairs (DCA) for extension of utility infrastructure to serve the Aspen Aerogels site. Following that meeting staff solicited a request for qualifications (RFQ) for professional engineering services in accordance with DCA guidelines. A City evaluation committee reviewed and evaluated proposals received and have selected Hussey Gay Bell (HGB) for recommendation of award.

HGB has a strong record of utility design and project management for the City of Statesboro and has worked on numerous economic development projects and grant programs. Further, the HGB proposal meets all the requirements of the RFQ and the Executive Director of the DABC is in concurrence with this recommendation. The fee for services is not to exceed 12% of total cost of construction.

Budget Impact: Services to be paid from water-sewer enterprise funds and grant funds.

Councilmember and District: All