



Board of County Commissioners Pre-Commission Meeting

November 18, 2025 | 5:00 PM

City Hall
700 Poplar Street
Macon, GA 31201

Mayor Lester M. Miller
Mayor Pro Tem Seth Clark
Commissioner Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Joey Hulett
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Donice Bryant
Commissioner Brendalyn Bailey

1. Call to Order

Mayor Lester M. Miller

2. Approval of Minutes

- a. Approval of minutes from the November 4, 2025 Pre-Commission meeting
(Sponsored by: Lester M. Miller, Mayor)

3. New Alcohol Beverage Licenses

- a. Sonni Gas Venture located at 4331 Pio Nono Avenue, Macon, GA 31201
After review, legal recommends approval since the taxes have been paid and the Certificate of Good Standing submitted. (Sponsored by: Lester M. Miller, Mayor)
- b. Reliance Food Mart located at 3609 Pio Nono Avenue 31206
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
- c. Quick Zip located at 3518 Jeffersonville Road 31217
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)

4. Agreements, Contracts and Purchase Orders

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Construction Manager-At-Risk Agreement With Barton Malow Builders LLC For The Construction Of A New Arena, Subject To Further Approval Upon Finalization Of Cost Of Construction; Authorizing The Payment Of Up To

\$675,000.00, From The 2025 SPLOST Fund, To Barton Malow Builders LLC For Pre-Construction Services (Sponsored by: Lester M. Miller, Mayor)

- b. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Change Order To The Agreement With Advent Business Interiors, Inc., In The Amount Of \$29,556.88, For The Purchase Of Furniture For The Middle Georgia Regional Airport, To Be Paid From The Airport Fund – Airport-Middle Ga Regional – Repairs & Maint – Buildings Line Item (Sponsored by: Lester M. Miller, Mayor)
- c. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Professional Services Agreement With Signal Aviation Consulting, In The Amount Of \$29,150.00, For The Provision Of Air Service Consulting And Data Services, Payable From The Airport Fund – Airport-Middle Ga Regional – Prof Services - Other Line Item (Sponsored by: Lester M. Miller, Mayor)
- d. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With Middle Georgia Outdoor Lighting, Inc. For The Purchase And Installation Of Lighting Equipment At Carolyn Crayton Park, In The Amount Of \$628,600.00, To Be Paid From 2018 SPLOST Funds (Sponsored by: Lester M. Miller, Mayor)

5. Appropriations

- a. An Ordinance Of The Macon-Bibb County Commission To Authorize The Appropriation Of \$50,000.00 From Interest Earned On American Rescue Plan Act Funds To Family Counseling Center Of Central Georgia, Inc. For The Provision Of Counseling And Therapeutic Programs For Victims Of Crime; (Sponsored by: Lester M. Miller, Mayor)

6. Dedications

- a. An Ordinance Of The Macon-Bibb County Commission To Dedicate That Portion Of Third Street Running Between Poplar Street And Cherry Street In Honor Of Joshua “Josh” Rogers In Recognition Of His Significant Leadership And Service To The Macon-Bibb Community; Appropriation Of An Amount Not To Exceed \$500.00 From The General Fund – Fund Balance To The Facilities Management Department For The Purchase Of Materials And Signage (Sponsored by: Lester M. Miller, Mayor)

7. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

**MINUTES OF THE
MACON-BIBB PRE-COMMISSION MEETING MEETING
November 4, 2025 – 4:30 PM
City Hall
Commission Chamber**

The Pre-Commission Meeting of the Macon-Bibb County Commission was held on November 4, 2025 at 4:30 PM in the Commission Chamber at City Hall.

COMMISSION MEMBERS PRESENT

Mayor Lester M. Miller
Mayor Pro Tem Seth Clark
Commissioner Valerie Wynn
Commissioner Paul Bronson
Commissioner Stanley Stewart
Commissioner Joey Hulett
Commissioner Raymond Wilder
Commissioner Bill Howell
Commissioner Donice Bryant
Commissioner Brendalyn Bailey

STAFF PRESENT

Duke Groover, Interim County Attorney
Keith Moffett, County Manager
Julie Moore, Assistant County Manager
Alex Morrison, Dir. Planning & Public Spaces
Janice Ross, Clerk of Commission
Michael McNeill, Chief Asst. Co. Attorney
Sara Davis, Sr. Asst. Co. Attorney
Adrianna Beavers, Asst. Co. Attorney
Chris Floore, Chief Communication Officer
Olivia Water, Communication Specialist
Edna Adams, Communication Specialist
Spencer Hawkins, Director, EMA
Robert McCord, Asst. Dir., EMA

GUESTS

Reginald Bell, HomeFirst

1. Call to Order

Mayor Lester M. Miller

2. Approval of Minutes

- a. Approval of minutes from the October 21, 2025 Pre-Commission meeting (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Stewart, seconded by Commissioner Wynn and carried unanimously, the minutes from the October 21, 2025 Pre-Commission meeting were approved.

3. New Alcohol Beverage Licenses

- a. Sonni Gas Venture located at 4331 Pio Nono Avenue, Macon, GA 31201
After review, legal recommends denial for violation of Certificate of Good Standing requirements; property owner owes outstanding taxes.
(Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Mayor Pro Tem Clark

and carried unanimously, the New Alcohol Beverage License for Sonni Gas Venture located at 4331 Pio Nono Avenue, Macon, GA 31201 was denied based on legal recommendation for violation of Certificate of Good Standing requirements; property owner owes outstanding taxes.

- b. Jek Food Mart located at 3565 Pio Nono Avenue, Macon, GA 31206
After review, legal recommends denial for failure to provide evidence of newspaper publication; having outstanding taxes owed at the time of application in violation of the Certificate of Good Standing requirement; and self-identifying as a "food mart" but operating as a "vice mart" according to Code Enforcement inspections. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Bryant, seconded by Commissioner Wynn and carried unanimously, the New Alcohol Beverage License for Jek Food Mart located at 3565 Pio Nono Avenue, Macon, GA 31206 was denied based on failure to provide evidence of newspaper publication; having outstanding taxes owed at the time of application in violation of the Certificate of Good Standing requirement; and self-identifying as a "food mart" but operating as a "vice mart" according to Code Enforcement inspections.
- c. Tipco Food Mart located at 6011 Bethel Church Road, Lizella, Ga 31052
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Wilder, seconded by Commissioner Bailey and carried unanimously, the New Alcohol Beverage License for Tipco Food Mart located at 6011 Bethel Church Road, Lizella, Ga 31052
Legal recommends approval.
- d. Welcome located at 6440 Houston Road, Macon, GA 31216
Legal recommends approval (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Wilder and carried unanimously, the New Alcohol License for Welcome located at 6440 Houston Road, Macon, GA 31216
Legal recommends approval.
- e. Triangle Food and Gas Mart located at 2112 Millerfield Road, Macon, GA 31217
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
On motion of Mayor Miller, seconded by Commissioner Bailey and Passed by a vote of 7 to 3 with Mayor Miller, Mayor Pro Tem Clark, Commissioner Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bailey casting the affirmative votes and Commissioner Bronson, Commissioner Stewart, Commissioner Bryant casting the dissenting vote, the New Alcohol Beverage License for Triangle Food and Gas Mart located at 2112 Millerfield Road, Macon, GA 31217 was approved.
Legal recommends approval.
- f. El Torita De Chapala located at 4053 Pio Nono Avenue, Macon, GA 31206
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Wilder and Passed by a vote of 8 to 1 with Mayor Pro Tem Clark, Commissioner

Wynn, Commissioner Bronson, Commissioner Stewart, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bailey casting the affirmative votes and Commissioner Bryant casting the dissenting vote, the New Alcohol Beverage License for El Torita De Chapala located at 4053 Pio Nono Avenue, Macon, GA 31206

Legal recommends approval.

- g. Marathon located at 4505 Broadway, Macon, GA 31201
Legal recommends approval. (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Howell, seconded by Commissioner Bailey and Passed by a vote of 7 to 2 with Mayor Pro Tem Clark, Commissioner Wynn, Commissioner Hulett, Commissioner Wilder, Commissioner Howell, Commissioner Bryant, Commissioner Bailey casting the affirmative votes and Commissioner Bronson, Commissioner Stewart casting the dissenting vote, the New Alcohol Beverage License for Marathon located at 4505 Broadway, Macon, GA 31201
Legal recommends approval.

4. Agreements, Contracts and Purchase Orders

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Issuance Of A Purchase Order For Computers And Hardware Equipment From Dell Marketing, LP In The Amount Of \$104,400.00, Payable From The I.T. Department Budget, Repairs & Maintenance – Computer Hardware Line Item; (Sponsored by: Lester M. Miller, Mayor)
On motion of Commissioner Bryant, seconded by Commissioner Stewart and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Issuance Of A Purchase Order For Computers And Hardware Equipment From Dell Marketing, LP In The Amount Of \$104,400.00, Payable From The I.T. Department Budget, Repairs & Maintenance – Computer Hardware Line Item was approved.
- b. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With 1 Accord Technologies For The Purchase And Implementation Of Upgraded Network Equipment In The Amount Of \$130,384.00, To Be Paid From The I.T. – Security & Infrastructure – Repairs & Maintenance – Computer Hardware Line Item; (Sponsored by: Lester M. Miller, Mayor, Paul Bronson, Commissioner)
On motion of Commissioner Wynn, seconded by Commissioner Bailey and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With 1 Accord Technologies For The Purchase And Implementation Of Upgraded Network Equipment In The Amount Of \$130,384.00, To Be Paid From The I.T. – Security & Infrastructure – Repairs & Maintenance – Computer Hardware Line Item was approved.
- c. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Purchase And Sale Agreement With Midland Radio Corporation, In The Amount Of \$122,970.00, For The Purchase Of

Emergency Alert Radio Systems, To Be Paid From The 2025 SPLOST Fund - Public Safety – Other Line Item; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Paul Bronson, Commissioner)

On motion of Commissioner Hulett, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Purchase And Sale Agreement With Midland Radio Corporation, In The Amount Of \$122,970.00, For The Purchase Of Emergency Alert Radio Systems, To Be Paid From The 2025 SPLOST Fund - Public Safety – Other Line Item was approved.

- d. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With BTBB, Inc. For The Provision Of Architectural Services For The Renovation Of Code Enforcement Offices At City Hall, In The Amount Of \$55,000.00, To Be Paid From Sponsored Programs – Speed Cameras – Contract Labor – Contractual Services Line Item (Sponsored by: Lester M. Miller, Mayor, Donice Bryant, Commissioner, Raymond Wilder, Commissioner)

On motion of Commissioner Wilder, seconded by Commissioner Bryant and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute An Agreement With BTBB, Inc. For The Provision Of Architectural Services For The Renovation Of Code Enforcement Offices At City Hall, In The Amount Of \$55,000.00, To Be Paid From Sponsored Programs – Speed Cameras – Contract Labor – Contractual Services Line Item was approved.

- e. A Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Professional Services Agreement With A.G. Witt, LLC, For Consulting Services To Update The Local Hazard Mitigation Plan, In The Amount Of \$39,600.00, To Be Paid From Hazard Mitigation Grant Program Funds (Sponsored by: Lester M. Miller, Mayor)

On motion of Commissioner Bailey, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Mayor To Execute A Professional Services Agreement With A.G. Witt, LLC, For Consulting Services To Update The Local Hazard Mitigation Plan, In The Amount Of \$39,600.00, To Be Paid From Hazard Mitigation Grant Program Funds was approved.

5. Appropriations and Transfers

- a. An Ordinance Of The Macon-Bibb County Commission To Authorize The Appropriation Of \$50,000.00 From Interest Earned On American Rescue Plan Act Funds To Homefirst Housing Resource Services, Inc. For Home Ownership Counseling And Homebuyer Education Services (Sponsored by: Lester M. Miller, Mayor)

On motion of Mayor Miller, seconded by Commissioner Hulett and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize The Appropriation Of \$50,000.00 From Interest Earned On

American Rescue Plan Act Funds To Homefirst Housing Resource Services, Inc. For Home Ownership Counseling And Homebuyer Education Services was approved.

- b. An Ordinance Of The Macon-Bibb County Commission To Authorize The Appropriation Of \$40,000.00 From 2018 SPLOST Interest To The 2018 SPLOST Fund – Roads – Other, Ocmulgee Heritage Trail Line Item To Provide Funding To Newtown Macon, Inc. For The Completion Of The Trail Connector (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Seth Clark, Mayor Pro Tem)

On motion of Commissioner Hulett, seconded by Mayor Pro Tem Clark and carried unanimously, the Ordinance Of The Macon-Bibb County Commission To Authorize The Appropriation Of \$40,000.00 From 2018 SPLOST Interest To The 2018 SPLOST Fund – Roads – Other, Ocmulgee Heritage Trail Line Item To Provide Funding To Newtown Macon, Inc. For The Completion Of The Trail Connector was approved.

6. Grants

- a. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A FY25 Law Enforcement Mental Health And Wellness Act Implementation Projects Grant From The Department Of Justice, Office Of Community Oriented Policing Services, In The Amount Of \$97,024.00, With No Local Match Required, Awarded To The Bibb County Sheriff's Office To Create A Program To Address Mental Health And Wellness; (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Donice Bryant, Commissioner, Brendalyn Bailey, Commissioner, Paul Bronson, Commissioner)

On motion of Commissioner Bryant, seconded by Commissioner Bronson and carried unanimously, the Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A FY25 Law Enforcement Mental Health And Wellness Act Implementation Projects Grant From The Department Of Justice, Office Of Community Oriented Policing Services, In The Amount Of \$97,024.00, With No Local Match Required, Awarded To The Bibb County Sheriff's Office To Create A Program To Address Mental Health And Wellness was approved.

- b. A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Georgia Releaf Grant From The Georgia Tree Council, In The Amount Of \$14,280.00, With No Local Match Required, To Plant Shade Trees At Delores A. Brooks Recreation Center; (Sponsored by: Lester M. Miller, Mayor, Stanley Stewart, Commissioner)

On motion of Mayor Pro Tem Clark, seconded by Commissioner Stewart and carried unanimously, the A Resolution Of The Macon-Bibb County Commission Authorizing The Acceptance Of A Georgia Releaf Grant From The Georgia Tree Council, In The Amount Of \$14,280.00, With No Local Match Required, To Plant Shade Trees At Delores A. Brooks Recreation Center was approved.

7. Community Food Distribution Services

- a. An Ordinance of the Macon-Bibb County Commission to Authorize the Appropriation of Up to \$150,000.00 for Community Food Distribution Services (Sponsored by: Lester M. Miller, Mayor, Joey Hulett, Commissioner, Donice Bryant, Commissioner, Brendalyn Bailey, Commissioner, Paul Bronson, Commissioner, Raymond Wilder, Commissioner, Seth Clark, Mayor Pro Tem)
On motion of Mayor Miller, seconded by Commissioner Hulett and carried unanimously, the Ordinance of the Macon-Bibb County Commission to Authorize the Appropriation of Up to \$150,000.00 for Community Food Distribution Services was approved.

8. Executive Session

Consultation with the county attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against Macon-Bibb County or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1); Entering into an option to purchase, dispose of, or lease property as provided in O.C.G.A. § 50-14-3(b)(1)(E); and Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

On motion of Commissioner Hulett, seconded by Mayor Pro Tem Clark and carried unanimously, the meeting went into Executive Session for the reasons listed below.

On motion of Commissioner Howell seconded by Commissioner Wilder and carried unanimously, the meeting came out of Executive Session with no action taken.

9. Alcohol Beverage License

- a. 478 Lounge located at 1701 Shurling Circle, Macon, GA 31211
Legal recommends denial pursuant to Macon-Bibb County Code of Ordinances Sec. 4-27(a)(8) after reviewing factors weighing in favor of denial based on the public interest in accordance with Macon Bibb County Code of Ordinances Sec 4-36(1), (2), and (3). (Sponsored by:)
On motion of Commissioner Howell, seconded by Commissioner Stewart and carried unanimously, the New Alcohol Beverage License for 478 Lounge located at 1701 Shurling Circle, Macon, GA 31211 was denied pursuant to Macon-Bibb County Code of Ordinances Sec. 4-27(a)(8) after reviewing factors weighing in favor of denial based on the public interest in accordance with Macon Bibb County Code of Ordinances Sec 4-36(1), (2), and (3).

10. Adding Item To Agenda

On motion of Commissioner Howell, seconded by Commissioner Wilder and carried unanimously, the Resolution denying a request for refund of Ad Valorem Taxes to Joseph and Susan Brantly was added to the Agenda.

- a. A Resolution Of The Macon-Bibb County Commission Denying A Request For Refund Of Ad Valorem Taxes To Joseph And Susan Brantley Pursuant To O.C.G.A. § 48-5-380; (Sponsored by:)

On motion of Mayor Pro Tem Clark, seconded by Commissioner Bailey and carried unanimously, the Resolution Of The Macon-Bibb County Commission Denying A Request For Refund Of Ad Valorem Taxes To Joseph And Susan Brantley Pursuant To O.C.G.A. § 48-5-380 was approved.

Respectfully Submitted:

Janice S. Ross
Clerk of the Commission

ADDED TO THE NOVEMBER 4, 2025
PRE-COMMISSION AGENDA.

Introductory Text

All current Alcohol Licenses expire December 31.

There is no grace period.

Alcohol License Renewal applications must be submitted annually on or before November 15th to receive your alcohol license by the January 1st deadline. Renewal applications will be accepted until 12/31. After this date a new Alcohol License Application will have to be submitted.

Accepted Methods of Payment: **Credit, Debit, and eCheck.**

Please proceed to the Application Questions for steps to renew or apply for initial licensure.

Application Questions

Are you submitting an Initial Application or a Renewal for an existing license?

Application Type : Initial Application

Are you submitting a Business Continuation application?

Business Continuation : Yes

Are you submitting an application for a non-profit business?

Non-Profit Business : No

Required Attachments

 Please note: You will be required to complete the Alcohol Beverage Supplemental Packet as a part of this application.

You will need to complete and upload the supplemental packet. This can be found [here](#)

You must complete and upload the Alcohol Beverage Supplemental Packet here.

Alcohol Beverage Supplemental Packet:

Sonni Gas Venture LLC - Alcohol License Application.pdf

Business Information

☒ For Business Name and Corporation Name, do not include commas or periods.
This is an example of what you SHOULD do: "John Doe's Services Inc"

☐ For Business Name and Corporation Name, do not include commas or periods.
This is an example of what you SHOULD NOT do: "John Does Services, Inc."

Business Name (DBA) : FOOD MART

Corporation Name : SONNI GAS VENTURE LLC

Business Address : 4331 PIO NONO AVE

City : MACON

State : GA

Zip : 31206

Mailing Address : 4331 PIO NONO AVE

City : MACON

State : GA

Zip : 31206

Local Business Phone # : (404) 271-3900

Email : office@rationaleservices.com

Owner Name : Suleman Jiwani

Owner Phone # : (404) 271-3900

Are you selling alcohol by the package to go? : Yes

Drugstore : ☐

Food Mart : ☐

Gas Station : ☒

Grocery Store : ☐

Small Box Discount Store : ☐

Specialty Store : ☐

Vice Mart : ☐

Other Small Box Retail Store : ☐

Other/None of the Above/Distilled Spirits/Exempt : ☐

Agent Information

Agent Information

Please provide the Alcohol Handler License Number for your Agent.

Alcohol Handler License Number : 521451

Agent's First Name : Suleman

Agent's Last Name : Jiwani

Agent's Home Phone # : (404) 271-3900

Job Title : OWNER

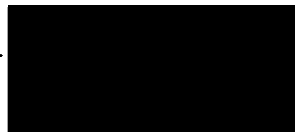
Agent's Home Address : 2600 Milscott DR, Apt 1112

City : Decatur

State : GA

Zip : 30033

Social Security Number



License Fees

License Fees (ADD All that Apply)

Add the applicable License Fees by clicking the **ADD** button below and selecting the appropriate options.

License Fees:

License Fee : Malt Packaged to Go - \$800

License Fee : Temporary Alcohol - \$100

License Fee : Wine Packaged to Go - \$700

Armed Security Personnel

Are you a bar/nightclub that derives 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises?

Yes/No : No

Certification and Attestation

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

By checking this box and entering your name below, you are agreeing to the terms and conditions and consenting to the use of your electronic signature in lieu of an original signature on paper. : ☒

As a part of this application, please read the relevant code sections and requirements that are listed [here](#). Please note accessing the code here will save the information you entered and redirect you to the beginning of the application. Simply, move through the application to digitally sign and date.

By checking this box I am affirming that I have read the relevant code sections and am familiar with the requirements of licensure. : ☒

Digital Signature

Your Name Here : Suleman Jiwani

Date

Today's Date : 05/07/2025

MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) _____ I am a United States citizen 18 years of age or older. Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.
- 2) X I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. Please submit a copy of your current immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.

Please check only one option above and submit the required documents with your application. Please note that the failure to do so will result in a processing delay.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Business Name: SONNI GAS VENTURE LLC

Printed Name of Applicant: SULEMAN JIWANI

*Signature of Applicant: *Suleman*

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 6th DAY OF May, 2025.

[Signature]
 NOTARY PUBLIC

January 23rd, 2027
 MY COMMISSION EXPIRES

NJIWANI
 NOTARY PUBLIC
 Cobb County
 State of Georgia
 My Comm. Expires January 27, 2027

Case Result | Case Status: Status Returned**SAVE**

SENSITIVE BUT UNCLASSIFIED

SAVE Response

Applicant Status: Lawful Permanent Resident - Employment Authorized

The applicant is a non-national of the U.S. who has been granted authorization to live and work in the United States permanently as an immigrant. See the [Guide to Understanding SAVE Verification Responses](#) for additional information. Follow your agency's policy when determining whether this applicant is eligible for benefits.

SAVE Response Details

Case Verification Number: 0025119184304NV
Class of Admission (COA) Code: IR6
Country of Birth: IND - INDIA
Date Admitted To: INDEFINITE

Agency Submitted Details

Full Name: Suleman S Jiواني
Date of Birth: [REDACTED]
Alien Number: [REDACTED]
Initiated On: 04/29/2025
Initiated By: DSIN0559
Point of Contact Name: Deon Singleton
Point of Contact Phone Number: (478) 310-3579
Requested Benefits: Occup. Tax Cert.
Attached Document: No

[U.S. Department of Homeland Security](#) [U.S. Citizenship and Immigration Services](#)

[Accessibility](#) [Browser Support](#) [Plug-Ins](#) [Site Map](#) [V37.1 ICA](#) [V38 ICA - Draft](#)



**U.S. Citizenship
and Immigration
Services**

MEASUREMENT FORM

**Retail Sales of Wine and Malt Beverages
Packaged to Go
Macon-Bibb County Code, Chapter 4, Article V, Sec. 4-122**

APPLICANT: SULEMAN JIWANI

PROPOSED LICENSE: BEER AND WINE PACKAGED TO GO

BUSINESS LOCATION: 4331 PIO NONO AVENUE, MACON, GA 31201

BUSINESS NAME: Sonni Gas Ventur LLC

To Be Completed by County Engineer

1. Nearest corner of the building housing the place of business to nearest corner of a school ground, school building, college campus, an alcoholic treatment center, a public library or branch thereof, or a Macon-Bibb County Housing Property measured and found to be more than 300 ft.

X Comply Does not Comply

2. An alcoholic beverage license has been previously issued for this location, so the license may be continued to be issued or renewed for the same location despite a nearby property use which does not meet the distance requirements:

 Not Applicable X Unknown

3. This grocery store is exempt from the restriction on sale of wine and malt beverages to go within 300 ft. of a college campus:

X Comply but does not comply with other restrictions

 Not Applicable

4. Nearest corner of building housing the place of business to nearest corner of any known Vice Mart, Small Box Retail Store or Small Box Discount Store and found to be more than 2500'

 Comply Does Not Comply X Not Applicable

By: John W. Hayes
John W. Hayes, Macon-Bibb County Engineer

Date: 6/2/25

It is respectfully requested that forms be returned no later than Friday of each week for use by the County Commissioner's Office.

RETAIL SALES of BEER and WINE

Package Sale to Go & consumption on premises

OR

Package Sale to Go (Convenience Store)

300' from business building corner to nearest corner of school ground, school building, college campus, alcoholic treatment center, public library, Macon-Bibb County Housing Authority unit, church or church grounds or Macon-Bibb County recreation area.

If applying location is identified as a "Small Box Retail Store, Small Box Discount Store or Vice Mart", it must be 2500' from other similarly classified stores.

(Revised 8-23-2023) PH

Sonni Gas Venture Inc.

#4331 Pio Nono Ave. (#4319 on Q-Rollie)

6,600 — SCHOOL GROUND property line

Bloomfield Middle School

6,850 — SCHOOL BUILDING

Bloomfield Middle School

10,550 — COLLEGE CAMPUS property line

Central Georgia Technical College

26,050 — ALCOHOLIC TREATMENT CENTER building

River Edge - Emory Highway

4,550 — PUBLIC LIBRARY or BRANCH building

Bloomfield Library

7,350 — MACON-BIBB COUNTY HOUSING AUTHORITY property

Shakespeare Homes

1,350 — CHURCH (building)

Houston Heights Baptist Church

1,200 — #4439 Tech Drive CHURCH GROUNDS

Houston Heights Baptist Church

2,700 — M-B COUNTY RECREATION CENTER property

Bloomfield - Shiloh Recreation Center

N/A — Vice Mart - Small Box Retail Store - Small Box Discount store (2500')

Applicant self-identifies as a:

"Gas Station"

OK!
Paul J. Hornowski
May 30, 2025

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News-Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
132736	661121	Print Legal Ad-IPL02323950 - IPL0232395		1	28 L

Attention: 4331 Shell

Sonni Gas Venture LLC
4331 PIO NONO AVE
MACON, GA 31206

SHELLMACON4331@GMAIL.COM

GEORGIA, BIBB COUNTY

NOTICE OF INTENT TO FILE REQUEST
FOR Beer & wine package togo

Pursuant to the ordinance adopted by the Macon-Bibb County Commission, dated December 4, 2018, as now or hereafter amended, notice is hereby given that on or after the May 12, 2025, the undersigned will apply to said Macon-Bibb County Commission for the above-described license(s) at an establishment known as Shell food mart, 4331 pionono ave Macon GA 31206. The public is invited to comment on the proposed license by submitting comments in writing to Macon-Bibb County Tax Commissioner's Office, Attn: Alcohol License Comments, 188 Third Street, Macon, GA 31201 within fourteen days of the date shown below.

This May 9, 2025. Suleman Jiwani ,
Applicant
IPL0232395
May 10,17 2025

To Whom It May Concern:

This is to certify the legal advertisement in the above stated case was published in The Telegraph legal section on:

2 insertion(s) published on:
05/10/25, 05/17/25

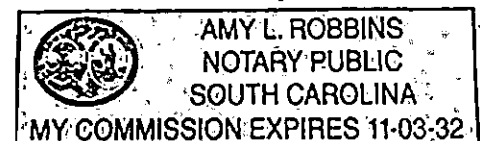
By placing your legal organ advertisement with this newspaper, you agree that your sole remedy if the newspaper should make a mistake in the text or the timing of publication of your advertisement is a refund of the cost you paid for the advertisement or re-advertisement at no additional cost to you.

Mary Castro

Sworn to and subscribed before me this 19th day of
May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Macon-Bibb County Planning & Zoning Commission | MBPZ.ORG

ZONING COMPLIANCE

PERMIT NO: ZC-2025-649	PERMIT TYPE: Permitted Use	DATE ISSUED: 04/24/2025
PARCEL NO: O1040167	ZONING DISTRICT: M-1	NEW CONSTRUCTION: No
NAME OF APPLICANT:	Suleman Jiwani SONNI GAS VENTURE LLC	
PROPOSED USE:	Change of ownership	
ADDRESS OF PROPOSED USE:	4319 PIO NONO AVE AKA 4331 PIO NONO AVE	
PROPERTY OWNER'S NAME:	Alacritty Holdings 6 LLC	

PERMIT ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

As per application, approval is granted to change the ownership of an existing fueling center with alcohol packaged to go. This approval shall also grant interior renovations if necessary. No outside storage, sales, or display authorized. No signage authorized by this permit. Signage shall require a separate Zoning permit. No more than six (6) amusement or gaming machines are authorized by this approval and the floor area as utilized by these machines or their patrons shall be less than thirty (30) percent of the gross floor area of the establishment; should the machines and their patrons occupy more than this or should there be more than six (6) machines, a separate application for an amusement facility/ indoor recreation facility is required. Subject to the requirements of the Office of Building and Fire Safety, Business License Office, and all other applicable local, state, and federal regulations. Subject to filing a copy of the Macon Bibb County Alcoholic Beverage License with the zoning office. Please review the NOTICE information below for additional instruction.

NOTE: THIS PERMIT IS NULL & VOID IF CONSTRUCTION OR USE HAS NOT BEGUN BY: 04/24/2026

APPROVED BY: *Butch Sementelli*

This permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, this zoning permit must be displayed on the premises together with the business license. This permit is issued subject to the rules and regulations of the Macon-Bibb County Health Department, the Macon-Bibb County Engineering Department, the Macon-Bibb County Fire Department, the Macon-Bibb County Traffic Engineering Department, the Macon Water Authority, the Office of Building and Fire Safety, and any other governmental agency whose regulations may be applicable. All construction or use relating to this permit must strictly comply with site plans submitted to the Macon-Bibb County Planning and Zoning Commission. Permits are specific to the property for which the permit is issued as well as the person to whom it is issued. Other than permits for single family homes or duplexes, any change in the person engaging in the use allowed by such permit shall require that the new person engaging in such use file a change of ownership form with the Commission, provided that change of ownership forms shall not be required for variances or certificates of appropriateness. The new holder of any permit shall be subject to all conditions attached to the original permit.

3661 Eisenhower Parkway, Ste. MB104 Macon, Georgia 31206



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Sonni Gas Venture LLC	Control Number:	25037717
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Retail Trade	NAICS Sub Code:	Gasoline Stations with Convenience Stores
Principal Office Address:	4331 Pio Nono Ave, Macon, GA, 31206, USA	Date of Formation / Registration Date:	2/25/2025
State of Formation:	Georgia	Last Annual Registration Year:	NONE

REGISTERED AGENT INFORMATION

Registered Agent Name: **Suleman Jiwani**
Physical Address: **2600 Milscott DR, Apt 1112, Decatur, GA, 30033, USA**
County: **Dekalb**

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: FOOD MART Name of Corporation: SONNI GAS VENTURE LLC

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: SULEMAN JIWANI - OWNER Telephone Number: 404-271-3900

Date of Birth: [REDACTED] Social Security Number: [REDACTED]

Residential Street Address: 2600 MILSCOTT DR APT 1112 DECATUR, GA 30033

P.O. Box Not Allowed (City State Zip)

Mailing Address: 2600 MILSCOTT DR APT 1112 DECATUR, GA 30033

(City State Zip)

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
 - ☐ General Partner holding _____ % of all outstanding partnership interests.
- ☐ Limited Partnership (LP)
 - ☐ General Partner holding _____ % of all outstanding general partnership interests.
 - ☐ Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
 - ☐ General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Limited Partnership (LLLP)
 - ☐ General Partner holding _____ % of all outstanding general partnership interests.
 - ☐ Limited Partner holding _____ % of all outstanding general partnership interests.
- ☒ Limited Liability Company (LLC)
 - ☐ Managing Member, Total number of Managing Member(s): 01
 - ☐ Member holdings 100 % of all outstanding membership interests.
- ☐ Privately Held Corp./Company
 - ☐ Corporate Officer: Yes _____ No _____
 - ☐ Shareholder holding _____ % of all outstanding ownership interests.
- ☐ Publicly Traded Company
 - ☐ Corporate Officer: Yes _____ No _____
- ☐ Other
 - ☐ Other person exercising operational authority over the entity: _____



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: SULEMAN Last Name: JIWANI
Home Address: 2600 MILSCOTT DR APT 1112 City: DECATUR State: GA Zip: 30033
Home Phone #: 404-271-3900 Email: shellmacon4331@gmail.com
Date of Birth: [REDACTED] Social Security Number: [REDACTED]
Mailing Address: 4331 PIO NONO AVE City: MACON State: GA Zip: 31206

- A certificate showing completion of an Alcohol Handler's training course taken within the last three years.
- An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.
- Current Color photograph of applicant.
- \$25 cash, money order/check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner's Office

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

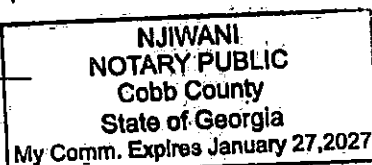
Suleman
Applicant's Signature

05/06/2025
Date

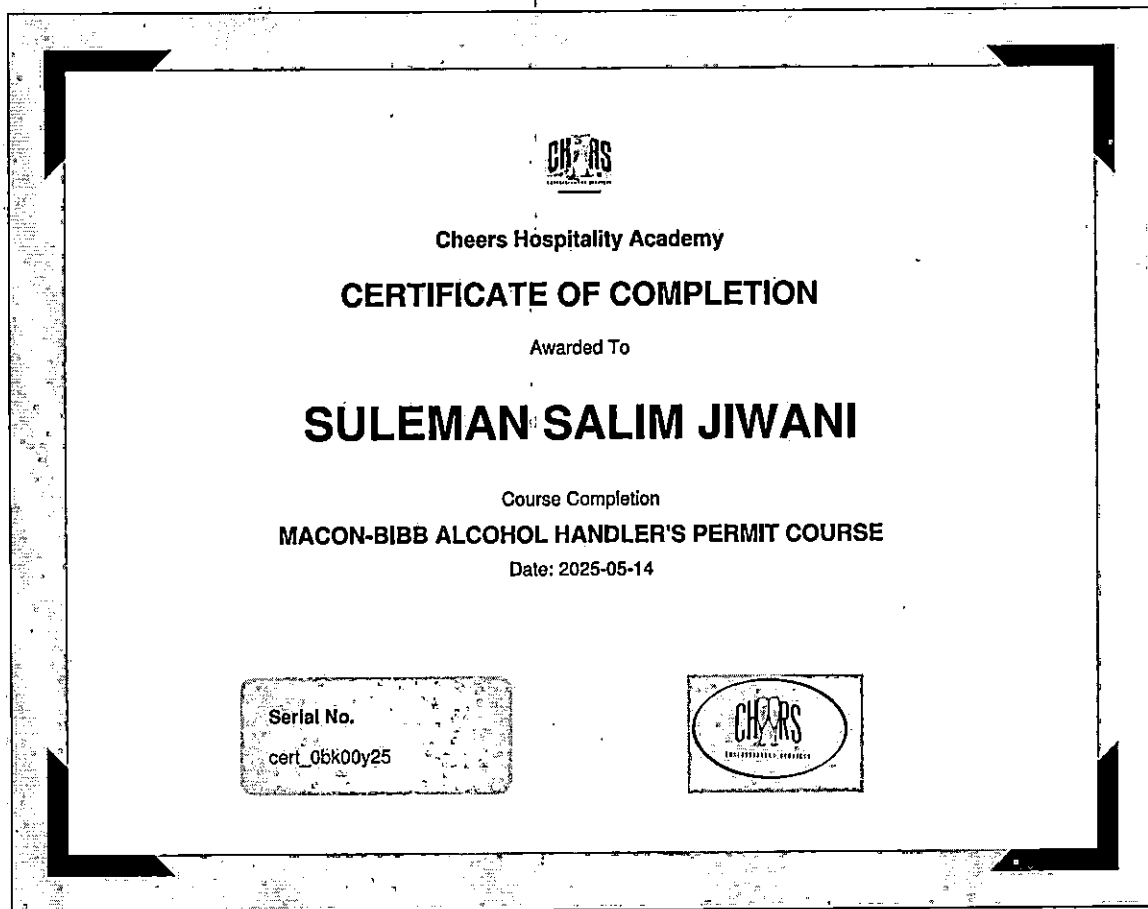
I hereby certify that SULEMAN JIWANI signed his/her name to forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 6th day of May, 20 25.

[Signature]
Notary Public



January 27th, 2027
My Commission Expires





Suleman Jiwani



AH001585

ALCOHOL HANDLER

EXP: 12/31/2025

TRIPLE NET LEASE CONTRACT

THIS AGREEMENT made effective the 1st day of April 2025, by and between Alacrity Holdings 6, LLC, a Delaware limited liability company ("Landlord") and 4331 Shell Food Mart, LLC, a Georgia limited liability company (referenced as "Tenant").

WITNESSETH:

THAT, in consideration of the mutual covenants contained herein, the parties have agreed as follows:

1. Premises. Landlord, for and in consideration of the rents, covenants, agreements and stipulations herein contained, to be paid, kept, and performed by Tenant, has leased and rented, and by these presents does lease and rent unto said Tenant; and said Tenant hereby agrees to lease and take upon the terms and conditions which hereinafter appear, a portion of the property and improvements located at 4331 Pio Nono Ave, Macon, Georgia 31206 and incorporated herein by reference (the "Premises"), together with the nonexclusive right to use the common areas of the property.

2. Term of Lease. The term of this Lease shall be for one (1) year, commencing on the date hereof and expiring on March 31, 2026, unless sooner terminated in accordance with the provisions herein. The tenant agrees to enable the Auto-Renewal option unless written notice of intent to terminate the lease is submitted prior to the lease expiration date.

3. Rental and Late Fees. Tenant agrees to pay Landlord, via electronic funds transfer (EFT), or at by any other method designated by Landlord in writing to Tenant, promptly on the first (1st) day of each month, in advance, during the Term rent in the amount as follows:

Income from Fuel	SALES PERCENTAGE
50%	18% of Inside Sales

3.1 Rental Proration. In the event the commencement date of this Lease is any day other than the first day of a calendar month, the first month's rental shall be prorated.

3.2 Late Fees. Tenant agrees to pay Landlord, promptly at the times and in the manner herein specified, all Amounts Due, without deduction, setoff, abatement, counterclaim or defense. If any Amount Due is not received by Landlord on or before three (3) days following the date on which it is due, Tenant shall pay Landlord a late charge equal to ten percent (10%) of the amount of such past due payment, notwithstanding the date on which such payment is actually paid to Landlord. Failure for Tenant to pay any Amounts Due on or before the due date constitutes a default hereunder, however, Landlord's election to accept Amounts Due after the due date shall not operate as a waiver or modification of the Amounts Due or payment terms for any subsequent months.

Initials 

4. Utilities and Insurance:

4.1 Utilities. Tenant shall bear and pay all utility bills associated with its use of the Premises, including, but not limited to, water charges, sewer, gas, electricity, fuel, telephone, light and heat for the Premises. Tenant shall also bear and pay all charges for garbage collection services or other sanitary services rendered to leased Premises or used by Tenant in connection therewith. If Tenant fails to pay any of said utility bills, charges for garbage collection or other sanitary services or other amounts due, Landlord may pay same and such payment may be added to the rent next due.

4.2 Premises Insurance. Tenant shall at all times during the Term of this Lease procure and maintain in full force and effect an All Risk Property Insurance Policy on the entire Property, which shall include flood insurance, and on all Landlord owned improvements constructed thereon and any additions or alterations thereto or replacements thereof. Said policy is to contain a Replacement Cost Endorsement, insuring against perils therein specified, in an amount equal to not less than one hundred percent (100%) of the replacement cost of all improvements on the Property, exclusive of foundation and excavation costs, the proceeds of which shall be payable to Landlord and any designated mortgagee in accordance with their respective interests therein.

5. Use of Premises. Premises shall be used for Convenience store and Fuel only. The Premises shall not be used by Tenant for any other purpose unless Landlord agrees in writing to such additional use. Premises shall not be used for any illegal purpose, nor in any manner so as to create any nuisance or trespass, nor in any manner to vitiate the insurance or increase the rate of insurance on the Premises. Tenant shall not commit or allow any waste or nuisance upon the leased Premises, and shall maintain the Premises in a clean, neat, orderly and attractive condition. Tenant shall not be involved in any illegal activity.

6. Operation of the Premises. Tenant shall (1) keep the Premises, buildings, equipment, fixtures, rest rooms, sidewalks, approaches, and driveways in good condition, properly lighted, clean, safe, sanitary, and free of trash, rubbish, and other debris; (2) keep the approaches, driveways, and service areas uncluttered and free of parked vehicles, trailers, and other obstructions, including ice and snow, at all times; (3) not engage in or permit any illegal or improper act or conduct on the Premises detrimental to Tenant, or Landlord, or any member of the public; (4) comply with all laws, ordinances, rules, or regulations of constituted public authority applicable to the use and occupancy of the Premises, use of the equipment and the conduct of the business; (5) keep the business adequately stocked with inventory normally stocked; (6) comply with all employment of other laws regarding immigration status; and (7) keep the business open at least five days per week, or at other times approved by Landlord.

Tenant understands that Tenant is required to comply with certain appearance, cleanliness and customer service guidelines. Tenant shall comply with the guidelines, and provide courteous service to customers.

7. Abandonment of Leased Premises. Tenant agrees not to abandon or vacate the leased Premises during the period of this Lease, and agrees to use said Premises only for purposes herein leased until the expiration or termination hereof.

8. Repairs and Maintenance. Landlord gives to Tenant exclusive control of Premises and shall be under no obligation to inspect said Premises but may do so at any time. Tenant accepts the leased Premises in its present condition and as suited for the intended use by Tenant. Tenant shall, throughout the Term of this Lease and all renewals thereof, at Tenant's expense, maintain in good order and repair the leased Premises and all other equipment, and all other improvements, fixtures and equipment located on the Premises. Said policy shall include "dram shop" or liquor liability coverage in the event Tenant sells alcoholic beverages at the Premises and insurance against loss by fire and other casualty, including all restaurant, kitchen and cooking endorsements customarily with restaurant properties with extended coverage endorsement in amounts not less than the full insurable value of the Premises. In addition, Tenant shall maintain Workers Compensation coverage and all other coverage required by contract, regulation or law. In the event of damage to the Premises, Tenant shall repair the Premises as soon as practicably possible. It is acknowledged that the intent of this paragraph is for the Landlord to have no duty to repair or maintain any portion of the Premises, except as provided herein.

9. Property Taxes: Tenant is fully responsible to pay Property Taxes and any other relevant taxes.

10. Environmental. Tenant shall comply with all environmental laws, rules and regulations pertaining to the operation of the business on the Premises and shall indemnify Landlord.

11. Rent shall not abate. If the business is unable to operate for any reason the rental shall not abate. If Premises are totally or partially destroyed by storm, fire, lightning, earthquake, or other casualty, this Lease shall not terminate and rental shall not abate and Tenant shall restore building to substantially the same condition as existed before damage as speedily as practicable, to the extent of the availability of the insurance proceeds and the Tenant shall restore all inventory, fixtures and the Premises.

12. Indemnification of Landlord Against Loss or Claim.

(a) For and during the Term and any Renewal Term(s) of this Lease, Tenant shall protect, indemnify, defend, and save harmless Landlord from and against all claims, demands, liability, losses, or costs, whether from injury to persons or loss of life or damage to property occurring on or within the Premises and arising in any manner, directly or indirectly, out of the use and occupancy of the Premises by Tenant.

(b) **Tenant Liability Insurance.** Tenant shall, at Tenant's expense, provide and keep in force for the benefit of Landlord comprehensive general liability insurance covering the Premises and the business to be operated thereon, in which insurance policy or policies Landlord, as well as Tenant, shall be named as an insured. The said policy or policies of insurance shall provide for limits of liability for bodily injury of not less than \$1,000,000.00 single limit coverage for each accident or occurrence, and not less than \$500,000.00 for property damage. Tenant shall furnish to Landlord evidence of such insurance within five (5) days of the date hereof and at such other times as Landlord may require. Tenant shall defend, indemnify, and save harmless Landlord from and against all claims, demands, liabilities, losses, or costs to which Landlord may be subjected for or by reason of any person, firm, or corporation seeking to hold or holding Landlord liable or in any way responsible for the debts or obligations incurred in any manner in connection with the conduct and operation of the business conducted on the Premises.

(c) Tenant shall maintain worker compensation insurance.

13. Insurance of the Premises. Tenant shall, at Tenant's sole cost and expense, keep Tenant's property, inventory and equipment insured in an amount equal to not less than one hundred percent (100%) of their full insurable value. Tenant acknowledges that so long as this Lease is in effect, the proceeds from any such policy shall be used for the repair or replacement of said fixtures, equipment and merchandise. Such certificate shall provide that Landlord is an additional insured under the policy and that policies may not be cancelled without 30 days prior written notice to Landlord. Such policies shall provide for insurance coverage against such risks as are or shall be customarily covered with respect to the restaurant.

14. Governmental Orders. Tenant agrees that, at Tenant's own expense, Tenant will promptly comply with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of said Premises.

15. Condemnation. If the whole of the leased Premises, or such portion thereof as will make the Premises unusable for the purposes herein leased, shall be condemned by any legally constituted authority for any public use or purpose, then in either of said events, the Term hereby granted shall cease from the date when possession thereof is taken by public authorities, and rental shall be computed and paid as of said date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation from the condemner. It is further understood and agreed that Tenant waives any and all rights in any award made by any condemnation authority notwithstanding the termination of the Lease as herein provided.

16. Assignment and Subletting. Tenant shall not assign or sublet this Lease, or any interest hereunder, or sublet Premises or any part thereof, or permit the use of the Premises by any party (by management or otherwise) other than Tenant without the prior written consent of Landlord, which consent shall not be unreasonably withheld. Consent to any assignment or sublease shall not waive any of Landlord's rights under this paragraph or have the effect of releasing Tenant from any obligation under the Lease, and all later assignments or subleases shall be allowable only upon the proper written consent of Landlord. Upon any assignment, Tenant shall pay an assignment fee of \$2,000.00 plus the Landlord's attorney's fees. Notwithstanding the foregoing, Tenant at the time of selling its business or subleasing will give Landlord a first right of refusal for ninety (90) from delivery of a true copy of the offer to purchase or sublease, on the same terms and conditions.

17. Default. It is mutually agreed that in the event Tenant shall fail to pay rent, including additional rent, herein reserved, or if Tenant shall be in default in performing any of the terms or provisions of this Lease other than the payment of rent, including but not limited to those enumerated in paragraph 6.

Any notice provided in this paragraph may be given by Landlord or its attorney. Upon Lease termination by Landlord, Tenant will at once surrender possession of the Premises to Landlord and remove all of Tenant's effects therefrom. If Tenant refuses to surrender possession immediately, Landlord may institute appropriate legal proceedings and Tenant agrees that Landlord may obtain injunctive relief for removal of Tenant, should Tenant's leasehold become subject to cancellation hereunder.

4

Initials JS

It is expressly agreed that no termination of this Lease as the result of Tenant's default or breach shall have the effect of releasing Tenant from his obligation to pay the full Rent due for the entire period of the then existing Term.

18. **Entry for Carding, etc.** Landlord may card Premises "For Rent" or "For Sale" sixty (60) days before termination of this Lease. Landlord may enter the Premises at reasonable hours to exhibit same to prospective purchasers or tenants and to make repairs required of Landlord under the terms hereof, or to make repairs to Landlord's adjoining property, if any.

19. **Mortgagee's Rights.** Tenant's rights shall be subject to any bona fide mortgage or deed to secure debt which is now, or may hereafter be, placed upon the Premises by Landlord.

20. **No Estate in Land.** This contract shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord. Tenant's interest in the Premises is possessory only, and personal to Tenant, and is not subject to levy or sale, nor assignable by Tenant except by Landlord's consent.

21. **Holding Over.** If Tenant remains in possession of the Premises after expiration of the Term hereof, with or without Landlord's acquiescence and without any express agreement of the parties, Tenant shall be a Tenant at will at 150% the rental rate in effect at the end of the Lease. There shall be no renewal of this Lease by operation of law.

22. **Attorney's Fees and Homestead.** If any rent owing under this Lease is collected by or through an attorney at law, Tenant agrees to pay reasonable attorney's fees. Tenant waives all homestead rights and exemptions which it may have under any law against any obligations owing under this Lease. Tenant hereby assigns to Landlord its homestead and exemption.

23. **Security Deposit.** As security for Tenant's prompt and full payment of the rent, and the faithful and timely performance of all provisions of this Lease, to be performed on Tenant's part, the Tenant has pledged and deposited with Landlord \$0. It is acknowledged and agreed that Landlord is not establishing a separate account for such security deposit and such deposit may be commingled with other monies of Landlord. Further, Tenant shall not be entitled to interest, if any, on the security deposit. In the event any default shall be made in the performance of any of the covenants on the part of Tenant with respect to any item or matter, Landlord shall have the right, but shall not be obligated, to apply said security deposit to the curing of such default. Any such application by Landlord shall not be a defense to any action by Landlord arising out of said default and shall be in addition to any other remedies available to Landlord as may be provided by law or this Agreement; and, on demand, Tenant shall restore said security deposit to the full amount set forth. On the expiration, or earlier termination, of this Lease, or any extension or renewal thereof, provided Tenant has paid all of the rent herein called for and fully performed all of the other provisions of this Lease to be performed on its part, the Landlord will return to the Tenant any then remaining balance of said security deposit.

24. **Service of Notice.** Tenant hereby appoints as his agent to receive service of all dispossession or distraint proceedings and notices hereunder, and all notices required under this Lease, the person in charge of the leased Premises at the time, or occupying said Premises.

25. Legality of Agreement: In the event any portion or portions of this Lease are declared unconstitutional, illegal, void, or of no force and effect, the balance of this Lease shall remain in full force and effect and enforceable as a binding contract.

26. Time of Essence: Time is of the essence of this agreement.

27. Special Stipulations: Insofar as the following stipulations conflict with any of the foregoing provisions, the following shall control:

(a) No warranties: Except as expressly set forth in this Agreement, Landlord makes no other representations or warranties concerning the Premises. Tenant acknowledges that it has occupied the Premises and had the opportunity to inspect the Premises, prior to the date hereof, to the extent it deems appropriate and is accepting the Premises in the condition existing as of the Lease Commencement Date "AS IS WHERE IS" without any warranty of merchantability, fitness for particular purpose or any other warranty whatsoever and agrees that Tenant is accepting all risks associated therewith.

WITNESS our hands and seals the 1st day of April 2025.

LANDLORD:
Alacrity Holdings 6, LLC

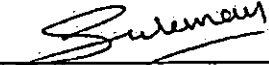
By: Shaneel Latani
Its: Manager

TENANT:
4331 Shell Food Mart, LLC

By: Suleiman Jiwani
Its: Tenant

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

Agent's Signature:  Date: 05/06/2025

Business Name: SONNI GAS VENTURE LLC

I hereby certify that SONNI GAS VENTURE LLC (Agent) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

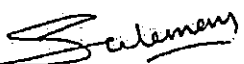
This 6th day of May, 2025.


Notary Public

Jan 27th, 2027
My Commission Expires

Ownership/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Individual/Owner's Signature:  Date: 05/06/2025
(If different from Agent)

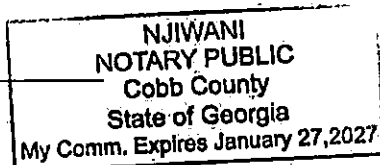
Title: SULEMAN JIWANI - OWNER

Business Name: SONNI GAS VENTURE LLC

I hereby certify that SULEMAN JIWANI (Applicant) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 6th day of May, 2025.


Notary Public



January 27th, 2027
My Commission Expires

PACKAGE TO GO BUSINESS TYPE IDENTIFICATION FORM
--

Business Name: SONNI GAS VENTURE LLC

Business Address: 4331 PIO NONO AVE MACON, GA 31206

Instructions:

This form must be completed for each new license or renewal license application for locations selling beer or wine or both, but not distilled spirits, by the package to go.

If you are not selling alcohol by the package to go, or if you are selling distilled spirits by the package to go, simply check the last box on this form for "Exempt" and sign at the bottom.

If you are selling alcohol by the package to go, please read the definitions below and check the box next to the definition which best matches how the business is currently operated or expected to operate under this license. Any intentional failure to identify or misrepresentation on this form may be grounds for denial or revocation of any license issued to you.

Definitions:

☐ **Drugstore:** a retail store that provides assorted items including medical or healthcare supplies, that may also provide other items or services such as over-the-counter drugs; processed food and drink items; beauty products; small toys; or photo processing services; and that is licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

☐ **Food Mart:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of less than 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which regularly sells, at a minimum and among other products the following items: at least four pounds each of five different types of fresh fruits or vegetables; four pounds of fresh, raw beef, chicken, or pork; four dozen fresh chicken eggs; four pounds of bread; and four gallons fresh cow's milk. Food Marts shall be required to maintain a food scale certified by the Georgia Department of Agriculture for the purpose of verifying compliance with this definition. Food Marts shall purchase food items for resale from lawful fresh food wholesalers, and shall be required to produce invoices reflecting the sources of food products sold upon demand by County officials. If an insufficient quantity of an item is present in the Food Mart, Macon-Bibb County may consider receipts or other evidence to determine whether a sufficient good faith effort was made to comply with the minimum item quantity requirements. The term "Food Mart" does not include Drugstores, Gas Stations, Grocery Stores, Small Box Discount Stores, Specialty Stores, or Vice Marts; provided that a Food Mart may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

☒ **Gas Station:** a Vice Mart that is also licensed by the Georgia Safety Fire Commissioner for the storage and sale of liquefied petroleum gas and that actually regularly sells liquefied petroleum gas.

☐ **Grocery Store:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of at least 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which sells, at a minimum and among other products at least ten different types of fresh fruits or vegetables; fresh, raw beef, chicken, or pork; fresh chicken eggs; bread; and fresh cow's milk. A Grocery Store may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

- ☐ **Small Box Discount Store:** a retail store that provides assorted, inexpensive items that are continuously offered at a discounted price that is usually under \$10 per item. These stores are commonly referred to by names such as "dollar stores," "99 cent stores," "five dollar stores," "discount stores," or "variety stores." Products sold typically include processed food and drink items, personal hygiene products, office supplies and decorations. Retail floor space is typically less than 15,000 square feet.
- ☐ **Specialty Store:** a retail store that derives at least 50% of its annual gross sales from the sale of certain specialized classes or types of food or beverage products, or related accessories or non-food items. Such products are typically of a superior quality or more limited market availability than those general products commonly found in Grocery Stores. This includes brewpubs, malt beverage taprooms, and cocktail rooms. Other examples of Specialty Stores include, without limitation: (a) imported or luxury products; (b) products associated with a particular culture, global region, cuisine, or nationality; (c) products conforming to or supporting the dietary requirements of any sincerely held religious practice or belief; (d) restaurants; (e) organic, vegan, or natural products; (f) meats (e.g., butcher shops, delis, or seafood markets); (g) cheese or dairy products; (h) oils, seasonings, or spices; (i) growlers, craft beers, or wine; (j) breads or baked goods; (k) cigars; (l) honey or beeswax products; (m) products grown or produced within the State of Georgia or any particular location therein; or (n) any similarly specialized products or classes of products.
- ☐ **Vice Mart:** a retail store that provides assorted, inexpensive items for neighborhood residents or travelers, such as processed shelf-stable or refrigerated food and drink items; fountain and brewed drinks; handheld prepared food items; automotive items; tobacco products; family planning products; lottery products; gifts; over-the-counter medications; or similar items. Stores are typically designed for expediency – with customers typically buying few items per transaction and spending only a short time in the store. Retail floor space is typically less than 10,000 square feet.
- ☐ **Other Small Box Retail Store:** a retail store that meets each of the following criteria: 1. the store has a total retail floor space of less than 15,000 square feet; 2. the store does not meet the definition of Drug Store, Food Mart, Gas Station, Grocery Store, Small Box Discount Store, Specialty Store, or Vice Mart; and 3. the store is not licensed or applying for a license for the sale of distilled spirits by the package to go.
- ☐ **Other/None of the Above/Distilled Spirits/Exempt:** Check this box if none of the above definitions apply to your store, or if you are not licensed or applying for a license to sell only beer or wine or both by the package to go.


Applicant/Agent Signature

05/06/2025
Date

SECURITY CAMERA COMPLIANCE VERIFICATION

Instructions:

This form must be completed for each new license application for locations selling alcohol by the package to go or operating as a bar or nightclub.

Pursuant to Sec. 4-1 of the Macon-Bibb County Code of Ordinances,

1. Bar shall mean any business that derives 75 percent or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises, in accordance with O.C.G.A. § 3-1-2;
2. Nightclub shall mean any business which:
 - Directly or indirectly charges patrons for admission;
 - Is licensed under this Chapter for the sale of alcoholic beverages for consumption on premises;
 - Provides entertainment using amplified sound, including, without limitation, the playing of pre-recorded music through amplified sound by a DJ or emcee or similar person; the playing of live analog, electronic, or digital musical instruments; the presentation of live human speech or dialogue through amplified sound; or any combination of the above;
 - Which does not provide a number of seats suitable for the viewing of such entertainment greater than or equal to the number of patrons present; and
 - Which does not earn at least fifty percent of its annual gross revenues from the sale of prepared meals or the letting of rooms for overnight stay.

If you are selling alcohol by the package to go or operating a bar or nightclub you must:

1. install security cameras in your business that meet the requirements below;
2. call the Code Enforcement Department Office at 478-803-0470, select option "0" to schedule an appointment to have an inspection of the security camera system;
3. show the inspector that the security camera system meets the requirements below; and
4. have the inspector sign this form approving the security camera system.

If you are not operating as a bar or nightclub or selling alcohol by the package to go, simply check the box on this form for "Exempt" and sign at the bottom.

Pursuant to Sec. 4-40 of the Macon-Bibb County Code of Ordinances,

1. Any establishment selling alcoholic beverages by the package to go must install security cameras, which are, at a minimum, of sufficient quantity, quality, and positioning so as to capture the face and clothing of any person entering into the establishment through any public entrance; or making any purchase from the establishment.
2. Any establishment licensed to sell any alcoholic beverage for consumption on premises, which is operating as a bar or nightclub, is hereby required to install security cameras, which must, at a minimum, be of sufficient quantity, quality, and positioning so as to capture the face and clothing of persons entering into said establishment through any public entrance.

Security Camera Compliance Verification Form

Rev. March 2021

Page 1 of 2

thereof; standing outside of the establishment but within fifty feet of any entrance to said establishment; making any purchase from a fixed point of sale within said establishment; or standing within any dance floor or similar area designated within said establishment.

3. A digital security camera system shall be deemed to be "of sufficient quality" of and only if each camera required under this Section meets the following criteria:
 - It is capable of producing an image with a 1080p High Definition (1920 x 1080 pixels) resolution or greater at a minimum frame rate of 15 frames per second;
 - It is maintained in a state of being free of dust or debris that would interfere with the quality of the image being produced; and
 - It is capable of operating in the actual interior or exterior lighting conditions that are present during all operations and times of operation for the establishment, and of producing a clear image of the face and clothing of the persons described in this Section in all such lighting conditions.
4. Such cameras meeting the requirements of this Section must be capable of producing a retrievable image on film, tape, or other suitable digital format that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this Section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the Sheriff.
5. Establishments required under this Section to install security cameras shall maintain all video images captured thereby for a period of at least thirty days from the date of image capture.
6. The failure to have or maintain security cameras in good working condition, with sufficient backup storage as to permit the retrieval of images as required by this Section shall be a violation of this Section and shall be punishable in accordance with the general provisions of Section 1-6 of this Code; as well as by any adverse action against the alcohol licensure of such business, up to and including the revocation or denial of all existing alcohol licenses held by such licensee.

Business Name: SONNI GAS VENTURE LLC

Business Address: 4331 PIO NONO AVE MACON, GA 31206

I hereby certify that on this date, I have inspected the security camera and image retrieval system located at the above business and found it to be in compliance with the requirements of Sec. 4-40 of the Macon-Bibb County Code of Ordinances, as stated hereon.

7224
Code Enforcement Department Designee

28 May 25
Date

☒ **Exempt:** Check this box if you are not licensed, not applying for package to go license, or not operating as a bar or nightclub.

[Signature]
Applicant/Agent Signature

05/28/25
Date

Security Camera Compliance Verification Form
Rev. March 2021
Page 2 of 2

Applicant Privacy Rights Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure for obtaining a change, correction or updating an FBI identification record is set forth in Title 28 Code of Federal Regulations 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 – 16.33 or go to the FBI website at <http://fbi.gov/about-us/cjis/background-checks>.



Signature

SULEMAN JIWANI

Print Name

05/06/2025

Date



Alcohol License Questionnaire

Name of Business: SONNI GAS VENTURE LLC
 Owner's Name: SULEMAN JIWANI
 Address: 4331 PIO NONO AVE.
MACON, GA 31208

1. Do you own or are you leasing your business location? Own Lease

2. If you purchased the building, what was the final sale price as reflected in public records? \$ N/A

3. If you are leasing the building, what relation, if any, is there between the building owner and the owner(s) of your business?

Please circle one: Relation, see below X No Relation

4. If you are leasing the building, will your landlord be involved in the day to day business operations? ☐ Yes ☒ No

5. Was the previous operator at this location in any legal or regulatory trouble with local government, state government, law enforcement, or the Georgia lottery in the year prior to the transfer to your business? ☐ Yes ☒ No

6. Will the previous operator or any family member of the previous operator remain involved in the day to day business operations? ☐ Yes ☒ No

7. Was the sale of the building, business, or lease an "arms length" or "fair market value" transaction? ☐ Yes ☒ No

Signature

SULEMAN JIWANI

Print Name

05/06/2025

Date

ARMED SECURITY PERSONNEL REQUIRED TRAINING COMPLIANCE FORM

Instructions:

This form must be completed by any bar or nightclub operating with an alcohol license which allows or requires security personnel to carry firearms while working. The form shall be submitted upon applying or renewing any license to sell alcohol on the premises. This form is not required for businesses employing certified peace officers in good standing with the Georgia Peace Officer Standards and Training Counsel. Applicants applying for special events which employ armed security personnel are required to submit this form.

Pursuant to the licensing requirements of Sec. 4-550 of the Macon-Bibb County Code of Ordinances, attach the following documentation to this form prior to submission:

1. A copy of the applicant's valid private security business license, issued by the Georgia Board of Private Detective and Security Agencies.
2. A list containing the names and dates of birth of all persons who will be working as armed security personnel at the applicant's place of business or special event location. Use the attached form.

NOTE: IT IS A VIOLATION TO ALLOW ANY PERSON NOT LISTED TO WORK AS AN ARMED SECURITY PERSONNEL WITHOUT FIRST SUBMITTING AN UPDATED COPY OF THIS FORM TO THE TAX COMMISSIONER'S OFFICE. PENALTIES FOR VIOLATING THIS RULE MAY INCLUDE THE LOSS OF YOUR ALCOHOL LICENSES.

3. A copy of a valid private security license from the Georgia Board of Private Detective and Security Agencies for each person named who will be working as armed security personnel at the applicant's place of business or special event location.

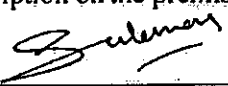
If you are not operating as a bar or nightclub with armed security personnel, simply check the box on this form for "Exempt" and sign at the bottom.

Business Name: SONNI GAS VENTURE LLC

Business Address: 4331 PIO NONO AVE MACON, GA 31206

☒ **Exempt:** Check this box if you certify that you will not hire any armed security personnel, or that you are not operating as a bar or nightclub.

Does your business derive 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises? ☐ YES ☒ NO


Applicant/Agent Signature

05/06/2025

Date

ARMED SECURITY PERSONNEL IDENTIFICATION FORM

Instructions:

*Please list every individual who may be working as armed security personnel at your bar or nightclub. Certified peace officers do not need to be listed and may be added in the future without updating this list. If you hire anybody in the future to work as armed security personnel at your bar or nightclub, this list **MUST** be updated to include that person before they are allowed to carry a firearm while working at your business. Use additional copies of this sheet if necessary.*

IF ANY PERSON NOT ON THIS LIST IS FOUND TO BE WORKING AS ARMED SECURITY PERSONNEL AT YOUR BAR OR NIGHTCLUB, THEN YOU MAY BE SUBJECT TO PENALTIES OF UP TO \$1000 PER VIOLATION AND UP TO 6 MONTHS IN JAIL, AS WELL AS THE LOSS OF ALL ALCOHOL LICENSES ISSUED TO YOU WITHIN MACON-BIBB COUNTY.

1.			
	Name	Date of Birth	GBPDSA Private Security License #
2.			
	Name	Date of Birth	GBPDSA Private Security License #
3.			
	Name	Date of Birth	GBPDSA Private Security License #
4.			
	Name	Date of Birth	GBPDSA Private Security License #
5.			
	Name	Date of Birth	GBPDSA Private Security License #
6.			
	Name	Date of Birth	GBPDSA Private Security License #
7.			
	Name	Date of Birth	GBPDSA Private Security License #
8.			
	Name	Date of Birth	GBPDSA Private Security License #
9.			
	Name	Date of Birth	GBPDSA Private Security License #

Macon-Bibb County

Certificate of Good Standing

1. Name and Title of the Property Owner: ALACRITY HOLDINGS 6 LLC
2. Name of the subject of this Certificate, if different from the applicant: _____
3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

NO

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

Alacrity

Print and Sign Name

Sworn to and subscribed before me this

6th day of May, 2025

Notary Public
Notary Public

My Commission Expires: Jan 27th, 2027

NJIWANI
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires January 27, 2027

NJIWANI
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires January 27, 2027

Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: SULEMAN JIWANI - OWNER

2. Name of the subject of this Certificate, if different from the applicant: _____

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

NO

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

Suleman

Suleman Jiwani

Print and Sign Name

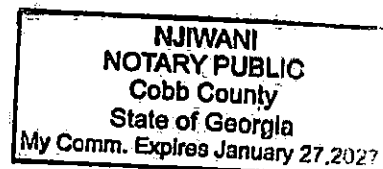
Sworn to and subscribed before me this

06 day of May, 2025

[Signature]

Notary Public

My Commission Expires January 27th, 2027





Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office PO Box 4503
Macon, GA 31208-4503

OFFICE USE ONLY

ALCOHOL APPLICATION

Applicant Name: Suleman Jiwani – Fingerprints Completed: 06.5.2025

Business Name: Sonni Gas Venture LLC dba Food Mart

Business Address: 4331 Pio Nono Avenue, Macon GA 31206

DocuSigned by:		
After investigation, I recommend that the license requested herein be:		
Granted	 Sheriff, Macon-Bibb County, Georgia	Date 6/14/2025
Denied	1C561778CDEE414... Sheriff, Macon-Bibb County, Georgia	Date

After investigation, I recommend that the license requested herein be:		
Granted	_____ Mayor, Macon-Bibb County, Georgia	Date
Denied	_____ Mayor, Macon-Bibb County, Georgia	Date

After investigation, I recommend that the license requested herein be:		
Granted	 Clerk of the Macon-Bibb County Commission, Georgia	Date
Denied	 Clerk of the Macon-Bibb County Commission, Georgia	Date



Tax Commissioner's Office
188 Third Street
Macon, GA 31201

Review Form

The attached application is a petition to Macon-Bibb County for an Alcoholic Beverage License.

The following required documents are included in the application:

- ☐ Signature form
- ☐ BSO Recommendation letter
- ☐ Proof of Planning and Zoning compliance
- ☐ Affidavit from the Macon-Bibb County Engineer's Department
- ☐ Affidavit from the Macon Telegraph Newspaper

Legal Review 10/29/2025 (Date) DS (Initials)

Comments

After review, legal recommends denial for violation of Certificate of Good Standing requirements; property owner owes outstanding taxes.

Initials

SF (Initial)
Stephanie Freeman, Administrative Office Specialist

ADDED TO THE NOVEMBER 18, 2025 PRE-COMMISSION AGENDA



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

License Fees are Prorated by Month that Completed Application is Submitted

LICENSE FEES (Check All That Apply)

*Distilled Spirits Packaged to Go	\$2,900	*Malt Packaged to Go	\$800	Wine Packaged to Go	\$700
*Distilled Spirits C.O.P.	\$2,900	*Malt C.O.P	\$800	*Wine C.O.P	\$700
*Distilled Spirits Wholesaler	\$3,600	*Malt Wholesaler	\$1,000	Wine Wholesaler	\$800
*Distilled Spirits Manufacturers	\$4,300	*Malt Manufacturer	\$2,500	Wine Manufacturer	\$1,700
Brewpub	\$2,500	Out-of-Town Wholesaler	\$100	Alcohol Beverage Caterer	\$600
Sunday Sales	\$300	Brown Bag	\$0	Temporary Alcohol License	\$100
Please check here if you are applying for a Business Continuation License. Business Continuation License is 25% of applicable fees.					
*Distilled Spirits (Liquor)		*Malt (Beer)		*C.O.P. (Consumed on Premise)	

A BUSINESS LICENSE IS REQUIRED BEFORE AN ALCOHOL LICENSE MAY BE ISSUED.

\$ 60000 Alcohol License Fees + \$400 Application Fee = \$ 10,000

Agent Information

1. Agent/Owner(s) must complete and sign the Name-Based Criminal History Record Information Consent Form.
2. Provide an Unexpired Identification Card issued by Any U.S. State or United States government, bearing a current photograph of the applicant.
3. Agent/Owner(s) Must be Fingerprinted once application & fees are completed and paid unless such individuals currently hold one or more categories of alcohol license(s) in goodstanding.
4. Proof of Alcohol Handler's Permit from Agent and Owners.
5. Complete (S.A.V.E.) Systematic Alien Verification for Entitlements O.C.G.A. § 50-36-1 (e) (2) Affidavit.

Location/Business Information

6. Affidavit of Intent to Sale Alcohol from the Macon Telegraph Newspaper.
7. If any business entity other than Sole Ownership...Must submit a copy of the GA Secretary of State's Business information Record.
8. If NON-PROFIT entity...Proof of Non-Profit Status.
9. Planning and Zoning Compliance Form.
10. Original Affidavit from the Macon-Bibb County Engineer's Department.
11. A legal description (Lease/Deed/etc.) of the property upon which premises are located.

Business Continuation

12. Please provide a list of the current, valid licenses issued to the named business; A record showing that all business license fees owed on the existing business have been fully paid, or a receipt showing payment thereof.
13. A statement, signed by the applicant, swearing, or affirming that the applicant has recently purchased the named business, or has a bona fide expectation of purchasing the named business soon; and
14. A record showing that all property taxes to date owned on the property have been fully paid, or a receipt showing payment thereof.

Select One: ☒ New Business ☐ Change of location ☐ Change of Business

BUSINESS

Federal Tax ID #: 334846509 State Tax ID #: 309049938
 Business Name: Reliance Food mart Corporate and Trade Name: Kavya 2025 LLC
 Local Business Address: 3609 Pio nono Ave, Macon, GA, 31206
(P.O. Box Not Allowed) City State Zip
 Mailing Address: 3609 Pio nono Ave, Macon, GA, 31206
Street Address (City State Zip)
 Local Business Phone #: 478-621-7514 Email Address: dhruvkumar P 440@gmail.com
 Contact Person: Dhruvkumar Patel Contact Phone #: 478-234-8980

AGENT

Agent's Name: Dhruvkumar Patel Agent's Title: owner
 Date of Birth: [REDACTED] Social Security Number: [REDACTED]
 Home Address: 505 Belleaire Ct City: macon State: GA Zip: 31216
 Home Phone #: 478-234-8980 Email: dhruvkumar P 440@gmail.com
 Mailing Address: 3609 Pio nono Ave City: macon State: GA Zip: 31206

INDIVIDUAL/OWNER INFORMATION

Will the Agent named above also serve as the Applicant of this license? ☒ Yes ☐ No If no, complete the following:

Owner/Individual's Name: _____ Title: _____
 Home Address: _____ City: _____ State: _____ Zip: _____
 Home Phone #: _____ Email: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Rev. 12/24

Name-Based Criminal History Record Information Consent/Inquiry From

I hereby give consent for the Bibb Co Sheriff conduct an inquiry and receive
Criminal Justice Agency
any Georgia criminal history record information pertaining to me which may be contained in the files of any state or
local criminal justice agency in Georgia. I further authorize the B.C.S.O. to relay that information to Requesting Entity:

..... via:
US Mail ____ In-Person Pick-Up ____ Encrypted Email Address: _____

Full Name (Print):	<u>Dhruv Kumar Patel</u>		
Address	<u>505 Bellesirect, macon, GA, 31216</u>		
Sex	Race	Date of Birth	Social Security Number
<u>M</u>	<u>Asian</u>		

This authorization is valid for 180 days from date of signature.

I, Dhruv Kumar Patel give consent to the above named entity to perform
periodic criminal history background checks for the duration of my employment.

~~Patel~~ Signature 8/2/25 Date

Attorney for Individual (Purpose Codes E and U Only) Bar Number _____ Date _____

Date of Inquiry: _____ Time of Inquiry: _____ Operator's initials: _____

Purpose Code used: (Check all that apply)

☐	Employment (E) - Provides Georgia Criminal History Record Information
☐	Employment with Mentally Disabled (M)- Provides Georgia Criminal History Record Information
☐	Employment with Elder Care (N)- Provides Georgia Criminal History Record Information
☐	Employment with Children (W) - Provides Georgia Criminal History Record Information
☐	Public Records (P)- Provides Georgia Felony Convictions Only
☐	Personal Copy (U) - Includes Restricted and Sealed arrests (not to be used for employment)
☐	Civilian Criminal Justice (J)- State and Ill Info Received
☐	Sworn Criminal Justice Employment (Z) - State and Ill Info received

The inquiry resulted in the following: (check all that apply)

☐	No Georgia CHRI results available
☐	Georgia CHRI attached/released
☐	No NCIC/GCIC Warrant results available
☐	Possible NCIC/GCIC Warrant. Contact Agency Listed Below
Wanting Agency Name:	
Agency Telephone:	

Agency Designee Signature and Title _____ Date _____

MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

1) _____ I am a United States citizen 18 years of age or older. Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.

2) ☒ I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. Please submit a copy of your current immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.

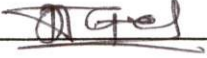
Please check only one option above and submit the required documents with your application. Please note that the failure to do so will result in a processing delay.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

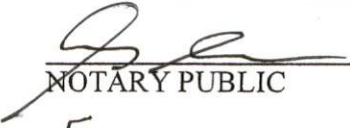
Business Name: Reliance Food mart

Printed Name of Applicant: Dhruv Kumar Patel

*Signature of Applicant: 

SUBSCRIBED AND SWORN BEFORE ME ON

THIS 2 DAY OF Aug, 2025.


NOTARY PUBLIC

February 1st, 2026
MY COMMISSION EXPIRES



Case Result | Case Status: Status Returned



SENSITIVE BUT UNCLASSIFIED

SAVE Response

Applicant Status: Deferred Action - Temporary Employment Authorized

SAVE Response Details

Case Verification
Number: 0025216193917XZ
Employment
Authorization
Document (EAD)
Expiration Date: 01/31/2028
Provision of Law
Code: C14

Agency Submitted Details

Full Name: Dhruvkumar patel
Date of Birth: [REDACTED]
Alien Number: [REDACTED]
Initiated On: 08/04/2025
Initiated By: JREN0851
Point of Contact
Name: Jennifer Renfro
Point of Contact
Phone Number: (478) 310-3576
Requested
Benefits: Occup. Tax Cert.
Attached
Document: No



MEASUREMENT FORM

Retail Sales of Wine and Malt Beverages Packaged to Go Macon-Bibb County Code, Chapter 4, Article V, Sec. 4-122

APPLICANT: DHRUV KUMAR PATEL

PROPOSED LICENSE: BEER AND WINE PACKAGE TO GO

BUSINESS LOCATION: 3609 PIO NONO AVE, MACON, GA 31206

BUSINESS NAME: RELIANCE FOOD MART

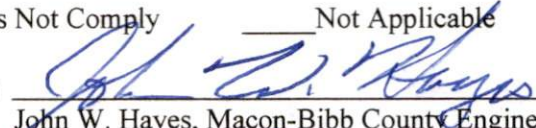
To Be Completed by County Engineer

1. Nearest corner of the building housing the place of business to nearest corner of a school ground, school building, college campus, an alcoholic treatment center, a public library or branch thereof, or a Macon-Bibb County Housing Property measured and found to be more than 300 ft.
☒ X Comply ☐ Does not Comply

2. An alcoholic beverage license has been previously issued for this location, so the license may be continued to be issued or renewed for the same location despite a nearby property use which does not meet the distance requirements.
☒ X Not Applicable ☐ Unknown

3. This grocery store is exempt from the restriction on sale of wine and malt beverages to go within 300 ft. of a college campus.
☒ X Comply ☐ Complies , but does not comply with other restrictions
☐ Not Applicable

4. Nearest corner of building housing the place of business to nearest corner of any known Vice Mart, Small Box Retail Store or Small Box Discount Store and found to be more than 2500'.
☒ X Comply ☐ Does Not Comply ☐ Not Applicable

By: 
 John W. Hayes, Macon-Bibb County Engineer

Date: 7/3/25

It is respectfully requested that forms be returned no later than Friday of each week for use by the County Commissioner's Office.

RETAIL SALES of BEER and WINE

Package Sale to Go & consumption on premises.

OR

Package Sale to Go (Convenience Store)

300' from business building corner to nearest corner of school ground, school building, college campus, alcoholic treatment center, public library, Macon-Bibb County Housing Authority unit, church or church grounds or Macon-Bibb County recreation area.

If applying location is identified as a "Small Box Retail Store, Small Box Discount Store or Vice mart", it must be 2500' from other similarly classified stores.

(Revised 8-23-2023) PJH

Reliance Food Mart
#3609 Pio Nono Avenue

3,200' — SCHOOL GROUND property line
Southwest High School

3,500' — SCHOOL BUILDING
Southwest High School

7,650' — COLLEGE CAMPUS property line
Central Georgia Technical College

21,650' — ALCOHOLIC TREATMENT CENTER building
River Edge - Emory Highway

5,550' — PUBLIC LIBRARY or BRANCH building
Bloomfield Library

3,100' — MACON-BIBB COUNTY HOUSING AUTHORITY property
Pendleton Homes

1,200' — CHURCH (building)
First Faith Methodist Church

1,150' — CHURCH GROUNDS
First Faith Methodist Church

3,500' — M-B COUNTY RECREATION CENTER property
Bloomfield - Lilead Recreation Center

N/A — Vice Mart - Small Box Retail Store - Small Box Discount store (2500')
Applicant self-identifies as a:
"Gas Station"

[Handwritten signature]

OK!

Paul J. Hoinowski
July 1, 2025

McClatchy

Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
	IPL0256606	Legal Ad - IPL0256606		1.0	29.0L

ATTENTION: Dhruvkumar Patel
3609 pionono ave
Macon, GA 31206
dhruvkumarp440@gmail.com

To Whom It May Concern:

This is to certify the legal advertisement in the above stated case was published in The Telegraph legal section on:

2.0 insertion(s) published on:
07/25/25 Digital, 08/01/25 Digital

GEORGIA, BIBB COUNTY

NOTICE OF INTENT TO FILE REQUEST FOR Beer and wine

Pursuant to the ordinance adopted by the Macon-Bibb County Commission, dated December 4, 2018, as now or hereafter amended, notice is hereby given that on or after the August 1, 2025, the undersigned will apply to said Macon-Bibb County Commission for the above-described license(s) at an establishment known as Reliance Food mart, 3609 pionono ave macon,ga 31206. The public is invited to comment on the proposed license by submitting comments in writing to Macon-Bibb County Tax Commissioner's Office. Attn: Alcohol License Comments, 188 Third Street, Macon, GA 31201 within fourteen days of the date shown below.

This July 25, 2025. Dhruvkumar patel,
Applicant
PL0256606
Jul 25.Aug 1 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Julie Ambry



Julie Ambry

Amanda Rodela



Sworn to and subscribed before me on

Aug 1, 2025, 10:30 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

NOTICE OF INTENT TO FILE REQUEST FOR Beer and wine

Pursuant to the ordinance adopted by the Macon-Bibb County Commission, dated December 4, 2018, as now or hereafter amended, notice is hereby given that on or after the August 1, 2025, the undersigned will apply to the Macon-Bibb County Commission for the above-described license(s) at an establishment known as Reliance Food Mart, 3609 Pionono Ave Macon, GA 31206. The public is invited to comment on the proposed license by submitting comments in writing to the Macon-Bibb County Tax Commissioner's Office. Attn: Alcohol License Comments, 188 Third Street, Macon, GA 31201 within fourteen days of the date shown below.

On July 25, 2025. Dhruvkumar Patel, Applicant
L0256606
Jul 25, Aug 1 2025



ZONING COMPLIANCE

PERMIT NO: ZC-2025-1719	PERMIT TYPE: Permitted Use	DATE ISSUED: 07/17/2025
PARCEL NO: O0940066	ZONING DISTRICT: C-4	NEW CONSTRUCTION: No
NAME OF APPLICANT:	Dhruvkumar Patel	
	Reliance food mart	
PROPOSED USE:	Change of Ownership	
ADDRESS OF PROPOSED USE:	3609 PIO NONO AVE	
PROPERTY OWNER'S NAME:	NIKUNJ 19 LLC	

PERMIT ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

As per application, approval is granted to change the ownership of an existing fueling center with alcohol packaged to go. No outside storage, sales, or display authorized. No signage authorized by this permit. Signage shall require a separate Zoning permit. No more than six (6) amusement or gaming machines are authorized by this approval and the floor area as utilized by these machines or their patrons shall be less than thirty (30) percent of the gross floor area of the establishment; should the machines and their patrons occupy more than this or should there be more than six (6) machines, a separate application for an amusement facility/indoor recreation facility is required. Subject to the requirements of the Office of Building and Fire Safety, Business License Office, and all other applicable local, state, and federal regulations. Any permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, the zoning permit must be displayed on the premises together with the business license.

NOTE: THIS PERMIT IS NULL & VOID IF CONSTRUCTION OR USE HAS NOT BEGUN BY: 07/17/2026

APPROVED BY: *Butch Sementilli*

This permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, this zoning permit must be displayed on the premises together with the business license. This permit is issued subject to the rules and regulations of the Macon-Bibb County Health Department, the Macon-Bibb County Engineering Department, the Macon-Bibb County Fire Department, the Macon-Bibb County Traffic Engineering Department, the Macon Water Authority, the Office of Building and Fire Safety, and any other governmental agency whose regulations may be applicable. All construction or use relating to this permit must strictly comply with site plans submitted to the Macon-Bibb County Planning and Zoning Commission. Permits are specific to the property for which the permit is issued as well as the person to whom it is issued. Other than permits for single family homes or duplexes, any change in the person engaging in the use allowed by such permit shall require that the new person engaging in such use file a change of ownership form with the Commission, provided that change of ownership forms shall not be required for variances or certificates of appropriateness. The new holder of any permit shall be subject to all conditions attached to the original permit.

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

KAVYA 2025 LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **04/24/2025** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **04/28/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: Reliance Food Mart Name of Corporation: Karya 2025 LLC

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: Dhruv Kumar Patel (owner) Telephone Number: 478-234-8980

Date of Birth: [REDACTED] Social Security Number: [REDACTED]

Residential Street Address: 505 Bellevue Ct, Macon, GA, 31216

P.O. Box Not Allowed (City State Zip)

Mailing Address: 3609 Pio nono Ave, Macon, GA, 31206

(City State Zip)

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
 - o General Partner holding _____ % of all outstanding partnership interests.
- ☐ Limited Partnership (LP)
 - o General Partner holding _____ % of all outstanding general partnership interests.
 - o Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
 - o General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Limited Partnership (LLLLP)
 - o General Partner holding _____ % of all outstanding general partnership interests.
 - o Limited Partner holding _____ % of all outstanding general partnership interests.
- ☒ Limited Liability Company (LLC)
 - o Managing Member, Total number of Managing Member(s): 1
 - o Member holdings 100 % of all outstanding membership interests.
- ☐ Privately Held Corp./Company
 - o Corporate Officer: Yes ___ No ___
- ☐ Other
 - o Other person exercising operational authority over the entity: _____



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: Dhruvkumar Last Name: Patel
Home Address: 505 Belleview Ct City: macon State: GA Zip: 31216
Home Phone #: 478-234-8980 Email: dhruvkumar440@gmail.com
Date of Birth: [REDACTED] Social Security Number: [REDACTED]
Mailing Address: 3609 Pio nono Ave City: macon State: GA Zip: 31206

- A certificate showing completion of an Alcohol Handler's training course taken within the last three years.
- An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.
- Current Color photograph of applicant.
- \$25 cash, money order/check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner's Office

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

[Signature]
Applicant's Signature

8/2/25
Date

I hereby certify that Dhruvkumar Patel signed his/her name to forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 2 day of Aug, 2025

[Signature]
Notary Public



February 1st, 2026
My Commission Expires



Cheers Hospitality Academy

CERTIFICATE OF COMPLETION

Awarded To

DHRUVKUMAR PATEL

Course Completion

MACON-BIBB ALCOHOL HANDLER'S PERMIT COURSE

Date: 2025-07-17

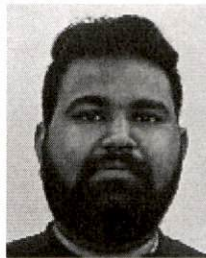
Serial No.

cert_sw2gy3zn





Dhruvkumar Patel



AH001611

ALCOHOL HANDLER

EXP: 12/31/2025

COMMERCIAL REAL ESTATE LEASE CONTRACT

THIS AGREEMENT, made effective the 1st day of June, 2025, by and between **NIKUNJ 19 LLC**, a Georgia limited liability company with an address of 505 bellerive ct, Macon, GA 31216, ("Landlord") and **KAVYA 2025 LLC**, a Georgia limited liability company with an address of 3609 Pio Nono Ave, Macon, GA 31206 ("Tenant").

WITNESSETH:

THAT, in consideration of the mutual covenants contained herein, the parties have agreed as follows:

1. Premises. Landlord, for and in consideration of the rents, covenants, agreements and stipulations herein contained, to be paid, kept, and performed by Tenant, has leased and rented, and by these presents does lease and rent unto said Tenant, and said Tenant hereby agrees to lease and take upon the terms and conditions which hereinafter appear, property and improvements located at 3609 Pio Nono Ave, Macon, GA 31206 and more particularly described in Exhibit "A" (the "Premises").

2. Term of Lease. The Term of this Lease shall commence on the 1st day of June 2025 and, unless sooner terminated as hereinafter provided, shall expire on the 31st day of May 2030. This Lease may be renewed, unless terminated sooner as provided hereinafter, for one additional five-year term ("Renewal Term") by Tenant provided Tenant is not in default at time of notice and renewal date. Tenant must give written notice of its election to renew, at least One Hundred Twenty (120) days prior to the end of the Term.

3. Rental. (a) Tenant agrees to pay Landlord, by payments at Landlord's office or at any other address as designated by Landlord, promptly on the first day of each month in advance, during the Term and the Renewal Term of this Lease, rent as follows:

Years 1-5 \$ 8,000.00 per month.
Years 6-10 \$ 9,500.00 per month.

An additional sum of ten percent (10%) of any rental payment made subsequent to the grace period after due date shall be paid by Tenant to Landlord. The first month's rent shall due and payable at the execution of this lease.

4. Utility Bills and Taxes. Tenant shall bear and pay all utility bills, including, but not limited to, water charges, sewer, gas, electricity, fuel, telephone, light, and heat for the leased Premises. Tenant shall also bear and pay all charges for garbage collection services or other sanitary services rendered to leased Premises or used by Tenant in connection therewith. Tenant shall bear and pay all ad valorem and other taxes levied against the Premises, fixtures, personal property or the business operated by Tenant. If Tenant fails to pay any of said utility bills, charges for garbage collection or other sanitary services, taxes, or other amounts due, Landlord

may pay same and such payment may be added to the rent next due.

5. Use of Premises. The Premises shall be used for a convenience store and the retail sale of gasoline and other petroleum products. The Premises shall not be used by Tenant for any other purpose unless Landlord agrees in writing to such additional use. The Premises shall not be used for any illegal purpose, nor in any manner so as to create any nuisance or trespass, nor in any manner to vitiate the insurance or increase the rate of insurance on the Premises. Tenant shall not commit or allow any waste or nuisance upon the leased Premises, and shall maintain the Premises in a clean, neat, orderly, and attractive condition. Landlord shall allow gaming machines for use on the Premises with the Tenant provided they are operated within the appropriate governing laws and Tenant assumes all of the liability associated with any gaming activity on the Premises and Tenant indemnifies Landlord against all claims resulting from any wrong doing related to the gaming machines which indemnity shall survive termination of this Lease.

6. Operation of the Premises. Tenant shall (1) keep the Premises, buildings, equipment, fixtures, rest rooms, sidewalks, approaches, and driveways in good condition, properly lighted, clean, safe, sanitary, and free of trash, rubbish, and other debris; (2) keep the approaches, driveways, and service areas uncluttered and free of parked vehicles, trailers, and other obstructions, including ice and snow, at all times; (3) not engage in or permit any improper act or conduct on the Premises detrimental to Tenant, or Landlord, or any member of the public; (4) comply with all laws, ordinances, rules, or regulations of constituted public authority applicable to the use and occupancy of the Premises, use of the equipment and the conduct of the business; (5) keep the business adequately stocked with petroleum products and inventory normally stocked at a convenience store; (6) keep the business open at least 6 a.m. – 9 p.m., seven days per week; and (7) comply with all requests necessary to keep the then existing brand (currently Sunoco) at the location.

Tenant understands that Tenant is required to comply with certain appearance, cleanliness and customer service guidelines of the existing brand or any replacement brand of motor fuel. Tenant shall comply with these guidelines and to provide courteous service to motor fuel customers. Further Tenant agrees to take all action reasonably necessary to maintain the applicable petroleum brand at the location. In the event, Tenant fails to comply with its obligations under this paragraph, Landlord may, in addition to any other rights and remedies available, take such action and/or expend such monies as may be necessary to bring the location into compliance with such guidelines, obligations and any requirements to maintain said brand including those regarding cleanliness. In the event Landlord expends money or resources in this regard, Tenant shall pay to Landlord such money expended and/or the fair market value of the resources expended with the rent payment next due.

7. Abandonment of Leased Premises. Tenant agrees not to abandon or vacate the leased Premises during the period of this Lease and agrees to use said Premises only for purposes herein leased until the expiration or termination hereof. None of the equipment upon the Premises shall be removed from the Premises.

8. Repairs and Maintenance. Landlord gives to Tenant exclusive control of Premises and shall be under no obligation to inspect said Premises. Tenant accepts the leased Premises and equipment in their present condition and as suited for the intended use by Tenant. Tenant shall,



throughout the Term of this Lease and all renewals thereof, at Tenant's expense, maintain in good order and repair the Premises and all equipment, and all other improvements, and fixtures located on the Premises. Tenant further agrees to care for the grounds around the building, including the mowing of grass, care of shrubs, general landscaping. Tenant agrees to return said Premises and the equipment to Landlord at the expiration or prior to termination of this Lease in as good condition and repair as when first received, natural wear and tear excepted. It is acknowledged that the intent of this paragraph is for the Landlord to have no duty to repair or maintain any portion of the Premises or the equipment.

9. Environmental. Tenant shall comply with all environmental laws, rules and regulations pertaining to the operation of the business on the Premises including all of the requirements pertaining to underground storage tanks. Further, without limiting the foregoing, Tenant agrees to the following:

(a) Tenant is involved in the sale of petroleum products upon the Premises. Tenant understands and acknowledges that the leakage of petroleum products from underground tanks and/or other petroleum dispensing equipment is a concern for which Tenant accepts responsibility as the operator of a retail facility. Tenant must take diligent and continual cautions to discover and stop any such leakage through adequate inventory control.

(b) Tenant agrees to notify promptly Landlord of any release or unexplained loss of products. Tenant shall confirm in writing to Landlord any such oral notification within twenty-four (24) hours.

(c) Tenant agrees to retain inventory control compliance records for all underground tanks for a minimum of three (3) years, to make such records available to Landlord for inspection and copying during normal business hours. In no event shall Tenant destroy such inventory control compliance records without making them available to Landlord.

(d) Tenant agrees to inspect the petroleum product storage and handling facility, and surrounding areas at least once a week for indications of possible leakage. This inspection should include, but is not limited to, careful visual review of the following areas: (1) around and under product dispensers; (2) inside remote pump access boxes; (3) inside product full boxes; and (4) low areas, such as pumps, hillsides or culverts. Any indication of leakage (actual product or odors thereof) should be reported promptly as stated above.

(e) Tenant agrees to indemnify, defend, and hold Landlord harmless from all clean-up costs, personal injury, death or property damage claims, and fines or penalties which arise out of or are related to the leakage of petroleum products during the Term or the Renewal Terms of the Lease as the result of any acts or omissions of Tenant. Further Tenant agrees to participate in the GUST Trust Fund and take all actions necessary to maintain eligibility thereunder. Tenant shall be liable for the deductible under the GUST Trust Fund should a release occur. This indemnity shall survive termination of this Lease.

10. Destruction of or Damage to Premises. If Premises are totally or partially destroyed by storm, fire, lightning, earthquake, this Lease shall not terminate, and rental shall not abate and Landlord shall restore Premises to substantially the same condition as existed before damage as



speedily as practicable.

11. Indemnification of Landlord Against Loss or Claim. Tenant shall protect, indemnify, defend, and save harmless Landlord from and against all claims, demands, liability, losses, or costs, whether from injury to persons or loss of life or damage to property occurring on or within the Premises and arising in any manner, directly or indirectly, out of the use and occupancy of the Premises by Tenant. Tenant shall, at Tenant's expense, provide and keep in force for the benefit of Landlord comprehensive general liability insurance covering the Premises and the business to be operated thereon, in which insurance policy or policies Landlord, as well as Tenant, shall be named as an insured. The said policy or policies of insurance shall provide for limits of liability for bodily injury of not less than \$1,000,000.00 single limit coverage for each accident or occurrence, and not less than \$250,000.00 for property damage. Tenant shall furnish to Landlord evidence of such insurance within fifteen (15) days of the date hereof and at such other times as Landlord may require. Tenant shall defend, indemnify, and save harmless Landlord from and against all claims, demands, liabilities, losses, or costs to which Landlord may be subjected for or by reason of any person, firm, or corporation seeking to hold or holding Landlord liable or in any way responsible for the debts or obligations incurred in any manner in connection with the conduct and operation of the business conducted on the Premises. This indemnity shall survive the termination of this Lease.

12. Insurance of the Premises. Tenant shall, at Tenant's sole cost and expense, keep Tenant's property, inventory and equipment insured. Additionally, Tenant must, at Tenant's cost keep the entire building and improvements located on the Premises insured through an insurance company licensed to do business in the State of Georgia and in the amount of one hundred percent (100%) of the insurable value thereof. Such policies shall provide for payment of loss thereunder to Landlord, Tenant, and any mortgagee or mortgagees as their interest may appear and shall be delivered to Landlord, such mortgagee or mortgagees, or any assignee of Landlord or any mortgagee, if so requested. A certificate of insurance shall be delivered to Landlord annually. Such certificate shall provide that Landlord is an additional insured under the policy and that policies may not be cancelled without 30 days prior written notice to Landlord. Such policies shall provide for insurance coverage against such risks as are or shall be customarily covered with respect to buildings and improvements similar to construction, general location, use, and occupancy to the building then on the Premises, but not less than those which are included in the usual eight point fire insurance policy in the Georgia standard form or extended coverage insurance policy, including fire, windstorm, hail, civil commotion, collapse of building, explosion, riot, damage from aircraft and vehicles, smoke and glass, vandalism, and malicious mischief.

13. Governmental Orders. Tenant agrees that, at Tenant's own expense, Tenant will promptly comply with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of said Premises.

14. Condemnation. If the whole of the leased Premises, or such portion thereof as will make the Premises unusable for the purposes herein leased, shall be condemned by any legally constituted authority for any public use or purpose, then in either of said events, the Term hereby granted shall cease from the date when possession thereof is taken by public authorities, and



rental shall be computed and paid as of said date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation from the condemner. It is further understood and agreed that Tenant waives any and all rights in any award made by any condemnation authority notwithstanding the termination of the Lease as herein provided.

15. Assignment and Subletting. Tenant may assign and/or sublet this Lease without the prior written consent of Landlord, but Tenant shall remain liable under this lease and the successor in interest must also sign an assignment and assume all liabilities.

16. Default. It is mutually agreed that in the event Tenant shall default in the payment of rent after given 5 days written notice to cure the default, including additional rent, herein reserved, or if Tenant shall be in default in performing any of the terms or provisions of this Lease other than the payment of rent, including but not limited to those enumerated in paragraph 6 and not cleared the default after given twenty day written notice ; **OR IF THE BUSINESS OPERATED UPON THE PROPERTY IS DEBRANDED FROM THE APPLICABLE PETROLEUM BRAND AS THE RESULT OF THE ACTS OR OMISSIONS OF TENANT**; or if a petition for voluntary or involuntary bankruptcy or reorganization under the Bankruptcy Act is filed as to Tenant; or if a receiver is appointed for Tenant's property; or if, whether voluntarily or involuntarily, Tenant takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred; or if Tenant makes an assignment for the benefit of creditors; or if Tenant's effects should be levied upon or attached under process against Tenant; or if Tenant violates or is in default of any other agreements between Landlord and Tenant; or if Tenant breaches or is in default of the Supply Agreement for the Premises or causes through its acts of omissions an actual or threatened debranding of the Premises by the then current supplier or brand, Landlord at its option may (i) terminate this Lease by written notice to Tenant whereupon this Lease shall terminate immediately and possession of the Premises shall immediately be returned to Landlord; (ii) not terminate this Lease and enter the Premises and take possession thereof and relet the Premises or any portion thereof on such terms as Landlord deems appropriate. Any rent from any reletting shall be applied to any indebtedness other than rent owing to Landlord, second to Landlord's attorneys fees and brokerage fees and other expenses of exercising its rights, and third, to the rent due. Tenant agrees to pay any deficiency within ten (10) days of demand by Landlord therefor; or (iii) pursue separately or concurrently, any and all other remedies allowed by law or in equity.

Any notice provided in this paragraph may be given by Landlord or its attorney. Upon Lease termination by Landlord, Tenant will at once surrender possession of the Premises to Landlord and remove all of Tenant's effects therefrom; and Landlord may forthwith re-enter the Premises and repossess itself thereof, and remove all persons and effects therefrom, using such force as may be necessary without being guilty of trespass, forcible entry, detainer, or other tort. If Tenant refuses to surrender possession immediately, Landlord may institute appropriate legal proceedings and Tenant agrees that Landlord may obtain injunctive relief for removal of Tenant, should Tenant's leasehold become subject to cancellation hereunder.

It is expressly agreed that no termination of this Lease as the result of Tenant's default or breach shall have the effect of releasing Tenant from his obligation to pay the full Rent due for the entire period of the then existing Term or Renewal Term.

ESU

17. Entry for Carding, etc. Landlord may card Premises "For Rent" or "For Sale" sixty (60) days before termination of this Lease. Landlord may enter the Premises at reasonable hours to exhibit same to prospective purchasers or tenants and to make repairs required of Landlord under the terms hereof, or to make repairs to Landlord's adjoining property, if any.

18. Mortgagee's Rights. Tenant's rights shall be subject to any bona fide mortgage or deed to secure debt which is now, or may hereafter be, placed upon the Premises by Landlord. Tenant shall execute and deliver (subject to delays caused by Landlord's lender or other third parties), within ten (10) business days after receipt of written request by Landlord an subordination, non-disturbance and attornment agreement ("SNDA") with respect to any such deed to secure debt.

Tenant agrees, from time to time and within 10 business days after written request by Landlord, to deliver to Landlord's lender or prospective purchaser of the Premises, an estoppel certificate stating, to the best of the knowledge of Tenant's manager of the Premises, such factual matters pertaining to this Lease as may be reasonably requested by Landlord. Landlord and Tenant intend that any statement delivered pursuant to this section may be relied upon by any prospective purchaser or mortgagee of the Premises or of any interest therein.

19. No Estate in Land. This contract shall create the relationship of Landlord and Tenant between the parties hereto; no estate shall pass out of Landlord. Tenant's interest in the Premises is possessory only, and personal to Tenant, and is not subject to levy or sale, nor assignable by Tenant except by Landlord's consent.

20. Holding Over. If Tenant remains in possession of the Premises after expiration of the Term hereof, with or without Landlord's acquiescence and without any express agreement of the parties, Tenant shall be a Tenant at will at 150% the rental rate in effect at the end of the Lease. There shall be no renewal of this Lease by operation of law.

21. Attorney's Fees and Homestead. If any rent owing under this Lease is collected by or through an attorney at law, Tenant agrees to pay reasonable attorney's fees. Tenant waives all homestead rights and exemptions which it may have under any law against any obligations owing under this Lease. Tenant hereby assigns to Landlord its homestead and exemption.

22. Security Deposit. Tenant shall deposit with Landlord one month's rent in the amount of \$7,500.00 at the commencement of this Lease. Upon the expiration of this Lease, at which time there was no default by the Tenant, Landlord shall return the Security Deposit to Tenant. If Tenant fails to timely pay the rental amount as it becomes due, Landlord shall apply the Security deposit towards the rental amount and Tenant must refresh the Security Deposit with Landlord upon request.

23. Service of Notice. Tenant hereby appoints as his agent to receive service of all dispossessory or distraint proceedings and notices hereunder, and all notices required under this Lease, the person in charge of the leased Premises at the time, or occupying said Premises. If no person is in charge of occupying said Premises, then such service or notice may be made by

attaching the same on the main entrance to the Premises. A copy of all notices under this Lease shall also be sent to Tenant's last known address, if different from the Premises.

24. No Waiver of Rights. All rights, powers, and privileges conferred hereunder upon parties hereto shall be cumulative, including those rights given by law. No failure of Landlord to exercise any power given Landlord hereunder, or to insist upon strict compliance by Tenant with its obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof.

25. Legality of Agreement. In the event any portion or portions of this Lease are declared unconstitutional, illegal, void, or of no force and effect, the balance of this Lease shall remain in full force and effect and enforceable as a binding contract.

26. Time of Essence. Time is of the essence of this agreement.

27. Terms Inclusive. This Lease contains the entire agreement between the parties hereto and no representations, inducements, promises, or agreements, oral or otherwise, between the parties, not embodied herein, shall be of any force or effect. "Landlord" as used in this Lease shall include Landlord, its assigns, and successors. "Tenant" shall include Tenant, his heirs, and representatives, and if this Lease shall be validly assigned or sublet, shall also include Tenant's assignees or sublessees, as to such assignment or sublease. "Landlord" and "Tenant" include male and female, singular and plural, and shall also include any corporation, partnership, or individual, as may fit the particular parties.

28. Additional Provisions.

28.1. Without limiting the other terms and conditions of this Lease, Tenant specifically acknowledges and further agrees that: a) There are inherent risks in the operation of a business at the Premises and Tenant is willing and able to bear such risks, including, without limitation, the loss of any investment in the Premises or such business upon termination of this Lease; b) upon termination of this Lease for any reason, Landlord shall have the right to use the Premises as it deems appropriate, including, but not limited to, selling the Premises, operating a gas station or convenience store upon the Premises, converting the Premises to any other use Landlord deems appropriate or leasing the Premises to a new lessee; c) Landlord has no obligation to lease the Premises to any new lessee, whether or not prospective lessee is willing to purchase Tenant's inventory, trade fixtures, or equipment; d) Any improvements, fixtures or equipment are not or cannot be removed in accordance with the provisions of the Lease shall become the sole and entire property of Landlord upon termination of this Lease; e) Landlord has no obligation to reimburse Tenant for any losses which Tenant might suffer in the operation of Tenant's business at the Premises or due to the termination of this Lease; and f) Landlord has no obligation to purchase any of Tenant's inventory, equipment or trade fixtures, or to reimburse Tenant for any sums invested by Tenant to improve the Premises or the business operated by Tenant on the Premises.

28.2. Tenant hereby releases and forever discharges Landlord, its affiliates and their respective shareholders, directors, officers, employees and agents (collectively, the "Released Parties") from any and all losses, damages, injuries, claims, demands, rights and

causes of action, which may befall or accrue to Tenant arising out of or in any way connected with the following: a) Landlord's exercise of its right to terminate this Lease; b) Landlord's exercise of any other right under this Lease; c) Landlord's refusal to reimburse Tenant for any investment or improvements made by Tenant in the Premises or in Tenant's business; d) Landlord's refusal to approve any subsequent lessee; e) Tenant's inability to sell Tenant's inventory, equipment or trade fixtures; or f) Landlord's refusal to purchase Tenant's inventory equipment or trade fixtures.

29. Guaranty. The Lease will be separately guaranteed by Dhruvkumar Patel **WITNESS**

OUR HANDS AND SEALS THE DAY AND YEAR FIRST ABOVE

WRITTEN.

LANDLORD:
Nikunj 19 LLC

By:  (L.S.)
Pankajkumar k Patel, sole member

TENANT:
KAVYA 2025LLC

By:  (L.S.)
Dhruvkumar Patel, sole member



Witness my hand and official stamp or seal,
this 1st day of June, 2025. *SP*

My commission expires: February 1st, 2026

Witness: 

Date: 6-1-25

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

Agent's Signature:  Date: 8/2/25

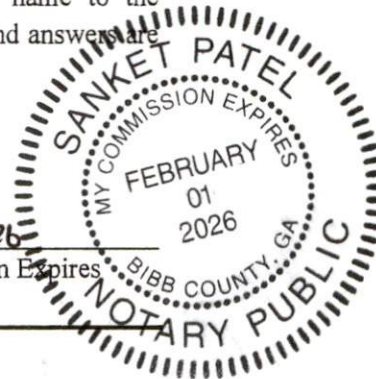
Business Name: Reliance Food mart

I hereby certify that Dhruvkumar patel (Agent) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 2 day of Aug, 20 25.


Notary Public

February 1st 2026
My Commission Expires



Ownership/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

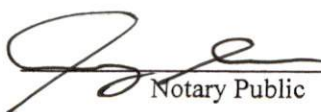
Individual/Owner's Signature:  Date: 8/2/25
(If different from Agent)

Title: owner

Business Name: Reliance Food mart

I hereby certify that Dhruvkumar patel (Applicant) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 2 day of Aug, 20 25.


Notary Public

February 1st 2026
My Commission Expires



PACKAGE TO GO BUSINESS TYPE IDENTIFICATION FORM

Business Name: Reliance Food mart

Business Address: 3609 Pionono Ave, Macon, GA, 31206

Instructions:

This form must be completed for each new license or renewal license application for locations selling beer or wine or both, but not distilled spirits, by the package to go.

If you are not selling alcohol by the package to go, or if you are selling distilled spirits by the package to go, simply check the last box on this form for "Exempt" and sign at the bottom.

If you are selling alcohol by the package to go, please read the definitions below and check the box next to the definition which best matches how the business is currently operated or expected to operate under this license. Any intentional failure to identify or misrepresentation on this form may be grounds for denial or revocation of any license issued to you.

Definitions:

- ☐ **Drugstore:** a retail store that provides assorted items including medical or healthcare supplies, that may also provide other items or services such as over-the-counter drugs; processed food and drink items; beauty products; small toys; or photo processing services; and that is licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☐ **Food Mart:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of less than 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which regularly sells, at a minimum and among other products the following items: at least four pounds each of five different types of fresh fruits or vegetables; four pounds of fresh, raw beef, chicken, or pork; four dozen fresh chicken eggs; four pounds of bread; and four gallons fresh cow's milk. Food Marts shall be required to maintain a food scale certified by the Georgia Department of Agriculture for the purpose of verifying compliance with this definition. Food Marts shall purchase food items for resale from lawful fresh food wholesalers, and shall be required to produce invoices reflecting the sources of food products sold upon demand by County officials. If an insufficient quantity of an item is present in the Food Mart, Macon-Bibb County may consider receipts or other evidence to determine whether a sufficient good faith effort was made to comply with the minimum item quantity requirements. The term "Food Mart" does not include Drugstores, Gas Stations, Grocery Stores, Small Box Discount Stores, Specialty Stores, or Vice Marts; provided that a Food Mart may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☒ **Gas Station:** a Vice Mart that is also licensed by the Georgia Safety Fire Commissioner for the storage and sale of liquefied petroleum gas and that actually regularly sells liquefied petroleum gas.
- ☐ **Grocery Store:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of at least 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which sells, at a minimum and among other products at least ten different types of fresh fruits or vegetables; fresh, raw beef, chicken, or pork; fresh chicken eggs; bread; and fresh cow's milk. A Grocery Store may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

- ☐ **Small Box Discount Store:** a retail store that provides assorted, inexpensive items that are continuously offered at a discounted price that is usually under \$10 per item. These stores are commonly referred to by names such as “dollar stores,” “99 cent stores,” “five dollar stores,” “discount stores,” or “variety stores.” Products sold typically include processed food and drink items, personal hygiene products, office supplies and decorations. Retail floor space is typically less than 15,000 square feet.
- ☐ **Specialty Store:** a retail store that derives at least 50% of its annual gross sales from the sale of certain specialized classes or types of food or beverage products, or related accessories or non-food items. Such products are typically of a superior quality or more limited market availability than those general products commonly found in Grocery Stores. This includes brewpubs, malt beverage taprooms, and cocktail rooms. Other examples of Specialty Stores include, without limitation: (a) imported or luxury products; (b) products associated with a particular culture, global region, cuisine, or nationality; (c) products conforming to or supporting the dietary requirements of any sincerely held religious practice or belief; (d) restaurants; (e) organic, vegan, or natural products; (f) meats (e.g., butcher shops, delis, or seafood markets); (g) cheese or dairy products; (h) oils, seasonings, or spices; (i) growers, craft beers, or wine; (j) breads or baked goods; (k) cigars; (l) honey or beeswax products; (m) products grown or produced within the State of Georgia or any particular location therein; or (n) any similarly specialized products or classes of products.
- ☐ **Vice Mart:** a retail store that provides assorted, inexpensive items for neighborhood residents or travelers, such as processed shelf-stable or refrigerated food and drink items; fountain and brewed drinks; handheld prepared food items; automotive items; tobacco products; family planning products; lottery products; gifts; over-the-counter medications; or similar items. Stores are typically designed for expediency – with customers typically buying few items per transaction and spending only a short time in the store. Retail floor space is typically less than 10,000 square feet.
- ☐ **Other Small Box Retail Store:** a retail store that meets each of the following criteria:
1. the store has a total retail floor space of less than 15,000 square feet; 2. the store does not meet the definition of Drug Store, Food Mart, Gas Station, Grocery Store, Small Box Discount Store, Specialty Store, or Vice Mart; and 3. the store is not licensed or applying for a license for the sale of distilled spirits by the package to go.
- ☐ **Other/None of the Above/Distilled Spirits/Exempt:** Check this box if none of the above definitions apply to your store, or if you are not licensed or applying for a license to sell only beer or wine or both by the package to go.



Applicant/Agent Signature

Date

8/2/25

SECURITY CAMERA COMPLIANCE VERIFICATION

Instructions:

This form must be completed for each new license application for locations selling alcohol by the package to go or operating as a bar or nightclub.

Pursuant to Sec. 4-1 of the Macon-Bibb County Code of Ordinances,

1. Bar shall mean any business that derives 75 percent or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises, in accordance with O.C.G.A. § 3-1-2;
2. Nightclub shall mean any business which:
 - Directly or indirectly charges patrons for admission;
 - Is licensed under this Chapter for the sale of alcoholic beverages for consumption on premises;
 - Provides entertainment using amplified sound, including, without limitation, the playing of pre-recorded music through amplified sound by a DJ or emcee or similar person; the playing of live analog, electronic, or digital musical instruments; the presentation of live human speech or dialogue through amplified sound; or any combination of the above;
 - Which does not provide a number of seats suitable for the viewing of such entertainment greater than or equal to the number of patrons present; and
 - Which does not earn at least fifty percent of its annual gross revenues from the sale of prepared meals or the letting of rooms for overnight stay.

If you are selling alcohol by the package to go or operating a bar or nightclub you must:

1. *install security cameras in your business that meet the requirements below;*
2. *call the Code Enforcement Department Office at 478-803-0470, select option "0" to schedule an appointment to have an inspection of the security camera system;*
3. *show the inspector that the security camera system meets the requirements below; and*
4. *have the inspector sign this form approving the security camera system.*

If you are not operating as a bar or nightclub or selling alcohol by the package to go, simply check the box on this form for "Exempt" and sign at the bottom.

Pursuant to Sec. 4-40 of the Macon-Bibb County Code of Ordinances,

1. Any establishment selling alcoholic beverages by the package to go must install security cameras, which are, at a minimum, of sufficient quantity, quality, and positioning so as to capture the face and clothing of any person entering into the establishment through any public entrance; or making any purchase from the establishment.
2. Any establishment licensed to sell any alcoholic beverage for consumption on premises, which is operating as a bar or nightclub, is hereby required to install security cameras, which must, at a minimum, be of sufficient quantity, quality, and positioning so as to capture the face and clothing of persons entering into said establishment through any public entrance.

Security Camera Compliance Verification Form

Rev. March 2021

Page 1 of 2

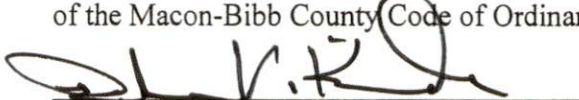
thereof; standing outside of the establishment but within fifty feet of any entrance to said establishment; making any purchase from a fixed point of sale within said establishment; or standing within any dance floor or similar area designated within said establishment.

3. A digital security camera system shall be deemed to be "of sufficient quality" of and only if each camera required under this Section meets the following criteria:
 - It is capable of producing an image with a 1080p High Definition (1920 x 1080 pixels) resolution or greater at a minimum frame rate of 15 frames per second;
 - It is maintained in a state of being free of dust or debris that would interfere with the quality of the image being produced; and
 - It is capable of operating in the actual interior or exterior lighting conditions that are present during all operations and times of operation for the establishment, and of producing a clear image of the face and clothing of the persons described in this Section in all such lighting conditions.
4. Such cameras meeting the requirements of this Section must be capable of producing a retrievable image on film, tape, or other suitable digital format that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this Section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the Sheriff.
5. Establishments required under this Section to install security cameras shall maintain all video images captured thereby for a period of at least thirty days from the date of image capture.
6. The failure to have or maintain security cameras in good working condition, with sufficient backup storage as to permit the retrieval of images as required by this Section shall be a violation of this Section and shall be punishable in accordance with the general provisions of Section 1-6 of this Code, as well as by any adverse action against the alcohol licensure of such business, up to and including the revocation or denial of all existing alcohol licenses held by such licensee.

Business Name: Reliance Food mart

Business Address: 3609 Pionono Ave, Macon, GA, 31206

I hereby certify that on this date, I have inspected the security camera and image retrieval system located at the above business and found it to be in compliance with the requirements of Sec. 4-40 of the Macon-Bibb County Code of Ordinances, as stated hereon.


Code Enforcement Department Designee

7/22/2025
Date

☐ **Exempt:** Check this box if you are not licensed, not applying for package to go license, or not operating as a bar or nightclub.


Applicant/Agent Signature

7/22/25
Date

Applicant Privacy Rights Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure for obtaining a change, correction or updating an FBI identification record is set forth in Title 28 Code of Federal Regulations 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 – 16.33 or go to the FBI website at <http://fbi.gov/about-us/cjis/background-checks>.



Signature

Dhaurkumar Patel

Print Name

8/2/25

Date



Alcohol License Questionnaire

X

Name of Business: Reliance Food mart
 Owner's Name: Dhruvkumar Patel
 Address: 3609 Pio nono Ave,
Macon, GA, 31206

1. Do you own or are you leasing your business location? ☐ Own ☒ Lease

2. If you purchased the building, what was the final sale price as reflected in public records? \$ _____

3. If you are leasing the building, what relation, if any, is there between the building owner and the owner(s) of your business?

Please circle one: ☐ Relation, see below ☐ No Relation

4. If you are leasing the building, will your landlord be involved in the day to day business operations? ☐ Yes ☐ No

5. Was the previous operator at this location in any legal or regulatory trouble with local government, state government, law enforcement, or the Georgia lottery in the year prior to the transfer to your business? ☐ Yes ☐ No

6. Will the previous operator or any family member of the previous operator remain involved in the day to day business operations? ☐ Yes ☐ No

7. Was the sale of the building, business, or lease an "arms length" or "fair market value" transaction? ☐ Yes ☐ No

Signature

Dhruvkumar Patel
 Print Name

8/2/25
 Date

ARMED SECURITY PERSONNEL REQUIRED TRAINING COMPLIANCE FORM

Instructions:

This form must be completed by any bar or nightclub operating with an alcohol license which allows or requires security personnel to carry firearms while working. The form shall be submitted upon applying or renewing any license to sell alcohol on the premises. This form is not required for businesses employing certified peace officers in good standing with the Georgia Peace Officer Standards and Training Counsel. Applicants applying for special events which employ armed security personnel are required to submit this form.

Pursuant to the licensing requirements of Sec. 4-550 of the Macon-Bibb County Code of Ordinances, attach the following documentation to this form prior to submission:

1. A copy of the applicant's valid private security business license, issued by the Georgia Board of Private Detective and Security Agencies.
2. A list containing the names and dates of birth of all persons who will be working as armed security personnel at the applicant's place of business or special event location. Use the attached form.

NOTE: IT IS A VIOLATION TO ALLOW ANY PERSON NOT LISTED TO WORK AS AN ARMED SECURITY PERSONNEL WITHOUT FIRST SUBMITTING AN UPDATED COPY OF THIS FORM TO THE TAX COMMISSIONER'S OFFICE. PENALTIES FOR VIOLATING THIS RULE MAY INCLUDE THE LOSS OF YOUR ALCOHOL LICENSES.

3. A copy of a valid private security license from the Georgia Board of Private Detective and Security Agencies for each person named who will be working as armed security personnel at the applicant's place of business or special event location.

If you are not operating as a bar or nightclub with armed security personnel, simply check the box on this form for "Exempt" and sign at the bottom.

Business Name: Reliance Food mart

Business Address: 3609 Pinnono Ave, macon, GA, 31206

☐ **Exempt:** Check this box if you certify that you will not hire any armed security personnel, or that you are not operating as a bar or nightclub.

Does your business derive 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises? ☐ YES ☒ NO


Applicant/Agent Signature

8/2/25
Date

ARMED SECURITY PERSONNEL IDENTIFICATION FORM

Instructions:

*Please list every individual who may be working as armed security personnel at your bar or nightclub. Certified peace officers do not need to be listed and may be added in the future without updating this list. If you hire anybody in the future to work as armed security personnel at your bar or nightclub, this list **MUST** be updated to include that person before they are allowed to carry a firearm while working at your business. Use additional copies of this sheet if necessary.*

IF ANY PERSON NOT ON THIS LIST IS FOUND TO BE WORKING AS ARMED SECURITY PERSONNEL AT YOUR BAR OR NIGHTCLUB, THEN YOU MAY BE SUBJECT TO PENALTIES OF UP TO \$1000 PER VIOLATION AND UP TO 6 MONTHS IN JAIL, AS WELL AS THE LOSS OF ALL ALCOHOL LICENSES ISSUED TO YOU WITHIN MACON-BIBB COUNTY.

1.			
	Name	Date of Birth	GBPDSA Private Security License #
2.			
	Name	Date of Birth	GBPDSA Private Security License #
3.			
	Name	Date of Birth	GBPDSA Private Security License #
4.			
	Name	Date of Birth	GBPDSA Private Security License #
5.			
	Name	Date of Birth	GBPDSA Private Security License #
6.			
	Name	Date of Birth	GBPDSA Private Security License #
7.			
	Name	Date of Birth	GBPDSA Private Security License #
8.			
	Name	Date of Birth	GBPDSA Private Security License #
9.			
	Name	Date of Birth	GBPDSA Private Security License #

Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: Dhruvkumar Patel (owner)

2. Name of the subject of this Certificate, if different from the applicant:

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☒ Other: <u>Beer and wine</u>	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% of more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

Dhruvkumar Patel 
Print and Sign Name

Sworn to and subscribed before me this

2 day of Aug, 20 25.


Notary Public

My Commission Expires: February 1st, 2026



Macon-Bibb County Certificate of Good Standing

(Card 16-1)

1. Name and Title of the applicant: Pankaj Kumar Patel

2. Name of the subject of this Certificate, if different from the applicant: _____

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☐ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☒ Other: <u>Beer and wine</u>	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

P. K. Patel

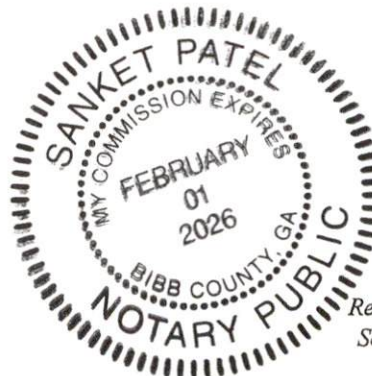
Print and Sign Name

Sworn to and subscribed before me this

2 day of Aug, 2025.

[Signature]
Notary Public

My Commission Expires: February 1st, 2026





Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office PO Box 4503
Macon, GA 31208-4503

OFFICE USE ONLY
ALCOHOL APPLICATION

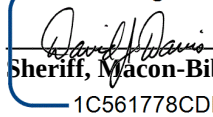
Applicant Name: Dhruvkumar Patel – Fingerprints Completed: 08.06.2025

Business Name: Kavya 2025 LLC DBA Reliance Food Mart

Business Address: 3609 Pio Nono Ave Macon GA 31206

After investigation, I recommend that the license requested herein be:

Granted


Sheriff, Macon-Bibb County, Georgia
1C561778CDEE414...

8/22/2025

Date

Denied

Sheriff, Macon-Bibb County, Georgia

Date

After investigation, I recommend that the license requested herein be:

Granted

Mayor, Macon-Bibb County, Georgia

Date

Denied

Mayor, Macon-Bibb County, Georgia

Date

After investigation, I recommend that the license requested herein be:

Granted



Clerk of the Macon-Bibb County Commission, Georgia

Date

Denied



Clerk of the Macon-Bibb County Commission, Georgia

Date



Tax Commissioner's Office
188 Third Street
Macon, GA 31201

Review Form

The attached application is a petition to Macon-Bibb County for an Alcoholic Beverage License.

The following required documents are included in the application:

- ☐ Signature form
- ☐ BSO Recommendation letter
- ☐ Proof of Planning and Zoning compliance
- ☐ Affidavit from the Macon-Bibb County Engineer's Department
- ☐ Affidavit from the Macon Telegraph Newspaper

Legal Review 11/12/2019 (Date) DS (Initials)

Comments

After review, legal recommends approval.

Initials

Initial
SF

Stephanie Freeman, Administrative Office Specialist

ADDED TO THE NOVEMBER 18, 2025 PRE-COMMISSION AGENDA.



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

License Fees are Prorated by Month that Completed Application is Submitted

LICENSE FEES (Check All That Apply)

*Distilled Spirits Packaged to Go	\$2,900	✓	*Malt Packaged to Go	\$800	✓	Wine Packaged to Go	\$700
*Distilled Spirits C.O.P.	\$2,900		*Malt C.O.P.	\$800		*Wine C.O.P.	\$700
*Distilled Spirits Wholesaler	\$3,600		*Malt Wholesaler	\$1,000		Wine Wholesaler	\$800
*Distilled Spirits Manufacturers	\$4,300		*Malt Manufacturer	\$2,500		Wine Manufacturer	\$1,700
Brewpub	\$2,500		Out-of-Town Wholesaler	\$100		Alcohol Beverage Caterer	\$600
Sunday Sales	\$300		Brown Bag	\$0	✓	Temporary Alcohol License	\$100
_____ Please check here if you are applying for a Business Continuation License. Business Continuation License is 25% of applicable fees.							
*Distilled Spirits (Liquor)		*Malt (Beer)		*C.O.P. (Consumed on Premise)			

A BUSINESS LICENSE IS REQUIRED BEFORE AN ALCOHOL LICENSE MAY BE ISSUED.

\$ 725.00 Alcohol License Fees + \$400 Application Fee = \$ 1125.00

Agent Information

1. Agent/Owner(s) must complete and sign the Name-Based Criminal History Record Information Consent Form.
2. Provide an Unexpired Identification Card issued by Any U.S. State or United States government, bearing a current photograph of the applicant.
3. Agent/Owner(s) Must be Fingerprinted once application & fees are completed and paid unless such individuals currently hold one or more categories of alcohol license(s) in goodstanding.
4. Proof of Alcohol Handler's Permit from Agent and Owners.
5. Complete (S.A.V.E.) Systematic Alien Verification for Entitlements O.C.G.A. § 50-36-1 (e) (2) Affidavit.

Location/Business Information

6. Affidavit of Intent to Sale Alcohol from the Macon Telegraph Newspaper.
7. If any business entity other than Sole Ownership...Must submit a copy of the GA Secretary of State's Business information Record.
8. If NON-PROFIT entity...Proof of Non-Profit Status.
9. Planning and Zoning Compliance Form.
10. Original Affidavit from the Macon-Bibb County Engineer's Department.
11. A legal description (Lease/Deed/etc.) of the property upon which premises are located.

Business Continuation

12. Please provide a list of the current, valid licenses issued to the named business; A record showing that all business license fees owed on the existing business have been fully paid, or a receipt showing payment thereof.
13. A statement, signed by the applicant, swearing, or affirming that the applicant has recently purchased the named business, or has a bona fide expectation of purchasing the named business soon; and
14. A record showing that all property taxes to date owned on the property have been fully paid, or a receipt showing payment thereof.

Select One: ☒ New Business ☐ Change of location ☐ Change of Business

BUSINESS

Federal Tax ID #: 92-1706482 State Tax ID#: 20282727385
 Business Name: QUICK-2IP Corporate and Trade Name: JEFFERSONVILLE VENTURE-INC
 Local Business Address: 3518 JEFFERSONVILLE RD MACON GA 31217
(P.O. Box Not Allowed) City State Zip
 Mailing Address: 3518 JEFFERSONVILLE RD MACON GA 31217
Street Address (City State Zip)
 Local Business Phone #: 478-254-8996 Email Address: 31217JEFFERSONVILLE@gmail.com
 Contact Person: 678 SHAHID Contact Phone #: 678-598-6666

AGENT

Agent's Name: Mohammad Amir Qureshi Agent's Title: OWNER
 Date of Birth: [REDACTED] Social Security Number: [REDACTED]
 Home Address: 111 EAST WICK CT City: MACON State: GA Zip: 31210
 Home Phone #: 404-545-1387 Email: _____
 Mailing Address: 111 EAST WICK CT City: MACON State: GA Zip: 31217

INDIVIDUAL/OWNER INFORMATION

Will the Agent named above also serve as the Applicant of this license? ☒ Yes ☐ No If no, complete the following:

Owner/Individual's Name: _____ Title: _____
 Home Address: _____ City: _____ State: _____ Zip: _____
 Home Phone #: _____ Email: _____
 Mailing Address: _____ City: _____ State: _____ Zip: _____

Rev. 08/23

Name-Based Criminal History Record Information Consent/Inquiry Form

I hereby give consent for the Bibb County Sheriff's Office to conduct an inquiry and receive any Georgia criminal history record information pertaining to me, which may be contained in the files of any state or local criminal justice agency in Georgia.

Full Name (print):	MOHAMMAD AMIR R. QURECHI		
Home Address:	111 EASTWICK CT MACON GA 31217		
Sex	Race	Date of Birth	Social Security Number
M	ASIAN		

☒ This authorization is valid for 90/180 (circle one) days from date of signature.
 I, Mohammad Amir, give consent to the above name to perform periodic criminal history background checks for the duration of my employment with this company.


6-11-2025

Signature _____ Date _____

*****Include a copy of your valid State/Government issued identification*****

Date of Inquiry: _____ Time of Inquiry: _____ Operator's Initials: _____

Purpose Code used: (check one)

☐	Employment (E) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Mentally Disabled (M) – Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Elder Care (N) - Provides <i>Georgia</i> Criminal History Record Information
☐	Employment with Children (W) - Provides <i>Georgia</i> Criminal History Record Information
☐	Public Records (P) – Provides <i>Georgia</i> Felony Convictions Only

The inquiry resulted in the following: (check all that apply)

☐	No Georgia CHRI results available.
☐	Georgia CHRI attached/released

☐	No NCIC/GCIC Warrant results available.
☐	Possible NCIC/GCIC Warrant. Contact Agency listed below.
Wanting Agency Name:	
Agency Telephone:	

Agency Designee Signature and Title _____

Date _____

MACON-BIBB COUNTY, GEORGIA
(S.A.V.E.) SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS
O.C.G.A. § 50-36-1 (e) (2) Affidavit

By executing this affidavit under oath, as an applicant for a Macon-Bibb County, Georgia, Occupation Tax Certificate, Alcohol License, or other public benefit as referenced in O.C.G.A. § 50-36-1; the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ☒ I am a United States citizen 18 years of age or older. Please submit a copy of your current Secure and Verifiable Document(s) such as driver's license, passport, or document as indicated on the attached list.
- 2) ☐ I am not a United States citizen, but I am a legal permanent resident of the United States 18 years of age or older, or I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older with an alien number issued by the Department of Homeland Security or other federal immigration agency. Please submit a copy of your current immigration document(s) which includes either your Alien number or your I-94 number and, if needed, SEVIS number.

Please check only one option above and submit the required documents with your application. Please note that the failure to do so will result in a processing delay.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e) (1), with this affidavit.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Business Name: Quick 2 IP

Printed Name of Applicant: Mohammad Amir Qureshi

*Signature of Applicant: 

SUBSCRIBED AND SWORN BEFORE ME ON

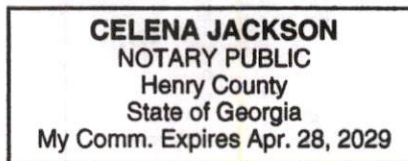
THIS 12 DAY OF June, 2025.

Celena Jackson

NOTARY PUBLIC

April 23, 2029

MY COMMISSION EXPIRES



MEASUREMENT FORM

Retail Sales of Wine and Malt Beverages Packaged to Go Macon-Bibb County Code, Chapter 4, Article V, Sec. 4-122

APPLICANT: MUHAMMAD AMIR QURESHI

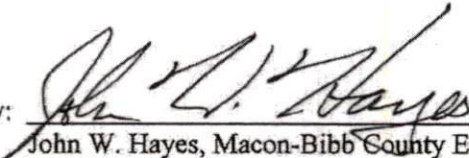
PROPOSED LICENSE: BEER AND WINE PACKAGED TO GO

BUSINESS LOCATION: 3518 JEFFERSONVILLE RD.

BUSINESS NAME: JEFFERSONVILLE VENTURE INC. DBA QUICK ZIP

To Be Completed by County Engineer

1. Nearest corner of the building housing the place of business to nearest corner of a school ground, school building, college campus, an alcoholic treatment center, a public library or branch thereof, or a Macon-Bibb County Housing Property measured and found to be more than 300 ft.
☐ Comply ☒ Does not Comply
2. An alcoholic beverage license has been previously issued for this location, so the license may be continued to be issued or renewed for the same location despite a nearby property use which does not meet the distance requirements.
☐ Comply ☐ Not Applicable ☒ Unknown
3. This grocery store is exempt from the restriction on sale of wine and malt beverages to go within 300 ft. of a college campus.
☐ Comply ☐ Complies, but does not comply with other restrictions
☒ Not Applicable

By: 
 John W. Hayes, Macon-Bibb County Engineer

Date: 2/3/25

It is respectfully requested that forms be returned no later than Friday of each week for use by the County Commissioner's Office.

County Attorney's Office
(478) 751-7651

RETAIL SALES of BEER and WINE

Package Sale to Go & consumption on premises.

OR

Package Sale to Go (Convenience Store)

300' from business building corner to nearest corner of school ground, school building, college campus, alcoholic treatment center, public library, Macon-Bibb County Housing Authority unit, church or church grounds or Macon-Bibb County recreation area.

If applying location is identified as a "Small Box Retail Store, Small Box Discount Store or Vice mart", it must be 2500' from other similarly classified stores.

(Revised 8-23-2023) PJH

Quick Zip -

#3518 Jeffersonville Road

10,275' — SCHOOL GROUND property line

Beard Elementary

10,600' — SCHOOL BUILDING

Beard Elementary

21,450' — COLLEGE CAMPUS property line

Mercer University - #433 Cherry St.

20,600' — ALCOHOLIC TREATMENT CENTER building

River Edge - Emory Highway

12,800' — PUBLIC LIBRARY or BRANCH building

Shuling Branch

15,050' — MACON-BIBB COUNTY HOUSING AUTHORITY property

Davis Homes

* 245' — CHURCH (building)

Morningside Baptist Church

* 175' — CHURCH GROUNDS

Morningside Baptist Church

4,500' — M-B COUNTY RECREATION CENTER property

Delores A. Brook Recreation Area

N/A — Vice Mart - Small Box Retail Store - Small Box Discount store (2500')

Applicant self-identifies as a:

"Gas Station"

* Refer to
Attorney's Office
Paul A. Hornowski
February 7, 2025

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
	15640	Legal Ad - IPL0241989		1.0	29.0L

ATTENTION: Shahid Qureshi
3518 Jeffersonville Rd
Macon, GA 31217

To Whom It May Concern:

This is to certify the legal advertisement in the above stated case was published in The Telegraph legal section on:

2.0 insertion(s) published on:
06/14/25 Digital, 06/21/25 Digital

GEORGIA, BIBB COUNTY

NOTICE OF INTENT TO FILE REQUEST FOR Package to go

Pursuant to the ordinance adopted by the Macon-Bibb County Commission, dated December 4, 2018, as now or hereafter amended, notice is hereby given that on or after the June 20, 2025, the undersigned will apply to said Macon-Bibb County Commission for the above-described license(s) at an establishment known as Quick-Zip, 3518 Jeffersonville Rd, Macon, GA 31217. The public is invited to comment on the proposed license by submitting comments in writing to Macon-Bibb County Tax Commissioner's Office. Attn: Alcohol License Comments, 188 Third Street, Macon, GA 31201 within fourteen days of the date shown below.

This June 13, 2025. Mohammad Amir Qureshi, Applicant
IPL0241989
Jun 14, 21 2025

[Print Tearsheet Link](#)

[Marketplace Link](#)

Amanda Rodela



Amanda Rodela

Sherry J Chasteen



Sworn to and subscribed before me on

Jun 23, 2025, 3:37 PM EDT

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®



ZONING COMPLIANCE

PERMIT NO: ZC-2024-3238	PERMIT TYPE: Permitted Use	DATE ISSUED: 12/26/2024
PARCEL NO: V0730024	ZONING DISTRICT: C-1	NEW CONSTRUCTION: No
NAME OF APPLICANT:	mohammad qureshi Jeffersonville Venture Inc. DBA quick zip	
PROPOSED USE:	Change of ownership	
ADDRESS OF PROPOSED USE:	3518 JEFFERSONVILLE RD	
PROPERTY OWNER'S NAME:	salima cherania	

PERMIT ISSUED SUBJECT TO THE FOLLOWING CONDITIONS

As per application and ZC-2021-1747, approval is granted to change ownership of a convenience store with fuel sales and alcohol packaged to go and continue its operation as it is currently; This approval shall also grant interior renovations if necessary. No outside storage, sales, or display authorized. No signage authorized by this permit. Signage shall require a separate Zoning permit. Any proposed arcade or gaming machines shall occupy less than thirty (30) percent or more of the gross floor area as utilized by amusement machines or their patrons; should they occupy more than this, a conditional use for an amusement facility is required. Subject to the requirements of the Office of Building and Fire Safety, Business License Office, and all other applicable local, state, and federal regulations. Any permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, the zoning permit must be displayed on the premises together with the business license.

NOTE: THIS PERMIT IS NULL & VOID IF CONSTRUCTION OR USE HAS NOT BEGUN BY: 12/26/2025

APPROVED BY: Julie Greinn

This permit or certificate of appropriateness necessary to allow construction or other work on land or a structure shall be displayed at the site of and during such construction or work. Where a use requires a business license, this zoning permit must be displayed on the premises together with the business license. This permit is issued subject to the rules and regulations of the Macon-Bibb County Health Department, the Macon-Bibb County Engineering Department, the Macon-Bibb County Fire Department, the Macon-Bibb County Traffic Engineering Department, the Macon Water Authority, the Office of Building and Fire Safety, and any other governmental agency whose regulations may be applicable. All construction or use relating to this permit must strictly comply with site plans submitted to the Macon-Bibb County Planning and Zoning Commission. Permits are specific to the property for which the permit is issued as well as the person to whom it is issued. Other than permits for single family homes or duplexes, any change in the person engaging in the use allowed by such permit shall require that the new person engaging in such use file a change of ownership form with the Commission, provided that change of ownership forms shall not be required for variances or certificates of appropriateness. The new holder of any permit shall be subject to all conditions attached to the original permit.



GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **Jeffersonville Venture, Inc** Control Number: **23007750**

Business Type: **Domestic Profit Corporation** Business Status: **Active/Compliance**

NAICS Code: **Any legal purpose** NAICS Sub Code:

Principal Office Address: **3518 Jeffersonville Rd, Macon, GA, 31217, USA** Date of Formation / Registration Date: **1/10/2023**

State of Formation: **Georgia** Last Annual Registration Year: **2025**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Mohammad Amir R Qureshi**

Physical Address: **3518 Jeffersonville Rd, Macon, GA, 31217, USA**

County: **Bibb**

OFFICER INFORMATION

Name	Title	Business Address
Mohammad Amir Qureshi	CEO	3518 Jeffersonville Rd, Macon, GA, 31217, USA
Mohammad Amir Qureshi	CFO	3518 Jeffersonville Rd, Macon, GA, 31217, USA
Mohammad Amir Qureshi	Secretary	3518 Jeffersonville Rd, Macon, GA, 31217, USA

[Back](#)[Filing History](#)[Name History](#)[Return to Business Search](#)

Office of the Georgia Secretary of State Attn: 2 MLK, Jr. Dr. Suite 313, Floyd West Tower Atlanta, GA 30334-1530,

Phone: (404) 656-2817 Toll-free: (844) 753-7825, WEBSITE: <https://sos.ga.gov/>

© 2015 PCC Technology Group. All Rights Reserved. Version 6.2.119

[Report a Problem?](#)

Ownership Disclosure Form

A separate copy of this form must be completed for each individual who has a disclosable interest in the business.

Business:

Trade Name: QUICK-2IP Name of Corporation: JEFFERSON VENTURE INC

If publicly traded, Stock Symbol and Name of one Listing Exchange: _____

Individual:

Name and Title: Mohammad AMAR. GORSE Telephone Number: 404-545-1387

Date of Birth: _____ Social Security Number: _____

Residential Street Address: 111 EASTWICK CT MARIETTA - GA 30127

P.O. Box Not Allowed (City State Zip)

Mailing Address: SAME AS ABOVE
(City State Zip)

Type of Entity and Business Interest:

Please check appropriate description and complete as required.

- ☐ Sole Proprietorship
- ☐ General Partnership
 - o General Partner holding _____ % of all outstanding partnership interests.
- ☐ Limited Partnership (LP)
 - o General Partner holding _____ % of all outstanding general partnership interests.
 - o Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Partnership (LLP)
 - o General Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Limited Partnership (LLLP)
 - o General Partner holding _____ % of all outstanding general partnership interests.
 - o Limited Partner holding _____ % of all outstanding general partnership interests.
- ☐ Limited Liability Company (LLC)
 - o Managing Member, Total number of Managing Member(s): _____
 - o Member holdings _____ % of all outstanding membership interests.
- ☒ Privately Held Corp./Company
 - o Corporate Officer: Yes ☒ No _____
- ☐ Other
 - o Other person exercising operational authority over the entity: _____



Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office
PO Box 4503
Macon, GA 31208-4503

Alcohol Handler's Beverage License Application

APPLICANT

First Name: MOHAMMAD Last Name: QURESHI
Home Address: 111 EASTWICK CT City: MACON State: GA Zip: 31210
Home Phone: [REDACTED] Email: AMIR.QURESHI@HOTMAIL.COM
[REDACTED] Social Security Number: [REDACTED]
Mailing Address: 111 EASTWICK CT City: MACON State: GA Zip: 31210

- A certificate showing completion of an Alcohol Handler's training course taken within the last three years.
- An unexpired identification card issued by any U.S. State or The United States government, bearing a current photograph of the applicant.
- Current Color photograph of applicant.
- \$25 cash, money order/check or debit/credit (in office) Payable to Macon-Bibb County Tax Commissioner's Office

CERTIFICATION

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

[Signature]
Applicant's Signature

12/18/2024
Date

I hereby certify that Mohammad Qureshi signed his/her name to forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 18th day of December, 20 24.

[Signature]
Notary Public

2/1/2027
My Commission Expires

NICHOLAS BOWMAN
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires Feb. 1, 2027

Rev. 7/202121



CERTIFICATE OF COMPLETION

This certifies that

mohammad qureshi

is awarded this certificate for

TIPS Off-Premise Alcohol Seller Training



Hours
3.00



Completion Date
12/30/2022



Expiration Date
12/29/2025



Certificate #
OFF-000027394538

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

5000 Plaza on the Lake, Suite 305 | Austin, TX 78746 | 877.881.2235 | www.360training.com

(CUT HERE)

(CUT HERE)





Mohammad Qureshi



AH000979

ALCOHOL HANDLER

EXP: 12/31/2025

LEASE AGREEMENT

MPV INC. (LESSOR)

and

**Jeffersonville
Venture, INC.
(LESSEE)**

- 1 -

COMMERCIAL LEASE

**STATE OF GEORGIA
COUNTY OF PEACH**

**Section I
Parties**

This lease is made between **MPV I N C. .** as Lessor, hereinafter referred to as "Lessor," and **Jeffersonville Venture, Inc.,** as Lessee, hereinafter referred to as "Lessee" as of the below date written.

**Section II. Description of
Leased Premises**

Lessee hereby offers to lease from Lessor the premises situated in BIBB County, Georgia described as

**3518 Jeffersonville Rd.,
Macon, GA 31217.**

**Section III.
Term**

Said premises is leased for a term to commence on January 1, 2025, and to end at 12:00 a.m. on December 31, 2026, or on such earlier date as this lease may terminate as provided below.

**Section IV.
Rent**

The total monthly rent shall be due on the first day of each calendar month as follows:

01/01/2025-12/31/2026	\$6,500.00
-----------------------	------------

**Section V.
Use and Occupancy**

Lessee shall use and occupy the premises as a convenience store with Gas fueling station and for no other purpose. Lessor represents that the premises may lawfully be used for this purpose.

**Section VI
Place for Payment of Rent**

Lessee shall pay rent, and any additional monies due hereunder, to Lessor at:

**MPV INC.
101 Regan Way,
Tyrone, GA 30290**

or at such other place as Lessor may designate in writing, without demand and without counterclaim, deduction, or setoff

**Section VII
Care and Repair of Premises**

Lessee acknowledges that the premises are in good order and repair, unless otherwise indicated herein. With exception to Section VIII below, Lessee shall, at their own expense and at all times, maintain the premises in good and safe condition, including plate glass, electrical wiring, plumbing, heating system, air conditioning system and any other system or equipment upon the premises and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Lessee shall be responsible for all repairs required to the roof, structural foundations, and exterior walls of the premises. Lessee shall also maintain in good condition such portions adjacent to the premises, such as sidewalks, driveways, lawns and shrubbery.

Lessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances, and shall, in the use and occupancy of the premises, conform to all laws, orders, and regulations of the federal, state, and municipal governments or any of their departments. All improvements made by Lessee to the premises which are so attached to the premises that they cannot be removed without material injury to the premises, shall become the property of Lessor upon installation.

Not later than the last day of the term Lessee shall, at Lessee's expense, remove all of Lessee's personal property and those improvements made by Lessee which have not become the property of Lessor, including trade fixtures, cabinet work, movable paneling, partitions and the like; repair all injury done by or in connection with the installation or removal of the property and improvements; and surrender the premises in as good condition as they were at the beginning of the term, reasonable wear, and damage by fire, the elements, casualty, or other

cause not due to the misuse or neglect by Lessee or Lessee's agents, servants, visitors or licensees, excepted. All property of Lessee remaining on the premises after the last day of the term of this lease shall be conclusively deemed abandoned and may be removed by Lessor, and Lessee shall reimburse Lessor for the cost of such removal. Lessor may have any such property stored at Lessee's risk and expense.

**Section VIII.
Gas Dispensing Equipment, Canopy
and Underground storage Tanks.**

Lessor shall maintain the gas dispensing equipment canopy and Under ground storage Tanks located on the property, except as to damage caused by Lessee's own negligence. Further, Lessee shall maintain gas monitoring systems on the underground storage tanks and maintain records to satisfy EPA requirements. Furthermore Lessee is responsible for any fines or penalties incurred by lessee's negligence in maintaining records.

**Section IX.
Alterations, Additions or
Improvements**

Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvements in, to or about the premises.

**Section X.
Accumulation of Waste of Refuse
Matter**

Lessee shall not permit the accumulation of waste or refuse matter on the leased premises or anywhere in or near the building.

**Section XI.
Abandonment**

Lessee shall not, without first obtaining the written consent of the Lessor, abandon the premises, or allow the premises to become vacant or deserted.

**Section XII.
Assignment of Sublease**

Lessee shall not, without first obtaining the written consent of the Lessor, assign, mortgage, pledge, or encumber this lease, in whole or in part, or sublet the premises or any part of such premises. This covenant shall be binding upon the legal representatives of Lessee, and upon every person to whom Lessee's interest under this lease passes by operation of law, but shall not apply to an assignment or subletting to the parent or subsidiary of a corporate Lessee or to a transfer of the leasehold interest occasioned by a consolidation or merger involving Lessee.

**Section XIII.
Compliance with Rules and Regulations**

Lessee shall observe and comply with the rules and regulations set forth below, which are made part of this agreement, and with any further reasonable rules and regulations as Lessor may prescribe, on written notice to the Lessee, for the safety, care, and cleanliness of the building and the comfort, quiet, and convenience of other occupants of the building and neighboring property owners or tenants. Further, Lessor shall not commit any acts on the premises which violate city, county, state or any other governmental ordinance.

**Section XIV.
Utilities**

All applications and connections for necessary utility services on the demised premises shall be made in the name of the Lessee only, and Lessee shall be solely liable for utility charges as they become due, including those for sewer, water, gas, electricity, and telephone services.

**Section XV.
Taxes and Licenses**

Lessee agrees to pay, before delinquency all of real property taxes and assessments assessed against the leased premises. Upon receiving a tax bill for said property, Lessor shall present said bill to Lessee as soon as reasonably practical and Lessee shall pay to Lessor of said bill at least seven (7) days prior to the due date. Should Lessee refuse to pay the bill prior to the due date, Lessor may pay said bill and demand said amount from Lessee. Should Lessee refuse to pay the bill in full, as presented by Lessor, then Lessee shall be in default and Lessor may terminate the lease and demand possession. Further, Lessee shall apply for and obtain, at Lessee's own expense, all applicable licenses for the sale of alcohol, lottery, gas and any and all other goods, which require a license to be sold on said premises.

**Section XVI.
Indemnification of Lessor**

Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the demised premises or any part thereof, and Lessee agrees to hold Lessor harmless from any claims for damages, no matter how caused.

**Section XVII.
No Smoking in Building**

Lessor and Lessee agree that this is a smoke free building. No individual shall be allowed to smoke inside of the building located on the leased property. Lessee agrees to enforce

this provision against all persons inside the building, whether employees, customers or any other individual. Lessee's decision to not enforce this provision shall be considered a default and subject the Lessee to default remedies as provided herein.

**Section XVIII.
Insurance**

Lessee shall, at its own expense, maintain public liability and property damage insurance with liability limits of not less than \$1,000,000.00 and \$500,000.00 per occurrence, and property limits of not less than \$1,000,000.00 per occurrence insuring all against liability of tenant and its authorized representatives arising out of and in connection with tenant's use or occupancy of the premises.

All public liability insurance and property damage insurance shall insure performance by tenant of the indemnity provisions of Section XV above. Both parties shall be named as additional insureds, the policy shall contain cross-liability endorsements, and shall be primary insurance as far as landlord is concerned.

**Section XIX.
Damages to Building**

If the building is damaged by fire or any other cause to such an extent that the cost of restoration, as reasonably estimated by Lessor, will equal or exceed Twenty percent (20%) of the replacement value of the building (exclusive of foundations) just prior to the occurrence of the damage, then Lessor may, no later than Thirty (30) days following the damage, give Lessee a notice of election to terminate this lease, or if the cost of restoration will equal or exceed Twenty percent (20%) of such replacement value and if the premises shall not be reasonably usable for the purposes for which they are leased under this agreement, then Lessee may, no later than Thirty (30) days following the damage, give Lessor a notice of election to terminate this lease. In event of either such election this lease shall be deemed to terminate on the Seventh (7) day after the giving of such notice, and Lessee shall surrender possession of the premises within a reasonable time thereafter, and the rent, and any additional rent, shall be apportioned as of the date of the surrender and any rent paid for any period beyond this date shall be repaid to tenant.

In any case in which use of the premises is affected by any damage to the building, there shall be either an abatement or an equitable reduction in rent depending on the period for which and the extent to which the premises are not reasonably usable for the purpose for which they are leased under this agreement. The words "restoration" and "restore" as used in this section shall include repairs. If the damage results from the fault of the Lessee, or Lessee's agents, servants, visitors, or licensees, Lessee shall not be entitled to any abatement or reduction of rent, except to the extent, if any, that Lessor receives the proceeds of rent insurance in lieu of such rent.

**Section XX. Waivers of
Subrogation**

Notwithstanding the provisions of Section VII of this lease, in any event of loss or damage to the building, the premises and/or any contents, each party shall look first to any insurance in its favor before making any claim against the other party; and, to the extent possible without additional cost, each party shall obtain, for each policy of such insurance, provisions permitting waiver of any claim against the other party for loss or damage within the scope of such insurance, and each party, to such extent permitted, for itself and its insurers waives all such insured claims against the other party.

**Section XXI.
Gaming Machines**

Lessee agrees to operate said machines in accordance with local, state and federal laws. Lessee further agrees to indemnify Lessor for any and all expenses, including but not limited to attorney's fees, that Lessor incurs as a result of Lessee's inappropriate or illegal use of said gaming machines.

**Section XXII.
Eminent Domain**

If the cost of restoration as estimated by Lessor shall amount to less than Twenty percent (20%) of the replacement value of the building, or if, despite the cost, Lessor does not elect to terminate this lease, Lessor shall restore the building and the premises with reasonable promptness, subject to delays beyond lessor's control and delays in the making of insurance adjustments between Lessor and insurance carrier, and Lessee shall have no right to terminate this lease except as provided in this lease. Lessor need not restore fixtures and improvements owned by tenant.

If the premises or any part of the premises or any estate in the premises, or any other part of the building materially affecting Lessee's use of the premises, be taken by eminent domain, this lease shall terminate on the date when title vests pursuant to such a taking. The rent, and any additional rent, shall be apportioned as of the termination date and any rent paid for any period beyond that date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu of such payment, but Lessee may file a claim for any taking of fixtures and improvements owned by Lessee, and for moving expenses.

**Section XXIII. Lessor's
Remedies on Default**

If Lessee defaults in the payment of rent, or any additional monies due hereunder, or defaults in the performance of any of the other covenants or conditions of this agreement, Lessor may give Lessee notice of default and if Lessee does not cure any rent, or additional rent, default

within fifteen (15) days, or other default within fifteen (15) days, after the giving of notice (or if any other default is of such a nature that it cannot be completely cured within such a period, if Lessee does not commence curing within such fifteen (15) days and thereafter proceed with reasonable diligence and in good faith to cure such a default), then Lessor may terminate this lease on not less than Thirty (30) days' notice to Lessee. On the date specified in the notice the term of this lease shall terminate and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as provided below.

**Section XXIV.
Deficiency**

In any case where Lessor has recovered possession of the premises by reason of Lessee's default, Lessor may, at Lessor's option, occupy the premises or cause the premises to be redecorated, altered, divided, consolidated with other adjoining premises, or otherwise changed or prepared for reletting, and may relet the premises or any part of the premises as agent of Lessee or otherwise, for a term or terms to expire prior to, at the same time as, or subsequent to, the original expiration date of this lease, at Lessor's option, and receive the rent. Rent so received shall be applied first to the payment of such expenses as Lessor may have incurred in connection with the recovery of possession, redecorating, altering, dividing, consolidating with other adjoining premises, or otherwise changing or preparing for reletting, and the reletting, including brokerage and reasonable attorneys' fees, and then to the payment of damages in amounts equal to the rent under this agreement and to the cost and expenses of performance of the other covenants of Lessee as provided in this lease. Lessee agrees, in any such case, whether or not Lessor has relet, to pay to Lessor damages equal to the rent and other sums agreed to be paid by Lessee, less the net proceeds of the reletting, if any, and the damages shall be payable by Lessee on the several rent days specified above. In reletting the premises, Lessor may grant rent concessions, and Lessee shall not be credited with such concessions. No such reletting shall constitute a surrender and acceptance or be deemed evidence of a surrender and acceptance. If Lessor elects, pursuant to this agreement, actually to occupy and use the premises or any part of the premises during any part of the balance of the term as originally fixed or since extended, there shall be allowed against Lessee's obligation for rent or damages as defined in this lease, during the period of Lessor's occupancy, the reasonable value of such occupancy, not to exceed in any event the rent reserved in this lease, and such occupancy shall not be construed as a relief of Lessee's liability under this agreement. Lessee waives all right of redemption to which Lessee or any person claiming under Lessee might be entitled by any law now or hereafter in force. Lessor's remedies under this agreement are in addition to any remedy allowed by law.

**Section XXV.
Effect of Failure to Insist on Strict Compliance with Conditions**

The failure of Lessor to insist on strict performance of any covenant or condition of this agreement, or to exercise any option contained in this lease, shall not be construed as a waiver of such covenant, condition, or option in any other instance. This lease cannot be changed or terminated orally.

**Section XXVI.
Subordination of Lease**

This lease shall be subject and subordinate to all underlying leases and to deeds to secure debt which may now or subsequently affect such leases or the real property of which the premises form a part, and also to all renewals, modifications, consolidations, and replacements of the underlying leases and the deeds to secure debt. Although no instrument or act on the part of Lessee shall be necessary to effectuate such a subordination, Lessee will, nevertheless, execute and deliver any further instruments confirming such a subordination of this lease as may be desired by the holders of the deeds to secure debt or by any of the Lessors under the underlying leases. Lessee appoints Lessor attorney in fact, irrevocably, to execute and deliver any such instrument for Lessee. If any underlying lease to which this lease is subject terminates, Lessee shall, on timely request, attorn to the owner of the reversion.

**Section XXVII.
Tax Increase**

In the event there is any increase during any year of the term of this lease in the City, County, or State real estate taxes over and above the amount of such taxes assessed for the tax year during which the term of this lease commences, whether because of increased rate or valuation, Lessee shall pay to Lessor upon presentation of paid tax bills an amount of the increase in taxes upon the land and building in which the leased premises are situated. In the event such taxes are assessed for a tax year extending beyond the term of the lease, the obligation of Lessee shall be proportionate to the portion of the lease term included in such year.

**Section XXVIII.
Lessor's Right To Cure Lessee's Breach**

If Lessee breaches any covenant or condition of this lease, Lessor may, on reasonable notice to Lessee (except that no notice need be given in case of emergency), cure such a breach at the expense of Lessee and the reasonable amount of all expenses, including attorneys' fees, incurred by Lessor in so doing (whether paid by Lessor or not) shall be deemed additional rent payable on demand.

**Section XXIX.
Mechanics' Lien**

Lessee shall within seven (7) days after notice from Lessor discharge any mechanics' liens for materials or labor claimed to have been furnished to the premises on Lessee's behalf.

**Section XXX.
Notices**

Any notice by either party to the other shall be in writing and shall be deemed to have been duly given only if delivered personally or sent by registered or certified mail in an addressed postpaid envelope; if to Lessee, at the above described premises; if to Lessor, at Lessor's address as set forth above; or, to either, at any other address as Lessee or Lessor, respectively, may designate in writing. Notice shall be deemed to have been duly given, if delivered personally, upon delivery, and if mailed, upon the fifth (5) day after the mailing of such notice.

**Section XXXI.
Lessor's Right to Inspection, Repair, and Maintenance**

Lessor may enter the premises at any reasonable time, upon adequate notice to Lessee (except that no notice need be given in case of emergency) for the purpose of inspection or the making of such repairs, replacements, or additions in, to, on and about the premises or the building, as Lessor deems necessary or desirable. Lessee shall have no claim or cause of action against Lessor by reason of such entry.

**Section XXXII. Conditions of
Lessor's Liability**

Lessee shall not be entitled to claim a constructive eviction from the premises unless Lessee shall have first notified Lessor in writing of the condition or conditions giving rise to such an eviction, and, if the complaints be justified, unless Lessor shall have failed within a reasonable time after receipt of such notice to remedy such conditions.

**Section XXXIII.
Lessor's Right To Show Premises**

Lessor may inspect or show the premises to prospective purchasers and mortgagees and, during the two (2) months prior to termination of this lease, to prospective tenants, during business hours upon reasonable notice to Lessee.

**Section XXXIV.
Effect of Other Representations**

No representations or promises shall be binding on the parties to this agreement except those representations and promises contained in this lease, or in some future writing signed by the party making such representations or promises.

**Section XXXV.
Peaceful Enjoyment**

Lessor covenants that if, and so long as, Lessee pays the rent, and any additional monies due hereunder, and performs the covenants of this lease, Lessee shall peaceably and quietly have, hold, and enjoy the premises for the term mentioned in this lease, subject to the provisions of this lease.

**Section XXXVI.
Section Headings**

The section headings in this lease are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this lease or any of its provisions.

**Section XXXVIII.
Binding Effect on Successors and Assigns**

The provisions of this lease shall apply to, bind, and inure to the benefit of Lessor and Lessee, and their respective heirs, successors, legal representatives, and assigns. It is understood that the term "Lessor" as used in this lease means only the owner, a mortgagee in possession, or a term Lessee of the building, so that in the event of any sale of the building or of any lease of the building, or if a mortgagee shall take possession of the premises, the Lessor shall be entirely freed and relieved of all covenants and obligations of Lessor subsequently accruing under this agreement. It shall be deemed without further agreement that the purchaser, the term Lessee of the building, or the mortgagee in possession has assumed and agreed to carry out any and all covenants and obligations of the Lessor under this agreement.

Signed this the 16th day of December, 2024.

LESSOR:

MPV INC

By: Salima Charania Its: President

LESSEE:

Jeffersonville Venture INC.

By: Mohammad Amir Qureshi Its: President.

Agent Certification

The undersigned certify that the information contained in this application and accompanying documentation is true and correct, and that the Agent named herein has directorial authority over the operations of the business to be licensed. The undersigned further agree to abide by, observe, and conduct the licensed business according to all county ordinances and state laws and regulations in respect thereof, and understand that the Agent named herein may be held personally responsible for violations of County Alcohol Code committed by others at the Agent's direction, or with the Agent's knowledge.

Agent's Signature: _____ Date: _____

Business Name: _____

I hereby certify that _____ (Agent) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This _____ day of _____, 20____.

Notary Public

My Commission Expires

Ownership/Individual Certification

I certify that the information disclosed in this application is true and correct, and I agree to abide by, observe, and conduct business according to the rules and regulations prescribed by Macon-Bibb County, the acts of the Georgia General Assembly, and the State Department of Revenue.

Individual/Owner's Signature:
(If different from Agent)



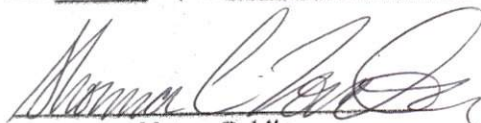
Date: 6/12/2025

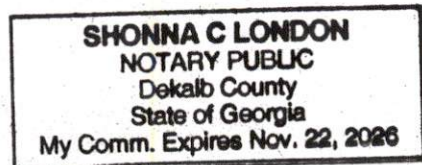
Title: OWNER

Business Name: QUICK ZIP

I hereby certify that Mohammad Qureshi (Applicant) signed his/her name to the forgoing statement after stating to me under oath administered by me, that all statements and answers are true and correct.

This 12 day of June, 2025.


Notary Public



Nov 22, 2026
My Commission Expires

PACKAGE TO GO BUSINESS TYPE IDENTIFICATION FORM

Business Name: Jeffersonville Venture Inc

Business Address: 3518 Jeffersonville Rd Macon GA 31217

Instructions:

This form must be completed for each new license or renewal license application for locations selling beer or wine or both, but not distilled spirits, by the package to go.

If you are not selling alcohol by the package to go, or if you are selling distilled spirits by the package to go, simply check the last box on this form for "Exempt" and sign at the bottom.

If you are selling alcohol by the package to go, please read the definitions below and check the box next to the definition which best matches how the business is currently operated or expected to operate under this license. Any intentional failure to identify or misrepresentation on this form may be grounds for denial or revocation of any license issued to you.

Definitions:

- ☐ **Drugstore:** a retail store that provides assorted items including medical or healthcare supplies, that may also provide other items or services such as over-the-counter drugs; processed food and drink items; beauty products; small toys; or photo processing services; and that is licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☐ **Food Mart:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of less than 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which regularly sells, at a minimum and among other products the following items: at least four pounds each of five different types of fresh fruits or vegetables; four pounds of fresh, raw beef, chicken, or pork; four dozen fresh chicken eggs; four pounds of bread; and four gallons fresh cow's milk. Food Marts shall be required to maintain a food scale certified by the Georgia Department of Agriculture for the purpose of verifying compliance with this definition. Food Marts shall purchase food items for resale from lawful fresh food wholesalers, and shall be required to produce invoices reflecting the sources of food products sold upon demand by County officials. If an insufficient quantity of an item is present in the Food Mart, Macon-Bibb County may consider receipts or other evidence to determine whether a sufficient good faith effort was made to comply with the minimum item quantity requirements. The term "Food Mart" does not include Drugstores, Gas Stations, Grocery Stores, Small Box Discount Stores, Specialty Stores, or Vice Marts; provided that a Food Mart may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.
- ☒ **Gas Station:** a Vice Mart that is also licensed by the Georgia Safety Fire Commissioner for the storage and sale of liquefied petroleum gas and that actually regularly sells liquefied petroleum gas.
- ☐ **Grocery Store:** a retail store licensed by the Georgia Commissioner of Agriculture as a food sales establishment, which has a total retail floor space of at least 10,000 square feet, of which at least 85 percent is reserved for the sale of food and other nonalcoholic items, and which sells, at a minimum and among other products at least ten different types of fresh fruits or vegetables; fresh, raw beef, chicken, or pork; fresh chicken eggs; bread; and fresh cow's milk. A Grocery Store may or may not be licensed by the Georgia State Board of Pharmacy to operate a pharmacy.

- ☐ **Small Box Discount Store:** a retail store that provides assorted, inexpensive items that are continuously offered at a discounted price that is usually under \$10 per item. These stores are commonly referred to by names such as “dollar stores,” “99 cent stores,” “five dollar stores,” “discount stores,” or “variety stores.” Products sold typically include processed food and drink items, personal hygiene products, office supplies and decorations. Retail floor space is typically less than 15,000 square feet.
- ☐ **Specialty Store:** a retail store that derives at least 50% of its annual gross sales from the sale of certain specialized classes or types of food or beverage products, or related accessories or non-food items. Such products are typically of a superior quality or more limited market availability than those general products commonly found in Grocery Stores. This includes brewpubs, malt beverage taprooms, and cocktail rooms. Other examples of Specialty Stores include, without limitation: (a) imported or luxury products; (b) products associated with a particular culture, global region, cuisine, or nationality; (c) products conforming to or supporting the dietary requirements of any sincerely held religious practice or belief; (d) restaurants; (e) organic, vegan, or natural products; (f) meats (e.g., butcher shops, delis, or seafood markets); (g) cheese or dairy products; (h) oils, seasonings, or spices; (i) growers, craft beers, or wine; (j) breads or baked goods; (k) cigars; (l) honey or beeswax products; (m) products grown or produced within the State of Georgia or any particular location therein; or (n) any similarly specialized products or classes of products.
- ☐ **Vice Mart:** a retail store that provides assorted, inexpensive items for neighborhood residents or travelers, such as processed shelf-stable or refrigerated food and drink items; fountain and brewed drinks; handheld prepared food items; automotive items; tobacco products; family planning products; lottery products; gifts; over-the-counter medications; or similar items. Stores are typically designed for expediency – with customers typically buying few items per transaction and spending only a short time in the store. Retail floor space is typically less than 10,000 square feet.
- ☐ **Other Small Box Retail Store:** a retail store that meets each of the following criteria:
1. the store has a total retail floor space of less than 15,000 square feet; 2. the store does not meet the definition of Drug Store, Food Mart, Gas Station, Grocery Store, Small Box Discount Store, Specialty Store, or Vice Mart; and 3. the store is not licensed or applying for a license for the sale of distilled spirits by the package to go.
- ☐ **Other/None of the Above/Distilled Spirits/Exempt:** Check this box if none of the above definitions apply to your store, or if you are not licensed or applying for a license to sell only beer or wine or both by the package to go.

Mohamed Smith
Applicant/Agent Signature

7-16-25
Date

SECURITY CAMERA COMPLIANCE VERIFICATION

Instructions:

This form must be completed for each new license application for locations selling alcohol by the package to go or operating as a bar or nightclub.

Pursuant to Sec. 4-1 of the Macon-Bibb County Code of Ordinances,

1. Bar shall mean any business that derives 75 percent or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises, in accordance with O.C.G.A. § 3-1-2;
2. Nightclub shall mean any business which:
 - Directly or indirectly charges patrons for admission;
 - Is licensed under this Chapter for the sale of alcoholic beverages for consumption on premises;
 - Provides entertainment using amplified sound, including, without limitation, the playing of pre-recorded music through amplified sound by a DJ or emcee or similar person; the playing of live analog, electronic, or digital musical instruments; the presentation of live human speech or dialogue through amplified sound; or any combination of the above;
 - Which does not provide a number of seats suitable for the viewing of such entertainment greater than or equal to the number of patrons present; and
 - Which does not earn at least fifty percent of its annual gross revenues from the sale of prepared meals or the letting of rooms for overnight stay.

If you are selling alcohol by the package to go or operating a bar or nightclub you must:

1. *install security cameras in your business that meet the requirements below;*
2. *call the Code Enforcement Department Office at 478-803-0470, select option "0" to schedule an appointment to have an inspection of the security camera system;*
3. *show the inspector that the security camera system meets the requirements below; and*
4. *have the inspector sign this form approving the security camera system.*

If you are not operating as a bar or nightclub or selling alcohol by the package to go, simply check the box on this form for "Exempt" and sign at the bottom.

Pursuant to Sec. 4-40 of the Macon-Bibb County Code of Ordinances,

1. Any establishment selling alcoholic beverages by the package to go must install security cameras, which are, at a minimum, of sufficient quantity, quality, and positioning so as to capture the face and clothing of any person entering into the establishment through any public entrance; or making any purchase from the establishment.
2. Any establishment licensed to sell any alcoholic beverage for consumption on premises, which is operating as a bar or nightclub, is hereby required to install security cameras, which must, at a minimum, be of sufficient quantity, quality, and positioning so as to capture the face and clothing of persons entering into said establishment through any public entrance.

Security Camera Compliance Verification Form

Rev. March 2021

Page 1 of 2

thereof; standing outside of the establishment but within fifty feet of any entrance to said establishment; making any purchase from a fixed point of sale within said establishment; or standing within any dance floor or similar area designated within said establishment.

3. A digital security camera system shall be deemed to be "of sufficient quality" of and only if each camera required under this Section meets the following criteria:
 - It is capable of producing an image with a 1080p High Definition (1920 x 1080 pixels) resolution or greater at a minimum frame rate of 15 frames per second;
 - It is maintained in a state of being free of dust or debris that would interfere with the quality of the image being produced; and
 - It is capable of operating in the actual interior or exterior lighting conditions that are present during all operations and times of operation for the establishment, and of producing a clear image of the face and clothing of the persons described in this Section in all such lighting conditions.
4. Such cameras meeting the requirements of this Section must be capable of producing a retrievable image on film, tape, or other suitable digital format that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this Section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the Sheriff.
5. Establishments required under this Section to install security cameras shall maintain all video images captured thereby for a period of at least thirty days from the date of image capture.
6. The failure to have or maintain security cameras in good working condition, with sufficient backup storage as to permit the retrieval of images as required by this Section shall be a violation of this Section and shall be punishable in accordance with the general provisions of Section 1-6 of this Code, as well as by any adverse action against the alcohol licensure of such business, up to and including the revocation or denial of all existing alcohol licenses held by such licensee.

Business Name:

QUICK-ZIP

Business Address:

3518 JEFFERSONVILLE RD MACON - GA 31217

I hereby certify that on this date, I have inspected the security camera and image retrieval system located at the above business and found it to be in compliance with the requirements of Sec. 4-40 of the Macon-Bibb County Code of Ordinances, as stated hereon.



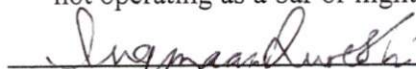
7229

Code Enforcement Department Designee

6/11/25

Date

☐ **Exempt:** Check this box if you are not licensed, not applying for package to go license, or not operating as a bar or nightclub.



Applicant/Agent Signature

6-11-25

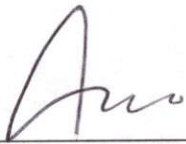
Date

Applicant Privacy Rights Notification Signature Form

Applicant Notification and Record Challenge:

Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedure for obtaining a change, correction or updating an FBI identification record is set forth in Title 28 Code of Federal Regulations 16.34.

Procedures for obtaining a copy of the FBI criminal history record are set forth in 28 CFR 16.30 – 16.33 or go to the FBI website at <http://fbi.gov/about-us/cjis/background-checks>.



Signature

Mohammad Amir

Print Name

6-12-25

Date



Alcohol License Questionnaire

Name of Business: Quick 2ip
 Owner's Name: Mohammad Amir Qureshi
 Address: 3518 Jeffersonville Rd
Macon GA 31217

1. Do you own or are you leasing your business location? Own ✓ Lease
2. If you purchased the building, what was the final sale price as reflected in public records? \$
3. If you are leasing the building, what relation, if any, is there between the building owner and the owner(s) of your business?
 Please circle one: Relation, see below ✓ No Relation

4. If you are leasing the building, will your landlord be involved in the day to day business operations? ☐ Yes ☒ No
5. Was the previous operator at this location in any legal or regulatory trouble with local government, state government, law enforcement, or the Georgia lottery in the year prior to the transfer to your business? ☐ Yes ☒ No
6. Will the previous operator or any family member of the previous operator remain involved in the day to day business operations? ☐ Yes ☒ No
7. Was the sale of the building, business, or lease an "arms length" or "fair market value" transaction? ☐ Yes ☒ No

Signature

Mohammad Amir

Print Name

6-12-25

Date

ARMED SECURITY PERSONNEL REQUIRED TRAINING COMPLIANCE FORM

Instructions:

This form must be completed by any bar or nightclub operating with an alcohol license which allows or requires security personnel to carry firearms while working. The form shall be submitted upon applying or renewing any license to sell alcohol on the premises. This form is not required for businesses employing certified peace officers in good standing with the Georgia Peace Officer Standards and Training Counsel. Applicants applying for special events which employ armed security personnel are required to submit this form.

Pursuant to the licensing requirements of Sec. 4-550 of the Macon-Bibb County Code of Ordinances, attach the following documentation to this form prior to submission:

1. A copy of the applicant's valid private security business license, issued by the Georgia Board of Private Detective and Security Agencies.
2. A list containing the names and dates of birth of all persons who will be working as armed security personnel at the applicant's place of business or special event location. Use the attached form.

NOTE: IT IS A VIOLATION TO ALLOW ANY PERSON NOT LISTED TO WORK AS AN ARMED SECURITY PERSONNEL WITHOUT FIRST SUBMITTING AN UPDATED COPY OF THIS FORM TO THE TAX COMMISSIONER'S OFFICE. PENALTIES FOR VIOLATING THIS RULE MAY INCLUDE THE LOSS OF YOUR ALCOHOL LICENSES.

3. A copy of a valid private security license from the Georgia Board of Private Detective and Security Agencies for each person named who will be working as armed security personnel at the applicant's place of business or special event location.

If you are not operating as a bar or nightclub with armed security personnel, simply check the box on this form for "Exempt" and sign at the bottom.

Business Name:

Quick-2ip

Business Address:

3518 Jeffersonville Rd Macon GA 31217

- ☐ **Exempt:** Check this box if you certify that you will not hire any armed security personnel, or that you are not operating as a bar or nightclub.

Does your business derive 75% or more total annual gross revenue from the sale of alcoholic beverages for consumption on the premises? ☐ YES ☒ NO


 Applicant/Agent Signature

 6-12-25
 Date

ARMED SECURITY PERSONNEL IDENTIFICATION FORM

Instructions:

*Please list every individual who may be working as armed security personnel at your bar or nightclub. Certified peace officers do not need to be listed and may be added in the future without updating this list. If you hire anybody in the future to work as armed security personnel at your bar or nightclub, this list **MUST** be updated to include that person before they are allowed to carry a firearm while working at your business. Use additional copies of this sheet if necessary.*

IF ANY PERSON NOT ON THIS LIST IS FOUND TO BE WORKING AS ARMED SECURITY PERSONNEL AT YOUR BAR OR NIGHTCLUB, THEN YOU MAY BE SUBJECT TO PENALTIES OF UP TO \$1000 PER VIOLATION AND UP TO 6 MONTHS IN JAIL, AS WELL AS THE LOSS OF ALL ALCOHOL LICENSES ISSUED TO YOU WITHIN MACON-BIBB COUNTY.

1.			
	Name	Date of Birth	GBPDSA Private Security License #
2.			
	Name	Date of Birth	GBPDSA Private Security License #
3.			
	Name	Date of Birth	GBPDSA Private Security License #
4.			
	Name	Date of Birth	GBPDSA Private Security License #
5.			
	Name	Date of Birth	GBPDSA Private Security License #
6.			
	Name	Date of Birth	GBPDSA Private Security License #
7.			
	Name	Date of Birth	GBPDSA Private Security License #
8.			
	Name	Date of Birth	GBPDSA Private Security License #
9.			
	Name	Date of Birth	GBPDSA Private Security License #

Macon-Bibb County

Certificate of Good Standing

1. Name and Title of the applicant: MOHAMMAD AMIR R QURESHI

2. Name of the subject of this Certificate, if different from the applicant:

Quick. zip

3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other: _____	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

EXTON FOOD MART 2630 EMERY HWY MACON-GA 31217

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

Mohammad Amir R Qureshi

Print and Sign Name

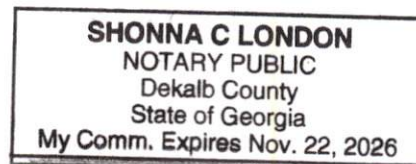
Sworn to and subscribed before me this

27 day of February, 2025.



Notary Public

My Commission Expires:



Macon-Bibb County Certificate of Good Standing

1. Name and Title of the applicant: Musad Beesani PROPERLY OWNER
2. Name of the subject of this Certificate, if different from the applicant:
3. Benefit or privilege for which the applicant is applying (mark one):

☐ Building Permit	☐ Plat Approval	☐ Building Inspection Report	☐ Certificate of Occupancy
☒ Alcohol License (Any)	☐ Privilege License (Any other than alcohol)	☐ Political Appointment	☐ Competitive Contract Bid or Proposal
☐ Non-Competitive Contract over \$50,000	☐ Registering to Bid on Real Property	☐ Other:	

4. If the subject is an individual or sole proprietorship, then list all business entities in which the subject has a direct or indirect ownership interest of 25% or more, or legal control over. If the subject is an entity, then list all individuals who have a direct or indirect ownership interest of 25% or more in the subject entity, or who exercise legal control of the entity. Use additional sheets if needed.

5. I, the undersigned, do hereby swear or affirm that the information contained in this Certificate is true and complete to the best of my available knowledge. I further swear or affirm that, as of today, none of the individuals or entities listed in this Certificate are more than 90 days delinquent on the payment of any ad valorem property taxes due to the Macon-Bibb County Government. I understand that giving false, incomplete, or inaccurate information on this Certificate may result in the denial of any privilege the applicant is applying for, as well as the revocation of any privilege previously granted by Macon-Bibb County, and may constitute the crimes of false writing or false swearing, which carry a penalty of up to five years in prison and up to a \$1,000 fine.

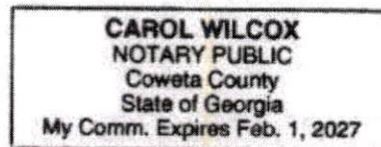
Musad Beesani
Print and Sign Name

Sworn to and subscribed before me this
12th day of June, 2025.

Carol Wilcox

Notary Public

My commission expires: 2/1/27





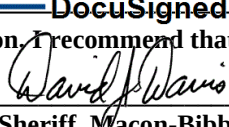
Tax Commissioner's Office
188 Third Street, Macon, Georgia 31201
Mail to: Tax Commissioner's Office PO Box 4503
Macon, GA 31208-4503

OFFICE USE ONLY ALCOHOL APPLICATION

Applicant Name: Mohammad Amir Qureshi – No New Fingerprints Needed

Business Name: Jeffersonville Venture Inc dba Quick Zip

Business Address: 3518 Jeffersonville Road, Macon, GA 31217

DocuSigned by:		
After investigation, I recommend that the license requested herein be: 7/25/2025		
Granted	 _____ Sheriff, Macon-Bibb County, Georgia	_____ Date
Denied	1C561778CDEE414... _____ Sheriff, Macon-Bibb County, Georgia	_____ Date

After investigation, I recommend that the license requested herein be:		
Granted	_____ Mayor, Macon-Bibb County, Georgia	_____ Date
Denied	_____ Mayor, Macon-Bibb County, Georgia	_____ Date

After investigation, I recommend that the license requested herein be:		
Granted	 _____ Clerk of the Macon-Bibb County Commission, Georgia	_____ Date
Denied	 _____ Clerk of the Macon-Bibb County Commission, Georgia	_____ Date



Tax Commissioner's Office
188 Third Street
Macon, GA 31201

Review Form

The attached application is a petition to Macon-Bibb County for an Alcoholic Beverage License.

The following required documents are included in the application:

- ☐ Signature form
- ☐ BSO Recommendation letter
- ☐ Proof of Planning and Zoning compliance
- ☐ Affidavit from the Macon-Bibb County Engineer's Department
- ☐ Affidavit from the Macon Telegraph Newspaper

Legal Review 11/12/2025 (Date) SD (Initials)

Comments

After review, legal recommends approval.

Initials

SF (Initial) Stephanie Freeman, Administrative Office Specialist



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER JOEY HULETT |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER DONICE BRYANT-CATO | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION MANAGER-AT-RISK AGREEMENT WITH BARTON MALOW BUILDERS LLC FOR THE CONSTRUCTION OF A NEW ARENA, SUBJECT TO FURTHER APPROVAL UPON FINALIZATION OF COST OF CONSTRUCTION; AUTHORIZING THE PAYMENT OF UP TO \$675,000.00, FROM THE 2025 SPLOST FUND, TO BARTON MALOW BUILDERS LLC FOR PRE-CONSTRUCTION SERVICES; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Macon-Bibb County has been planning the potential construction of a new sports and events arena; and

WHEREAS, accordingly, the Macon-Bibb County Commission approved, by Resolution R-25-0088 dated June 3, 2025, the hiring of MFA Program Management LLC to perform project management responsibilities, and by Resolution R-25-0165 dated September 23, 2025, the hiring of PBK Architects Georgia, P.C. to perform architectural and engineering services in furtherance of such project; and

WHEREAS, the Macon-Bibb County Commission desires to hire a construction firm to plan for, provide a finalized cost for, and ultimately build the new sports and events arena, should the County proceed with the project; and

WHEREAS, accordingly, on September 3, 2025, the County issued Request for Proposals (“RFP”) #26-013-LH soliciting proposals from qualified firms to provide Construction Manager-at-Risk services for the arena project;

WHEREAS, RFP #26-013-LH was published on the Macon-Bibb County Procurement page, and posted to the Georgia Procurement Registry, where one thousand nine hundred nine (1909) vendors were notified of the opportunity to submit proposals; and

WHEREAS, of the prospective vendors notified of the RFP, one hundred eight (108) self-identified as African American owned, twenty-three (23) self-identified as Asian American owned, twelve (12) self-identified as Hispanic/Latino owned, and (1) self-identified Pacific Islander/American owned; and

WHEREAS, on the published due date of October 9, 2025, three (3) were received in Procurement, tabulated for responsiveness, and provided to a panel for review of and scoring of the proposals; and

WHEREAS, after review, the panel has selected Barton Malow Builders LLC to perform the Construction Manager-at-Risk services for the Macon-Bibb County arena project; and

WHEREAS, Procurement concurs with the recommendation of award; and

WHEREAS, the Macon-Bibb County Commission desires to authorize the Mayor to execute an agreement with Barton Malow Builders LLC (“Barton Malow”), for Construction Manager-at-Risk (“CMAR”) services, subject to further approval upon the finalization of the cost of construction, as provided herein; and

WHEREAS, such CMAR agreement calls for the establishment of a Guaranteed Maximum Price (“GMP”) by Barton Malow at a later date; and

WHEREAS, the GMP serves as a ceiling on the cost of construction to be paid by the County on this project; if the actual construction cost exceeds the GMP, Barton Malow will be responsible for paying the additional cost; and

WHEREAS, until the GMP has been proposed by Barton Malow, the County cannot determine whether the project will proceed; and

WHEREAS, the Macon-Bibb County Commission desires to authorize Barton Malow to provide pre-construction services in accordance with the CMAR agreement, through the establishment of the GMP, at a cost of up to \$675,000.00; and

WHEREAS, once the GMP has been proposed, the Macon-Bibb County Commission may by further resolution authorize a change order to the CMAR Agreement, thereby approving the GMP and the completion of the arena project by Barton Malow; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute an agreement with Barton Malow Builders LLC for Construction Manager-at-Risk services for a new arena, in a form to be approved by the County Attorney, subject to additional Commission approval upon the establishment of the GMP, as provided for therein.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby authorizes the payment of up to \$675,000.00 to Barton Malow from the 2025 SPLOST Fund for pre-construction phase services as provided for in the CMAR agreement.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any

appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this ____ day of _____, 2025.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2025 Miller Authorizing Agreement with Barton Malow Builders LLC for Pre-Construction Services for Macon Arena - \$675,000.00.docx



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER JOEY HULETT |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER DONICE BRYANT-CATO | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE A CHANGE ORDER TO THE AGREEMENT WITH ADVENT BUSINESS INTERIORS, INC., IN THE AMOUNT OF \$29,556.88, FOR THE PURCHASE OF FURNITURE FOR THE MIDDLE GEORGIA REGIONAL AIRPORT, TO BE PAID FROM THE AIRPORT FUND – AIRPORT-MIDDLE GA REGIONAL – REPAIRS & MAINT – BUILDINGS LINE ITEM; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Middle Georgia Regional Airport Terminal is in need of some aesthetic updates; and

WHEREAS, the County desires to purchase new furniture to update the “sterile area” or the secured area of the terminal; and

WHEREAS, the Macon-Bibb County Commission previously authorized, via Resolution R-25-0095, the purchase of the required furniture from Advent Business Interiors, Inc.; and

WHEREAS, the airport required more furniture than was originally quoted and authorized by the Commission; and

WHEREAS, Advent Business Interiors, Inc. has provided the County with a new quote for an additional \$29,556.88; and

WHEREAS, pursuant to Macon-Bibb County Code of Ordinances §19-5.8(d), the Macon-Bibb County Commission must approve a change order of such magnitude; and

WHEREAS, accordingly, the Macon-Bibb County Commission desires hereby to authorize a change order in the aforementioned amount to the agreement with Advent Business Interiors, Inc. for the additional furniture; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor, or other proper agent of the County, is authorized to execute a change order to the agreement with Advent Business Interiors, Inc., in the amount of \$29,556.88, for the purchase of furniture for the Middle Georgia Regional Airport, to be paid from the Airport Fund – Airport-Middle GA Regional – Repairs & Maint – Buildings line item.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this

Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this ____ day of _____, 2025.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

*Q:\RES MACON-BIBB\2025 Miller Authorizing Change Order to the Agreement with Advent Business Interiors, Inc
for Purchase of Airport Furniture 11-12-25.docx*



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER JOEY HULETT |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER DONICE BRYANT-CATO | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH SIGNAL AVIATION CONSULTING, IN THE AMOUNT OF \$29,150.00, FOR THE PROVISION OF AIR SERVICE CONSULTING AND DATA SERVICES, PAYABLE FROM THE AIRPORT FUND – AIRPORT-MIDDLE GA REGIONAL – PROF SERVICES - OTHER LINE ITEM; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Macon-Bibb County Commission desires to authorize the Mayor to enter into a professional services agreement with Signal Aviation Consulting for the provision of air service consulting and data services for the Middle Georgia Regional Airport, in the amount of \$29,150.00 as quoted by Signal Aviation in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 19-10(b) of the Macon-Bibb County Code of Ordinances, the Macon-Bibb County Commission is authorized to approve the hiring of consultants without going through the competitive procurement process; and

WHEREAS, the Macon-Bibb County Commission finds that this Resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission and it is hereby so resolved by the authority of same that the Mayor is authorized to execute a professional services agreement with Signal Aviation Consulting, in a total amount of \$29,150.00, for the provision of air service consulting and data services, to be paid from the Airport Fund – Airport-Middle Ga Regional – Prof Services - Other line item, in a form to be approved by the County Attorney's Office.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution or in the Exhibits hereto after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all ordinances or resolutions or parts of ordinances or resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

[Signatures on the following page.]

APPROVED AND ADOPTED this ____ day of _____, 2025.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of Commission

EXHIBIT A

SIGNAL MCN Phase II Scope

- I. Signal Actionable Intelligence - Subscriptions:
 - A. **Actionable Location IntelligenceSM ("ALISM")** – Track monthly market share and leakage by the 20th of each following month Baseline August 2025. Updates for six months starting October 2025 (in November) through March 2026 (in April). Total for core and extended catchments per Phase I; by route; by ZIP code; and by originating versus destination traffic. Signal Actionable Intelligence Dashboard access included.
 - B. **On-call consulting** – Up to 24 hours; upon MCN request.
- II. Chip ASD support services such as, but not necessarily including or limited to:
 - A. **Airline Use & Lease Agreement**
 - ☐ Participate in Agreement Negotiations.
 - ☐ Require timely passenger and performance data reporting in the Use & Agreement.
 - B. **Market Analysis and Reporting**
 - ☐ Monthly review and analysis of ALISM.
 - ☐ Identify potential new markets based on demographics and economic activity.
 - ☐ Competitive Analysis.
 - ☐ Identify market trends and opportunities.
 - ☐ Prepare air service reports for stakeholders.
 - C. **Airline Engagement**
 - ☐ Build relationships with airlines through outreach, headquarters visits, air service conferences participation, and assembling presentation pitch decks.
 - D. **Air Service Marketing and Community Engagement**
 - ☐ Manage airports marketing budget and social media content.
 - ☐ Partner with local DMOs, Chambers and Economic Development Agencies advocating for air service support on behalf of airport.
 - ☐ Communicating air service development initiative to area stakeholders and the community.

Pricing:

Scope/Item	Cost ¹
I. Signal Actionable Intelligence	
A. ALI SM baseline and 6 monthly updates; Tableau access	\$2,750
B. On-call consulting upon request, up to 24 hours (8.5 hours incurred to-date)	\$7,200
II. ASD Consulting – Performed by Chip Aviation Solutions under subcontract to Signal but reporting directly to MCN	
A – D Retainer for 16 hours per month, 6 months (96 hours total) Expenses (with MCN advance approval) not included and billed in addition. Examples include but not necessarily limited to: Travel (air fare, lodging, rental car, meals); materials for presentations.	\$19,200
TOTAL	\$29,150



Invoicing

Signal shall invoice MCN for one quarter's Scope I.A effective October 1, 2025, already-performed hours under Scope 1.B, and three months' Chip retainer under Scope II upon NTP, and thereafter on a quarterly basis in advance for Scope 1.A and Scope II, and on a monthly basis in arrears for Scope 1.B. Terms for all invoices are Net 30, subject to Satisfaction Guarantees hereunder.

Satisfaction Guarantee

Each Signal product and self-performed service (Numeral I of this Attachment) comes with an unconditional satisfaction guarantee: if MCN doesn't think we did what we said we would, for any reason, and we can't make it right within 30 days, MCN owes us nothing AND gets to keep and use everything we delivered; no questions asked.

Accepted and Notice to Proceed Given effective July 22, 2025

MIDDLE GEORGIA REGIONAL AIRPORT

By: _____

Name: Doug Faour

Title: Aviation Director



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER JOEY HULETT |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER DONICE BRYANT-CATO | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

A RESOLUTION OF THE MACON-BIBB COUNTY COMMISSION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH MIDDLE GEORGIA OUTDOOR LIGHTING, INC. FOR THE PURCHASE AND INSTALLATION OF LIGHTING EQUIPMENT AT CAROLYN CRAYTON PARK, IN THE AMOUNT OF \$628,600.00, TO BE PAID FROM 2018 SPLOST FUNDS; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Carolyn Crayton Park is in need of upgraded lighting; and

WHEREAS, the Macon-Bibb County Commission considers Middle Georgia Outdoor Lighting, Inc., as a sole source vendor for lighting equipment and installation services at Carolyn Crayton Park; and

WHEREAS, purchasing from a sole source is a legal exception to the requirement to competitively bid out public works construction projects pursuant to Macon-Bibb County Code of Ordinances Sec. 19-5.4 and O.C.G.A. § 36-91-22(h); and

WHEREAS, Middle Georgia Outdoor Lighting, Inc., has provided the County a proposal, attached hereto and incorporated herein as Exhibit A, in the amount of \$628,600.00 to purchase and install the required lighting; and

WHEREAS, the Macon-Bibb County Commission desires to authorize the Mayor to execute an agreement with or issue a purchase order to Middle Georgia Outdoor Lighting, Inc., for the purchase and installation of lighting equipment at the Carolyn Crayton Park, in the amount of \$628,600.00; and

WHEREAS, the Macon-Bibb County Commission finds that this resolution is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT RESOLVED by the Macon-Bibb County Commission, and it is hereby so resolved by the authority of the same, that the Mayor is authorized to execute

an agreement with or issue a purchase order to Middle Georgia Outdoor Lighting, Inc., for the purchase and installation of lighting at Carolyn Crayton Park, in the amount of \$628,600.00, to be paid from the SPLOST 2018 Fund – Recreation – Central City Park – Property line item, for the scope of work included in the proposal provided in Exhibit A.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission hereby declares that the foregoing preamble and whereas provisions set forth hereinabove constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.

BE IT FURTHER RESOLVED the Macon-Bibb County Commission grants the Mayor the authority to take any and all further actions necessary to carry out the intents and purposes of this Resolution.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Resolution after the adoption hereof, the Macon-Bibb County Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Resolution.

BE IT FURTHER RESOLVED that except as specifically provided herein, any and all resolutions or parts of resolutions in conflict with this Resolution shall be and the same hereby are repealed, and this Resolution shall be in full force and effect from and after its adoption.

BE IT FURTHER RESOLVED that in the event that this Resolution or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of ordinance by the Macon-Bibb County Commission, it is the intent of this Commission that this Resolution or such portion thereof shall be considered to have been adopted as an ordinance of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Resolution calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Resolution satisfy such requirement, and that this Resolution be construed accordingly. To the extent that this Resolution is construed by any appropriate authority as being substantively an act of ordinance and not an act of resolution, then this Resolution shall operate further to repeal all prior ordinances or parts of ordinances in conflict herewith.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its approval by the Mayor or upon its adoption into law without such approval.

APPROVED AND ADOPTED this _____ day of _____, 2025.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\RES MACON-BIBB\2025 Miller Authorizing Agreement with Middle Georgia Outdoor Lighting Inc. for Carolyn Crayton Park Lights - \$628,600.00-10-22-25.docx

EXHIBIT A

==== PROPOSAL====

MIDDLE GEORGIA OUTDOOR LIGHTING, INC.

155 Osborn Roberts Road
Macon, Ga. 31211
(478) 986-9776 Office

PROPOSAL SUBMITTED TO:
MACON-BIBB RECREATION

DATE:
AUGUST 7, 2025

ADDRESS:

JOB NAME:
LUTHER WILLIAMS STADIUM
MACON, GA

PRICE TO INCLUDE:

FURNISH EQUIPMENT AND LABOR TO OFFLOAD MUSCO LED SPORTS LIGHTING SYSTEM. MUSCO FURNISHED UNDER SEPARATE CONTRACT. FURNISH STORAGE CONTAINERS AND DUMPSTER. FURNISH 135' BOOM LIFT, 85' BOOM LIFT, CRANE, AND 8K LULL. FURNISH ELECTRICAL PERMIT AS REQUIRED BY COUNTY.

FURNISH LABOR TO REMOVE EXISTING FIXTURES, ARMS, CANS AND WIRE FROM (6) EXISTING CONCRETE POLES AND (2) FROM STEEL FRAMES. REMOVE OLD EQUIPMENT FROM SITE.

FURNISH LABOR TO ASSEMBLE NEW ARMS, LED FIXTURES, AND MOUNT ON (6) EXISTING CONCRETE POLES AND (2) SEEL FRAMES. INSTALL NEW WIRING HARNESS. FURNISH EQUIPMENT AND LABOR TO BAND NEW MUSCO DRIVER CANS TO (6) POLES AND MOUNT DRIVER CANS TO STEEL FRAMES UNDER COVERED AREA. MUSCO TO FURNISH STEEL ARMS FOR MOUNTING ON EXISTING STEEL FRAMES.

INSPECTION OF EXISTING (6) POLES AND (2) STEEL FRAMES BY OTHERS. MGOL WILL NOT BE RESPONSIBLE FOR STABILITY OF THE POLES AND FRAME. MEDIA BLAST STEEL STRUCTURE TO REMOVE RUST/DEBRIS. PRIME AND PAINTING STEEL FRAME IS INCLUDED IN THE PROPOSAL .

MGOL WILL KEEP HEAVY EQUIPMENT OFF PLAYING FIELD WHEN POSSIBLE. REPAIR DAMAGE TO GROUND WHICH EXCEEDS THAT WHICH WOULD BE EXPECTED. INDENTATIONS CAUSED BY HEAVY EQUIPMENT TRAVELING OVER DRY GROUND WOULD BE AN EXAMPLE OF EXPECTED DAMAGE. RUTS AND SOD DAMAGE CAUSED BY EQUIPMENT TRAVELING OVER WET GROUNDS WOULD BE AN EXAMPLE OF DAMAGE REQUIRING REPAIR.

FURNISH MATERIAL AND LABOR TO BUILD NEW PANEL RACK. FURNISH AND INSTALL NEW PANEL AND MUSCO CONTROL CABINET.

FURNISH MATERIAL AND LABOR TO INSTALL NEW GROUNDING ON (6) POLES AND (2) STEEL FRAMES AS PER MUSCO REQUIREMENTS.

FURNISH EQUIPMENT AND LABOR TO BORE FROM PANEL TO (6) POLES WITH CONDUIT PULLBACK. CUT CONCRETE NEAR CONCESSION BUILDING - BORE TO EACH SIDE WITH CONDUIT PULLBACK, INSTALL QUAZITE PULLBOXES. FURNISH AND INSTALL CONDUIT UPSIDE OF BUILDING TO MUSCO DRIVER CANS FOR FIXTURES ON FRAME.

FURNISH AND INSTALL NEW COPPER WIRE FROM PANEL TO EACH POLE. TERMINATE ALL CONNECTIONS.

REPLACE CONCRETE PAD.

FURNISH EQUIPMENT AND LABOR TO BORE FROM MUSCO CONTROL CABINET WITH 1" PULLBACK TO BUILDING, ACROSS STEEL RAFTERS TO PRESSBOX. FURNISH AND INSTALL CAT 5 CABLE. INSTALL ENTERTAINMENT CONTROLS IN PRESSBOX.

MIDDLE GEORGIA OUTDOOR LIGHTING	\$280,180.00
---------------------------------	--------------

MUSCO EQUIPMENT	\$268,920.00
-----------------	--------------

OPTION 1:

FURNISH AND INSTALL ALL NEW ELECTRICAL PANELS IN FIELD HOUSE/CONCESSION BUILDING WORK INCLUDES - FURNISH EQUIPMENT, LABOR AND GEAR TO DEMO AND REPLACE WITH SQUARE D PANELS. CHANGING PANELS, MDP, PANEL LP, PANEL A, PANEL IN PRESS BOX AND PANEL LOCATED IN HOME TEAM LOCKER ROOM. ALL PERMITS AND INSPECTIONS ARE INCLUDED.

ALL WORK IS BASED ON EXISTING FEEDER AND BRANCH CIRCUIT WIRES IN GOOD CONDITION.

ADDER: 60,500.00

?

PRICE IS GOOD FOR 45 DAYS

=====

MGOL WILL SCHEDULE GA. 811 TO LOCATE UNDERGROUND UTILITIES. OWNER IS RESPONSIBLE FOR LOCATING ANY UNDERGROUND NOT LOCATED BY GA. 811 INCLUDING IRRIGATION HEADS. IF PRIVATE LOCATOR IS REQUIRED, IT WILL BE EXTRA. ANY DAMAGE TO UNMARKED UTILITIES TO BE REPAIRED BY OTHERS.

=====

=====

PROPOSAL SUBMITTED BY: DIANE WADE, PRES. DATE: 8-7-25

\$609,600

Quote

Date: 8/7/2025

Project: Central City Park Luther Williams Field

To: Diane Wade

Macon, GA

Ref: 244040

Quotation Price – Materials Only Delivered to Job Site

Luther Williams Field\$268,920.00

Add Alternate: Show-Light Pro Venue\$19,000.00

Sales tax, bonding, labor, installation, and unloading of the equipment are not included.

Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase.

SportsCluster® system with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 70/50 footcandles and uniformity of 2.0:1.0/2.5:1.0
- BallTracker® technology – targeted light, optimizing visibility of the ball in play with no glare in the players typical line-of-sight

System Description

- Factory-aimed and assembled luminaires
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- Mounting hardware for poletop luminaire assemblies and electrical components enclosures
- All mounting hardware and custom mounts
- Disconnects
- UL listed assemblies
- Corrosion protection

Environmental Light Control

- Spill light minimized at 150' from the field to 0.60 footcandles
- Off-site glare light minimized at 150' from the field to 15000 candela

Show-Light® Special Effects with Control-Link® Control and Monitoring System

- Control and monitoring cabinet
- Communication cabinets
- Touchscreen for onsite control of lighting effects
- Up to 30 lighting scenes
- 4 standard and 2 optional lighting effects
- 4 minutes of light show programming set to customer supplied and licensed music
- Scene programming must be requested within 90 days of commissioning, Effect and Show programming must be requested within 12 months of commissioning
- Remote on/off control
- Onsite dimming (high/med/low/blackout)
- Monitoring with 24/7 customer support

Show-Light® Pro Venue Special Effects (Add Alternate)

- Master control cabinet(s)
- Contactor cabinet(s)
- Communication cabinet(s)
- Touchscreen for onsite control of theatrical effects
- 6 pre-programmed and theatrical light shows applied to facility lighting design
- 4 minutes of light show programming set to customer supplied and licensed music



2022, 2023 Musco Sports Lighting, LLC

- 1 -

M-4809-enUS-2



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER JOEY HULETT |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER DONICE BRYANT-CATO | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO AUTHORIZE THE APPROPRIATION OF \$50,000.00 FROM INTEREST EARNED ON AMERICAN RESCUE PLAN ACT FUNDS TO FAMILY COUNSELING CENTER OF CENTRAL GEORGIA, INC. FOR THE PROVISION OF COUNSELING AND THERAPEUTIC PROGRAMS FOR VICTIMS OF CRIME; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Macon-Bibb County recognizes the importance of supporting crime victims and understands that many crime victims require counseling and therapeutic programming as a result of being victimized; and

WHEREAS, the Macon-Bibb County Commission desires, by this Ordinance, to appropriate \$50,000.00 in interest earned on the County's State and Local Fiscal Recovery Fund allocation, from the American Rescue Plan Act, to Family Counseling Center of Central Georgia, Inc. for the provision of counseling and therapeutic programs for victims of crime; and

WHEREAS, the Macon-Bibb County Commission finds that the appropriations authorized by this Ordinance are allowable under the provisions governing State and Local Fiscal Recovery Funds and interest earned thereon and finds that this Ordinance is an effective use of such interest; and

WHEREAS, the Macon-Bibb County Commission finds that this Ordinance is necessary and proper to promote or protect the safety, health, peace, security, and general welfare of Macon-Bibb County and its inhabitants;

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission and it is hereby so ordained by the authority of the same that:

Section 1

The Macon-Bibb County Commission does hereby approve and authorize the appropriation of \$50,000.00 from interest earned on American Rescue Plan Act SLFRF funds to Family Counseling Center of Central Georgia, Inc. to be used for the provision counseling and therapeutic programs for victims of crime. Accordingly, the Macon-Bibb County Commission hereby authorizes the Mayor to enter into an agreement with Family Counseling Center of Central Georgia, Inc., in the amount of \$50,000.00 for the provision of such services, in accordance with Section 19-10(b) of the Macon-Bibb County Code of Ordinances.

Section 2.

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3.

The Mayor, the Finance Director, and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

Section 4.

In the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

Section 5.

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

Section 6.

In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion

thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

Section 7.

All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 8.

Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

SO ORDERED AND ORDAINED this ____ day of _____, 2025.

By: _____
LESTER M. MILLER, Mayor

(SEAL)

Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\ORD MACON-BIBB\2025 Miller Appropriating \$50,000.00 In ARP Interest To Family Counseling Center for Counseling for Crime Victims.Docx



LEGISLATIVE SPONSORS

- | | |
|---|--|
| ☒ MAYOR LESTER M. MILLER | ☐ MAYOR PRO TEMPORE SETH CLARK |
| ☐ COMMISSIONER VALERIE WYNN | ☐ COMMISSIONER PAUL BRONSON |
| ☐ COMMISSIONER STANLEY B. STEWART | ☐ COMMISSIONER JOEY HULETT |
| ☐ COMMISSIONER RAYMOND WILDER | ☐ COMMISSIONER BILL HOWELL |
| ☐ COMMISSIONER DONICE BRYANT-CATO | ☐ COMMISSIONER BRENDA LYN BAILEY |
-

AN ORDINANCE OF THE MACON-BIBB COUNTY COMMISSION TO DEDICATE THAT PORTION OF THIRD STREET RUNNING BETWEEN POPLAR STREET AND CHERRY STREET IN HONOR OF JOSHUA “JOSH” ROGERS IN RECOGNITION OF HIS SIGNIFICANT LEADERSHIP AND SERVICE TO THE MACON-BIBB COMMUNITY; APPROPRIATION OF AN AMOUNT NOT TO EXCEED \$500.00 FROM THE GENERAL FUND – FUND BALANCE TO THE FACILITIES MANAGEMENT DEPARTMENT FOR THE PURCHASE OF MATERIALS AND SIGNAGE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Macon-Bibb County Commission desires to recognize the legacy of Josh Rogers and his commitment to the transformative revival of Macon by dedicating that portion of Third Street running between Poplar Street and Cherry Street in his honor; and

WHEREAS, one of Macon’s strongest advocates, Joshua “Josh” Rogers fell in love with Macon during his time as a student at Mercer University, beginning his long path of service as a volunteer with various organizations throughout Macon, before inaugurating the role of Business and Economic Development Specialist with the City of Macon and becoming the Executive Director of the Historic Macon Foundation, and eventually being named President and CEO of NewTown Macon, Inc., in 2014; and

WHEREAS, during his tenure with Historic Macon Foundation, Josh led the transformation of historic Beall’s Hill, utilizing tax credits and creative partnerships to renovate 40 residences, and turning the once forgotten neighborhood into a vibrant community; and

WHEREAS, under Josh’s leadership, NewTown established Middle Georgia’s first and only Community Development Financial Institution and the Downtown Business Improvement District; and

WHEREAS, NewTown’s efforts focused on a local approach, utilizing local developers to ensure the Macon businesses and residents were reaping the benefits of their efforts to create long-term sustainability for the local economy; and

WHEREAS, Josh marshalled resources to make sure that minority and women owned businesses where at the forefront of downtown’s revitalization through NewTown’s loan and training programs, such as the Downtown Diversity Initiative and Entrepreneurs’ Academy; and

WHEREAS, beyond these concrete projects, Josh’s infectious optimism and faith inspired everyone who met him to dream bigger, work harder, and collaborate to achieve what was previously thought impossible for Macon; and

WHEREAS, Josh and his work in Macon were recognized by countless organizations, including him being recognized as 2023 Macon Bibb County Citizen of the Year, Georgia Trend’s 40 under 40, the Sydney Sullivan Award, and having NewTown Macon receive the designation as a “Great American Main Street” in 2024; and

WHEREAS, of all his work and accomplishments, one of Josh Roger’s favorite roles was that of loving husband to wife, Meghan, and “Dad” to his two children, Jack and Ellie; and

WHEREAS, in light of the Josh Roger’s leadership and service to the Macon-Bibb community, the Macon-Bibb County Commission now desires to formally recognize his significant contributions to Macon and the indelible mark his work left on the community and dedicate that portion of Third Street running between Poplar Street and Cherry Street, as more clearly shown on the attached Exhibit A, incorporated herein by reference, as “Josh Rogers Way”; and

WHEREAS, County policy would normally require the completion of a criminal background check prior to the dedication of a facility, structure, or space, but the Macon-Bibb County Commission has determined that an exception should be made in this instance due to Josh Roger’s history of service and leadership; and

WHEREAS, in order for Facilities Management Department to purchase materials to install signage in honor of Josh Rogers an appropriation and amendment to the FY 26 budget is required.

NOW, THEREFORE, BE IT ORDAINED by the Macon-Bibb County Commission, and it is hereby so ordained by the authority of the same as follows:

Section 1.

That portion of Third Street running between Poplar Street and Cherry Street shall henceforth be and hereby is dedicated in honor of Joshua “Josh” Rogers and his significant leadership and service to the Macon-Bibb Community.

Section 2.

The Commission hereby approves a supplemental appropriation not to exceed \$500.00 from General Fund – Fund Balance to the Facilities Management budget for FY 26, for the purpose of providing funds for the purchase of materials and other costs associated with the installation of signage in accordance with this Ordinance.

Section 3.

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4.

The Mayor, and all other proper officers and agents of the County are authorized and directed to execute such documents and to take such other actions as may be required to accomplish the intents and purposes of this Ordinance.

Section 5.

In the event scrivener’s errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the Commission hereby authorizes and directs that each such scrivener’s error shall be corrected in all multiple counterparts of this Ordinance.

Section 6.

The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and not mutually dependent upon each other or upon any other provisions in the Macon-Bibb County Code of Ordinances. If any sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, or any other provisions of the Macon-Bibb County Code of Ordinances.

Section 7.

In the event that this Ordinance or part thereof is found by any court of competent jurisdiction to be substantively more appropriately denominated an act of resolution by the Macon-

Bibb County Commission, it is the intent of this Commission that this Ordinance or such portion thereof shall be considered to have been adopted as a resolution of the Macon-Bibb County Commission. Where any law bearing on the subject matter of this Ordinance calls for the taking of any legislative action by the governing authority of Macon-Bibb County, and such law specifies for such action to be taken by resolution or by ordinance, it is the intent of this Commission that this Ordinance satisfy such requirement, and that this Ordinance be construed accordingly.

Section 8.

All ordinances or resolutions, or parts of ordinances or resolutions in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 9.

Pursuant to and in accordance with Section 14 of the Charter, the Mayor may disapprove or reduce any item or items of appropriation in this Ordinance. The approved part or parts of this Ordinance making appropriations shall become law effective immediately upon its approval by the Mayor, and the part or parts disapproved shall not become law unless subsequently passed into law by the Commission over the Mayor's veto by the affirmative vote of six (6) members of the Macon-Bibb County Commission.

SO ORDERED AND ORDAINED this ____ day of _____, 2025.

By: _____
LESTER M. MILLER, Mayor

(SEAL) Attest: _____
JANICE S. ROSS, Clerk of the Commission

Q:\ORD MACON-BIBB\2025 Miller Dedicating Third Street to Josh Rogers - 11-3-25.docx