



Beer Board
Regular Meeting Agenda
Thursday, October 3, 2024, 5:00 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER BY MAYOR:
- II. INVOCATION:
- III. PLEDGE:
- IV. ROLL CALL BY RECORDER:
- V. PUBLIC COMMENTS:
- VI. REGULAR AGENDA:
 - 1. **Resolution** - approving a Certificate of Compliance for City Center Liquor.
 - 2. **Resolution** - approving a Certificate of Compliance for Lake District Wine and Liquor.
- VII. ANNOUNCEMENTS:
- VIII. ADJOURNMENT:

Meeting Cycle: Thursday, October 3, 2024

Subject: **Resolution** - approving a Certificate of Compliance for City Center Liquor.

Staff Contact: Cheyenne Carter, City Recorder

STAFF RECOMMENDATION

City Staff recommends the Beer Board approve resolution R-142-2024.

BUDGET IMPACT

There is no budgetary impact related to this item.

DISCUSSION

On January 13th, 2022, the Beer Board (under the previous administration) received an application for a Certificate of Compliance for retail sales of alcoholic beverages. This application and resolution (R-10-2022) were both approved. The applicant requested an updated resolution that stated the names of both owners (Mehraj Hudani and Cynthia Hudani) - the previous resolution only stated Mehraj Hudani. A new application was not required by City Staff from the applicant given that the original application did provide both names. This resolution is strictly a typographical negligence update. This is the action advised by the City attorney to be taken (a new resolution with the current Beer Board).

RESOLUTION R-142-2024

APPROVING A CERTIFICATE OF COMPLIANCE FOR CITY CENTER LIQUOR

WHEREAS, the City of Lakeland received an application for Certificate of Compliance to engage in the business of retail sales of alcoholic beverages from Mehraj Hudani and Cynthia Hudani of City Center Liquor of 9774 Shady Village Lane; and,

WHEREAS, Tennessee Code Annotated § 57-3-208 as a condition to the issuance or renewal of a state alcoholic beverage license, such certificate shall be signed by the Mayor; and,

WHEREAS, all requirement of Ordinance 16-242 have been met including a satisfactory background check of the applicants:

NOW, THEREFORE, BE IT RESOLVED by the Beer Board of the City of Lakeland, Tennessee, that the Mayor is hereby authorized to execute a Certificate of Compliance to Mehraj Hudani and Cynthia Hudani of City Center Liquor at 9774 Shady Village Lane on behalf of the City of Lakeland, Tennessee.

APPROVED AND ADOPTED by the Beer Board of the City of Lakeland, Tennessee this 3rd day of October 2024, the public welfare requiring it.

ATTEST:

Michele Dial
Vice Mayor

Cheyenne Carter
City Recorder



**APPLICATION FOR CERTIFICATE OF COMPLIANCE
TO ENGAGE IN THE BUSINESS OF RETAIL SALES
OF ALCOHOLIC BEVERAGES IN LAKELAND, TENNESSEE**

Please Print or Type
Answer ALL Questions – if Not Applicable, indicate with "N/A"

1. Full Name MEHRAJ HUDANI
2. Home Address 4707 CHAMBERS CHAPEL RD
City LAKELAND ST TN Zip Code 38002
3. Contact phone # [REDACTED] Date of Birth 06-08-1976
4. Place of birth DUBAI, UNITED ARAB EMERITES
5. How many years have you resided in the State of Tennessee? 18 YEARS
6. Are you a United States Citizen? ☒ Yes ☐ No
If Naturalized, when and where _____
7. Give addresses where you have resided during the preceding ten years:
[REDACTED] CHAMBERS CHAPEL RD, LAKELAND, TN 38002 8 MONTHS
[REDACTED] BRAMBLEBUSH LN, LAKELAND, TN 38002 2 YEARS
[REDACTED] PRAIRIE SKY DR, LAKELAND, TN 38002 4 YEARS
[REDACTED] NORMA CAROL COVE, OAKLAND, TN 38060 10 YEARS
8. Will business be conducted by you individually, as a partnership, or as a corporation?
CORPORATION: CITY CENTER LIQUOR, INC.
9. If business is to be conducted by an individual, state whether there is a need to borrow funds for engaging in said business, from whom the loan is made, and the amount of the borrowing.

10. If a partnership or corporation, give names of partners or shareholders, and addresses and percent ownership of each partner or shareholder.

Name	Address	Percent Ownership
MEHRAJ HUDANI	CHAMBERS CHAPEL RD; LAKELAND	50 %
CYNTHIA HUDANI	CHAMBERS CHAPEL RD; LAKELAND	50 %
		%
		%

(Attach additional sheet, if needed)

**NOTE: APPLICANT (direct or indirect) CANNOT BE A
FEDERAL, STATE, COUNTY OR CITY EMPLOYEE.**

11. State the name of your business and the street address of where business is to be conducted:

CITY CENTER LIQUOR, INC. D/B/A LAKELAND LIQUORS
9774 SHADY VILLAGE LANE; LAKELAND, TN 38002

12. Give name and address of every person who shall have management or control of the licensed premises:

MEHRAJ HUDANI CHAMBERS CHAPEL RD; LAKELAND, TN 38002

13. Will you personally devote your entire time to the conduct of the business:

X Yes No

If NO, who will, and what interest has such person in the business:

14. Has applicant or applicants who are to be in actual charge of said business been convicted of a felony involving moral turpitude, within ten (10) years prior to the date of this application; and if a corporation, have the executive officers or those in control been convicted of a felony within ten (10) years preceding the date of this application? This includes felony convictions under the laws of the State of Tennessee or any other state. If so, state the nature of offense(s) or judgment of court, dates of conviction, and County of conviction:

NO

15. Has applicant or applicants who are to be in actual charge of said business been convicted of any offense under the laws of State of Tennessee or any other State, or the United States of America, prohibiting or regulating the sale, possession, transportation, storing, manufacturing, or otherwise handling, intoxicating liquors; or has applicant during such period been engaged in business alone or with others in violation of any such laws or rules and regulations promulgated pursuant thereto, as they existed on March 2, 1939, or as they existed or may exist thereafter?

_____ Yes NO _____ No

16. Give the names and addresses of three (3) reputable persons who reside in the City of Lakeland who may be referred to as to the character of the applicant:

Name: SCOTT HELTON Address: ██████ IVY OAK LN Phone # ██████

Name: HOLLIE LYKINS Address: ██████ Phone # ██████

Name: MEGAN HOPPER Address: ██████ Phone # ██████

17. Have you used other names, aliases, or changed your name? _____ Yes X No

If yes, please state the previous names, location and court in which it was changed.

MEHRAJ BADRUDDIN HUDANI AND CYNTHIA DAWN HUDANI

18. ____ Attached is a plat map showing the location of the business, and all properties in a 300 foot radius, indicating the use of all property in the 300 foot radius of the proposed business location.
19. ____ Attached is a scale drawing (50:1 scale) of the lot and building where the business will be located.
20. ____ Attached is a letter of credit from a financial institution in the amount of \$100,000 or greater.
21. ____ Attached is a signed and notarized Authorization for Release of Information for each person whose signature appears below.
22. ____ Attached is a copy of a valid photo ID, defined as either a Driver's License or Passport, for each person whose signature appears below.

I (We) verify that the above information is correct. I (We) further verify that we have read, understand, and will abide by the provisions of City of Lakeland Ordinance #894. All owners or partners, direct or indirect, must sign below.

____ Date 5-25-2021
Signature
Print Name: MEHRAJ HUDANI DOB 6-8-1976 SSN ██████████

____ Date 5-25-2021
Signature
Print Name: CYNTHIA HUDANI DOB 10-20-1980 SSN ██████████

____ Date _____
Signature
Print Name: N/A DOB _____ SSN _____

____ Date _____
Signature
Print Name: N/A DOB _____ SSN _____

Attach additional sheets, if needed

(DOB is Date of Birth; SSN is Social Security Number)

RESOLUTION R-10-2022

**A RESOLUTION OF THE BEER BOARD OF THE CITY OF LAKELAND,
TENNESSEE TO APPROVE A CERTIFICATE OF COMPLIANCE FOR CITY
CENTER LIQUOR**

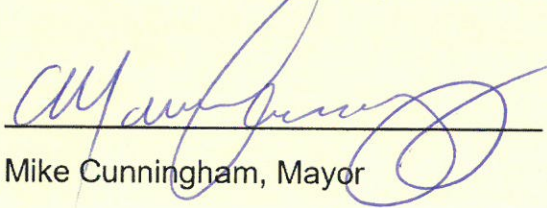
WHEREAS, the City of Lakeland received an application for Certificate of Compliance to engage in the business of retail sales of alcoholic beverages from Mehraj Hudani of City Center Liquor of 9774 Shady Village Lane; and

WHEREAS, Tennessee Code Annotated § 57-3-208 as a condition to the issuance or renewal of a state alcoholic beverage license, such certificate shall be signed by the Mayor; and

WHEREAS, all requirement of Ordinance 16-242 have been met including a satisfactory background check of the applicants.

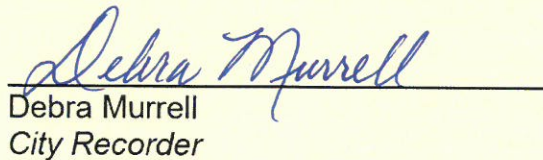
NOW, THEREFORE, BE IT RESOLVED by the Beer Board of the City of Lakeland, Tennessee, that the Mayor is hereby authorized to execute a Certificate of Compliance to Mehraj Hudani of City Center Liquor at 9774 Shady Village Lane on behalf of the City of Lakeland, Tennessee.

PASSED AND ADOPTED by the Beer Board of the City of Lakeland, Tennessee on this 13th day of January 2022, public welfare requiring it.



Mike Cunningham, Mayor

ATTEST:



Debra Murrell
City Recorder

CITY OF
LAKELAND
TENNESSEE
10001 U. S. HIGHWAY 70
LAKELAND, TENNESSEE 38002

CERTIFICATE OF COMPLIANCE
RETAIL PACKAGE STORE

This is to certify that:

Name of Applicant: Mehraj Hudani and Cynthia Hudani , Stockholders
Corporation Name: City Center Liquor, Inc
Business Address: 9774 Shady Village Lane
Lakeland, TN 38002

Mailing Address: 4707 Chamber Chapel Rd
Lakeland, TN 38002

Date of Birth: Mehraj :06/08/1976 / Cynthia: 10/20/1980

SSN: REDACTED

Has made application for a Certificate of Compliance to sell retail alcoholic beverages in the County of Shelby, State of Tennessee, City of Lakeland at (store address).

And that an investigation has been undertaken of the applicant's Felony criminal record and of the location of said business, and from said investigation the undersigned certify:

1. That the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application; and
2. That the applicant or applicants have secured a location which lies within the city limits of the City of Lakeland and which complies with all applicable zoning laws adopted therein by the City.

Signed this _____ day of _____, _____

Josh Roman, Mayor

ATTEST: _____
Cheyenne Carter, City Recorder

Meeting Cycle: Thursday, October 3, 2024

Subject: **Resolution** - approving a Certificate of Compliance for Lake District Wine and Liquor.

Staff Contact: Cheyenne Carter, City Recorder

STAFF RECOMMENDATION

City Staff recommends the Beer Board approve resolution R-141-2024.

BUDGET IMPACT

There is no budgetary impact related to this item.

DISCUSSION

On August 12, 2021, resolution R-66-2021, approving a certificate of compliance for Lake District Wine and Liquor with owners Charles Kardoush and Michael Kardoush, passed. A new application was submitted to City Staff for this location to update ownership. (Michael Kardoush is continuing ownership, Charles Kardoush is transferring ownership to Charity Kardoush). Background checks for both owners (new and existing) have been submitted to the background check vendor and are awaiting results. When/if the background checks come back satisfactory, the certificate of compliance will be awarded.

RESOLUTION R-141-2024

APPROVING A CERTIFICATE OF COMPLIANCE FOR LAKE DISTRICT WINE AND
LIQUOR

WHEREAS, the City of Lakeland received an application for Certificate of Compliance to engage in the business of retail sales of alcoholic beverages from Michael Kardoush and Charity Kardoush of Lake District Wine and Liquor of 9845 Lake District Drive N Suite 123; and,

WHEREAS, Tennessee Code Annotated § 57-3-208 as a condition to the issuance or renewal of a state alcoholic beverage license, such certificate shall be signed by the Mayor; and,

WHEREAS, all requirements of Ordinance 16-242 will have been met pending receipt of a satisfactory background check for all applicants:

NOW, THEREFORE, BE IT RESOLVED by the Beer Board of the City of Lakeland, Tennessee, that the Mayor is hereby authorized to execute a Certificate of Compliance to Michael Kardoush and Charity Kardoush of Lake District Wine and Liquor of 9845 Lake District Drive N Suite 123, pending the receipt of a satisfactory background check of all applicants, on behalf of the City of Lakeland, Tennessee.

APPROVED AND ADOPTED by the Beer Board of the City of Lakeland, Tennessee this 3rd day of October 2024, the public welfare requiring it.

ATTEST:

Michele Dial
Vice Mayor

Cheyenne Carter
City Recorder

**EXERCISE OF OPTION TO CONTINUE OWNERSHIP INTEREST IN
LAKE DISTRICT WINE AND LIQUORS, LLC**

THIS EXERCISE OF OPTION to continue Ownership Interest in **LAKE DISTRICT WINE AND LIQUORS, LLC** is made and entered into this 5th day of August, 2024, by and between **MICHAEL ISSAM KARDOUSH** (hereinafter "Michael") and **CHARITY ANN KARDOUSH** (hereinafter "Charity"), individually, and as the surviving spouse of **CHARLES KARDOUSH** (hereinafter "Charles"), and as Trustee of The Kardoush Joint Revocable Trust dated December 5, 2023.

RECITALS

1. Lake District Wine and Liquors, LLC (hereinafter the "LLC"), is a Tennessee Limited Liability Company which was organized in the State of Tennessee in 2021. The LLC's principal address is 9845 Lake District Drive, Suite 123, Lakeland, Tennessee 38002.

2. Michael and Charles each owned Fifty Percent (50%) of the Ownership Interest in the LLC.

3. The LLC owns and operates a wine and liquor store, known as Lake District Wine and Liquor, located at 9845 Lake District Drive, Suite 123, Lakeland, Tennessee 38002.

4. On December 5, 2023, Michael and Charles entered into a Buy/Sell Agreement for each other's ownership interest in the LLC at one of their deaths, a copy of which is attached hereto and marked as **Exhibit "A"**.

5. On June 27, 2024, Charles died in Memphis, Shelby County, Tennessee.

6. Article Three, Paragraph 1 of the Agreement provides that within sixty (60) days of Charles' date of death, Charity, as Charles' surviving spouse, has the option to elect to continue to own Charles' ownership interest in the LLC, except that such ownership interest shall be reduced to Forty-Nine Percent (49%). The Agreement provides that Charity shall have no participation in the management of the LLC and shall have no right to transfer such Forty-Nine Percent (49%) ownership interest to any third party without Michael's approval.

NOW, THEREFORE, based on the above listed recitals, Charity hereby exercises her option to retain Charles' Forty-Nine Percent (49%) ownership interest in the LLC on the terms and conditions as stated in the Agreement.

Exercise of Option to Continue
Ownership Interest /
Lake District Wine and Liquors, LLC

THIS EXERCISE OF OPTION is executed this 5th day of August, 2024.

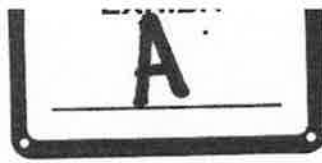
Charity Ann Kardoush

**CHARITY ANN KARDOUSH, Individu-
ally, and as the Surviving Spouse of
Charles Kardoush, and as Trustee of
The Kardoush Joint Revocable Trust
dated December 5, 2023**

Approval of Exercise of Option:

[Signature]

MICHAEL ISSAM KARDOUSH



BUY / SELL AGREEMENT FOR LAKE DISTRICT WINE AND LIQUORS, LLC

THIS AGREEMENT is made and entered into in Memphis, Shelby County, Tennessee on this 5th day of December, 2023, by and among **MICHAEL ISSAM KARDOUSH** (hereinafter "Michael") and **CHARLES KARDOUSH** (hereinafter "Charles").

RECITALS

Lake District Wine and Liquors, LLC is a Tennessee Limited Liability Company which was organized in the State of Tennessee in 2021. The LLC's principal address is 9845 Lake District Drive, Suite 123, Lakeland, Tennessee 38002.

Michael and Charles each own Fifty Percent (50%) of the Ownership Interest in Lake District Wine and Liquors, LLC.

Lake District Wine and Liquors, LLC owns and operates a wine and liquor store, known as Lake District Wine and Liquor, located at 9845 Lake District Drive, Suite 123, Lakeland, Tennessee 38002.

The purpose of this Agreement is to provide for the purchase of Michael's and Charles' ownership interest in Lake District Wine and Liquors, LLC in the event of Michael's or Charles' death.

NOW, THEREFORE, in consideration of the promises and covenants among the parties and for other good and valuable consideration, it is hereby agreed as follows:

ARTICLE ONE RESTRICTION ON TRANSFER OF OWNERSHIP INTEREST

1. **Future Ownership.** This Agreement shall apply to all ownership interest in Lake District Wine and Liquors, LLC (hereinafter the "LLC") now owned or hereafter acquired by the Members, whether acquired by gift, purchase, inheritance, or otherwise.

2. **Other Sale, Disposition or Encumbrance.** The Members will not sell, pledge, encumber, make a gift of, transfer in any manner, or otherwise dispose of any or all of their membership interest in the LLC or rights to acquire membership interest therein, except transfers between the Members in strict accordance with the terms, conditions and provisions of this Agreement.

ARTICLE TWO RIGHT OF FIRST REFUSAL

1. **Right of First Refusal for Michael's and Charles' Ownership in Lake District Wine and Liquors, LLC.** Michael and Charles shall each have the right of first refusal to purchase each other's membership interest in the LLC under the terms and conditions set forth herein.

A. Written Notice of Offer. If any person or entity makes a good faith offer to purchase either Member's ownership interest in the LLC (the "Offered Interest"), prior to accepting the offer, the Member receiving the offer ("the Offeror") shall give written notice by certified mail, return receipt requested, or by personal delivery, to the other Member (the "Offeree"). The written notice shall set forth the terms, conditions and price of said proposed purchase and the name and address of the proposed purchaser.

B. Period and Terms of First Right of Refusal. For sixty (60) days from the receipt of written notice from the Offeror, the Offeree shall have the right to purchase all, but not less than all, of the Offered Interest upon the terms, conditions and price set forth in the written notice. If the Offeree exercises his option to purchase hereunder, the Offeree shall state in his written notice of exercise the same terms, conditions, and price as were set forth in the written notice of the Offeror, except that the closing shall take place at a reasonable time and place that shall be mutually agreed upon by the parties. Upon the Offeree's compliance with the terms, conditions, and price set forth in the written notice, the Offeror shall execute such instruments as are necessary to convey and transfer full, clear and valid title to the Offered Interest purchased to the Offeree.

C. Failure of Offeree to Exercise Right of First Refusal. If the Offeree declines to purchase the Offered Interest, the Offeror shall have the right to transfer his membership interest in the LLC to the person or entity who offered to purchase his membership interest.

D. Sale of Ownership Interest if Right of First Refusal Not Exercised. The party purchasing the Offered Interest, and the membership interest acquired by such party, shall be bound by the terms of this Agreement as if such party were an original party hereto.

ARTICLE THREE DEATH OF A MEMBER

1. Option to Deceased Member's Spouse. Upon a Member's death, the Member's surviving spouse, if any, shall have the option within sixty (60) days of her husband's death to elect in writing to continue to own such deceased Member's interest in the LLC except that such ownership interest shall be reduced to forty-nine percent (49%). Furthermore, the deceased Member's surviving spouse shall have no participation in the management of the LLC and shall have no right to transfer such forty-nine percent (49%) ownership interest to any third party without the approval of the surviving Member. Upon the death of such deceased Member's spouse, the surviving Member shall have the option to purchase such forty-nine (49%) minority interest as per the terms stated in Sections A and B of this paragraph.

A. Purchase Price. In the event that a deceased Member's surviving spouse does not elect the option as stated in Paragraph 1, the purchase price for the deceased Member's ownership interest shall be the fair market value, as defined in

Treasury Regulation §20.2031-1(b), of the deceased Member's ownership interest in the LLC. The fair market value of such ownership interest shall be determined by an independent appraiser with the cost of the appraisal being paid by the LLC. In the event the deceased Member's Personal Representative and/or Trustee and the purchasing Member are unable to agree as to such appraiser, the Personal Representative and/or Trustee and the deceased Member's Personal Representative and/or Trustee shall select an appraiser, who shall then proceed to determine the fair market value of such deceased Member's ownership interest. The value so determined shall be final and binding on the parties.

B. Payment of Purchase Price. Upon the death of Michael or Charles, the purchasing Member shall pay the purchase price as determined by such appraiser to the deceased Member's Estate and/or Trust, by delivery of a promissory note, payable over a five (5) year period in equal consecutive monthly installments at a variable rate of interest per annum, equivalent to the Prime Rate published in the Wall Street Journal as of the first (1st) business day of each calendar year. In the event the Prime Rate is no longer published in the Wall Street Journal, the Prime Rate charged hereunder shall be the midterm Applicable Federal Rate determined as of the first (1st) business day of each calendar year. The first payment shall be due on the first day of the sixth (6th) full month following the deceased Member's date of death. The purchasing Member shall have the right of prepayment without penalty at any time. Such promissory note shall be secured by the purchased membership interest. Upon receipt of the purchase price, the deceased Member's Personal Representative and/or Trustee shall execute such instruments as are necessary to convey and transfer full, clear and valid title to the ownership interest to the purchasing Member.

ARTICLE FOUR MISCELLANEOUS

1. Transfer in Violation of Agreement. The obligations imposed by this Agreement are absolute, and any party hereto, without limiting any available remedies in law or equity, may apply to a court of proper jurisdiction to require specific performance of the terms of this Agreement.

2. Further Assurances. The parties agree that they shall cooperate in good faith to accomplish the objectives of this Agreement and, to that end, agree from time to time to execute and deliver such other and further instruments and documents and do such further acts as may be necessary and convenient to the fulfillment of those purposes.

3. Binding Effect. This Agreement shall be binding upon, and inure to the benefit of, the parties and their respective heirs, successors, assigns, and personal and legal representatives.

4. Mediation. Except as otherwise provided specifically herein, any dispute between the parties as it relates to the terms of this Agreement, shall be submitted to formal mediation using a mediator either appointed by the American Arbitration

Association or any other mediator to which the parties may agree. Mediation must commence not later than two (2) weeks after one (1) party notifies the agreed-upon mediator or American Arbitration Association, in writing, of such party's request for mediation. Mediation shall be deemed to be in the nature of settlement negotiations and shall be subject to American Arbitration Association Commercial Mediation Rules.

5. **Choice of Law.** This Agreement, and the rights and obligations of the parties hereunder, shall be governed by, and interpreted pursuant to, the laws of the State of Tennessee. The forum for any litigation or mediation shall be the appropriate state court in Shelby County, Tennessee.

6. **Enforcement Costs.** In addition to any other remedies provided herein, should any party hereto institute any action or proceeding in any court to enforce any provision of this Agreement, the prevailing party shall be entitled to receive from the losing party, reasonable attorney fees and costs incurred in such action or proceeding whether or not such action or proceeding is prosecuted to judgment.

7. **Entire Agreement.** This Agreement states the entire Agreement between the parties hereto, and is intended to be the complete and exclusive statement of the terms hereof. This Agreement may not be changed orally and may not be modified or rescinded, except in writing, and signed by both Members.

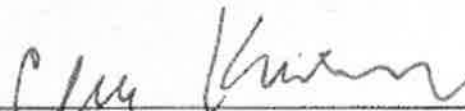
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and date first above written.



MICHAEL ISSAM KARDOUSH

Address: 3238. Devonshire Way

Germantown, TN 38019



CHARLES KARDOUSH

Address: 8984 Ardagh Meadows

Germantown TN. 38139

CITY OF
LAKE LAND
TENNESSEE

**APPLICATION FOR CERTIFICATE OF COMPLIANCE
TO ENGAGE IN THE BUSINESS OF RETAIL SALES
OF ALCOHOLIC BEVERAGES IN LAKE LAND, TENNESSEE**

Please Print or Type

Answer ALL Questions – if Not Applicable, indicate with "N/A"

1. Full Name Michael I. Kardoush
2. Home Address 3238 Devonshire Way
City German town ST TN Zip Code 38139
3. Contact phone # () Date of Birth 1/1/1956
4. Place of birth Memphis, TN
5. How many years have you resided in the State of Tennessee? 56
6. Are you a United States Citizen? ☒ Yes ☐ No
If Naturalized, when and where _____
7. Give addresses where you have resided during the preceding ten years:
3238 Devonshire Way
German town, TN 38139
8. Will business be conducted by you individually, as a partnership, or as a corporation?
Partnership, LLC
9. If business is to be conducted by an individual, state whether there is a need to borrow funds for engaging in said business, from whom the loan is made, and the amount of the borrowing.

10. If a partnership or corporation, give names of partners or shareholders, and addresses and percent ownership of each partner or shareholder.

Name	Address	Percent Ownership
Michael Kardoush	3238 DeLongue W. Hwy, Gunt, TN	50% 51%
Charity Kardoush		49%
		%
		%

(Attach additional sheet, if needed)

**NOTE: APPLICANT (direct or indirect) CANNOT BE A
FEDERAL, STATE, COUNTY OR CITY EMPLOYEE.**

11. State the name of your business and the street address of where business is to be conducted:

Lake District Wine and Liquor
9845 Lake District Dr. N Ste 123

12. Give name and address of every person who shall have management or control of the licensed premises:

Michael Kardoush
Charity Kardoush

13. Will you personally devote your entire time to the conduct of the business:

☒ Yes ☐ No

If NO, who will, and what interest has such person in the business:

14. Has applicant or applicants who are to be in actual charge of said business been convicted of a felony involving moral turpitude, within ten (10) years prior to the date of this application; and if a corporation, have the executive officers or those in control been convicted of a felony within ten (10) years preceding the date of this application? This includes felony convictions under the laws of the State of Tennessee or any other state. If so, state the nature of offense(s) or judgment of court, dates of conviction, and County of conviction:

No

15. Has applicant or applicants who are to be in actual charge of said business been convicted of any offense under the laws of State of Tennessee or any other State, or the United States of America, prohibiting or regulating the sale, possession, transportation, storing, manufacturing, or otherwise handling, intoxicating liquors; or has applicant during such period been engaged in business alone or with others in violation of any such laws or rules and regulations promulgated pursuant thereto, as they existed on March 2, 1939, or as they existed or may exist thereafter?

_____ Yes X _____ No

16. Give the names and addresses of three (3) reputable persons who reside in the City of Lakeland who may be referred to as to the character of the applicant:

Name: Jon Freeman Address: _____ Phone # [REDACTED]

Name: Daniel Dehaan Address: _____ Phone # [REDACTED]

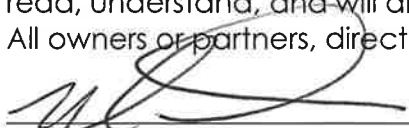
Name: Tom & Susan Address: _____ Phone # [REDACTED]

17. Have you used other names, aliases, or changed your name? _____ Yes ✓ No

If yes, please state the previous names, location and court in which it was changed.

18. ____ Attached is a plat map showing the location of the business, and all properties in a 300 foot radius, indicating the use of all property in the 300 foot radius of the proposed business location.
19. ____ Attached is a scale drawing (50:1 scale) of the lot and building where the business will be located.
20. ____ Attached is a letter of credit from a financial institution in the amount of \$100,000 or greater.
21. ____ Attached is a signed and notarized Authorization for Release of Information for each person whose signature appears below.
22. ____ Attached is a copy of a valid photo ID, defined as either a Driver's License or Passport, for each person whose signature appears below.

I (We) verify that the above information is correct. I (We) further verify that we have read, understand, and will abide by the provisions of City of Lakeland Ordinance #894. All owners or partners, direct or indirect, must sign below.

 Date 10/11/24
Signature _____
Print Name: Michael Kardoush DOB [REDACTED] SSN [REDACTED]

____ Date _____
Signature _____
Print Name: Charity Kardoush DOB [REDACTED] SSN [REDACTED]
Charity Kardoush _____ Date _____

Signature _____
Print Name: _____ DOB _____ SSN _____

____ Date _____

Signature _____
Print Name: _____ DOB _____ SSN _____

Attach additional sheets, if needed

(DOB is Date of Birth; SSN is Social Security Number)

CITY OF
LAKE LAND
TENNESSEE

**APPLICATION FOR CERTIFICATE OF COMPLIANCE
TO ENGAGE IN THE BUSINESS OF RETAIL SALES
OF ALCOHOLIC BEVERAGES IN LAKE LAND, TENNESSEE**

Please Print or Type

Answer ALL Questions – if Not Applicable, indicate with "N/A"

1. Full Name Charity Karcloush
2. Home Address 8984 Arden Meadows DR.
City Germantown ST TN Zip Code 38139
3. Contact phone # [REDACTED] Date of Birth [REDACTED]
4. Place of birth Memphis TN
5. How many years have you resided in the State of Tennessee? 53
6. Are you a United States Citizen? ☒ Yes ☐ No
If Naturalized, when and where _____
7. Give addresses where you have resided during the preceding ten years:
~~8948 River~~ ~~8948~~ 8984 Arden Meadows DR. ^{Germantown} TN 38139
8839 River Horton Drive Germantown TN 38139
8. Will business be conducted by you individually, as a partnership, or as a corporation?
LLC
9. If business is to be conducted by an individual, state whether there is a need to borrow funds for engaging in said business, from whom the loan is made, and the amount of the borrowing.

10. If a partnership or corporation, give names of partners or shareholders, and addresses and percent ownership of each partner or shareholder.

Name	Address	Percent Ownership
Charity Kardous H		49%
Mike Kardous H		51%
		%
		%

(Attach additional sheet, if needed)

**NOTE: APPLICANT (direct or indirect) CANNOT BE A
FEDERAL, STATE, COUNTY OR CITY EMPLOYEE.**

11. State the name of your business and the street address of where business is to be conducted:

Lake District Wine & Liquor
9845 Lake District Dr N Ste 123

12. Give name and address of every person who shall have management or control of the licensed premises:

Charity Kardous H
Mike Kardous H

13. Will you personally devote your entire time to the conduct of the business:

X Yes _____ No

If NO, who will, and what interest has such person in the business:

14. Has applicant or applicants who are to be in actual charge of said business been convicted of a felony involving moral turpitude, within ten (10) years prior to the date of this application; and if a corporation, have the executive officers or those in control been convicted of a felony within ten (10) years preceding the date of this application? This includes felony convictions under the laws of the State of Tennessee or any other state. If so, state the nature of offense(s) or judgment of court, dates of conviction, and County of conviction:

NO.

15. Has applicant or applicants who are to be in actual charge of said business been convicted of any offense under the laws of State of Tennessee or any other State, or the United States of America, prohibiting or regulating the sale, possession, transportation, storing, manufacturing, or otherwise handling, intoxicating liquors; or has applicant during such period been engaged in business alone or with others in violation of any such laws or rules and regulations promulgated pursuant thereto, as they existed on March 2, 1939, or as they existed or may exist thereafter?

_____ Yes X _____ No

16. Give the names and addresses of three (3) reputable persons who reside in the City of Lakeland who may be referred to as to the character of the applicant:

Name: Jon Freeman Address: _____ Phone # [REDACTED]

Name: Danial Dehaan Address: _____ Phone # [REDACTED]

Name: Tom & Susan Mitchell Address: _____ Phone # [REDACTED]

17. Have you used other names, aliases, or changed your name? _____ Yes X _____ No

If yes, please state the previous names, location and court in which it was changed.

18. ☒ Attached is a plat map showing the location of the business, and all properties in a 300 foot radius, indicating the use of all property in the 300 foot radius of the proposed business location.
19. ☒ Attached is a scale drawing (50:1 scale) of the lot and building where the business will be located.
20. ☒ Attached is a letter of credit from a financial institution in the amount of \$100,000 or greater.
21. ☒ Attached is a signed and notarized Authorization for Release of Information for each person whose signature appears below.
22. ☒ Attached is a copy of a valid photo ID, defined as either a Driver's License or Passport, for each person whose signature appears below.

I (We) verify that the above information is correct. I (We) further verify that we have read, understand, and will abide by the provisions of City of Lakeland Ordinance #894. All owners or partners, direct or indirect, must sign below.

Charity Kardoush Date 9.30-2024
Signature

Print Name: Charity Kardoush DOB [REDACTED] SSN [REDACTED]

[Signature] Date 9.30.24
Signature

Print Name: Michael Kardoush DOB [REDACTED] SSN [REDACTED]

Signature

Print Name: _____ DOB _____ SSN _____

Signature

Print Name: _____ DOB _____ SSN _____

Attach additional sheets, if needed

(DOB is Date of Birth; SSN is Social Security Number)

RESOLUTION R-66-2021

**A RESOLUTION OF THE BEER BOARD OF THE CITY OF LAKE LAND,
TENNESSEE TO APPROVE A CERTIFICATE OF COMPLIANCE FOR LAKE
DISTRICT WINE AND LIQUOR . . . F**

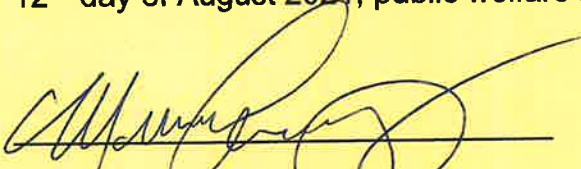
WHEREAS, the City of Lakeland received an application for Certificate of Compliance to engage in the business of retail sales of alcoholic beverages from Michael and Charles Kardoush of Lake District Wine and Liquor; and

WHEREAS, Tennessee Code Annotated § 57-3-208 as a condition to the issuance or renewal of a state alcoholic beverage license, such certificate shall be signed by the Mayor; and

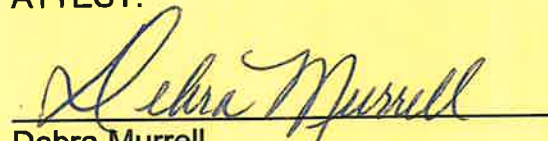
WHEREAS, all requirement of Ordinance 16-242 have been met including a satisfactory background check of the applicants.

NOW, THEREFORE, BE IT RESOLVED by the Beer Board of the City of Lakeland, Tennessee, that the Mayor is hereby authorized to execute a Certificate of Compliance for Lake District Wine and Liquor on behalf of the City of Lakeland, Tennessee.

PASSED AND ADOPTED by the Beer Board of the City of Lakeland, Tennessee on this 12th day of August 2021, public welfare requiring it.


Mike Cunningham, Mayor

ATTEST:


Debra Murrell
City Recorder