

TENNESSEE ALCOHOLIC BEVERAGE COMMISSION MINUTES THURSDAY, JANUARY 25 1:00 p.m.

The January 2024 meeting was held on January 25, 2024 at 1:00 p.m. in Nashville, TN. Chairwoman Roberts, Commissioner Tomita, and Commissioner Hamilton were present. In attendance on behalf of TABC staff were the following: Assistant Director Tabatha Blackwell, Counsel Stepp, Legislation, Policy and Communication Director Aaron Rummage, Deputy Chief Brent Clayton, and Chief Law Enforcement Officer Bond Tubbs.

Pursuant to T.C.A. §8-44-108, meetings may be conducted permitting participation of electronic or other means of communication.

1. REVIEW/APPROVAL OF THE DECEMBER 13 COMMISSION MEETING MINUTES

<u>Discussion/Action Taken</u>: Commissioner Hamilton moved to approve both minutes and the motion was seconded. The motion passed with three ayes.

2. RETAIL MATTERS

1. GETWELL LIQUOR & WINE MEMPHIS, TENNESSEE (SHELBY COUNTY)

Applicant:

4 WAY LIQUOR AND WINE INC

Member(s):

Mohammed Hanshali (100%)

Before the Commission is a request for approval of a new retail package store licensee to be located at 4125 Getwell Rd, Memphis, TN 38118. The TABC staff recommends conditional approval of the license subject to:

- a. certificate of occupancy
- b. inspection
- c. license fee

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to certificate of occupancy, inspection and payment of the license fee. Commissioner Tomita moved approval subject to inspection and payment of the license fee and the motion was seconded. The motion passed with three ayes.



2. SANCHO LIQUOR AND WINE MEMPHIS, TENNESSEE (SHELBY COUNTY)

Applicant:

Sancho LW LLC

Member(s):

MD Abdullah (100%)

Before the Commission is a request for approval of a new retail package store licensee to be located at 4624 Winchester Rd, Memphis, TN 38118. <u>The TABC staff recommends conditional approval of the license subject to:</u>

a. inspection

b. license fee

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to inspection and payment of the license fee. Commissioner Hamilton moved approval subject to inspection and payment of the license fee and the motion was seconded. The motion passed with three ayes.

3. LIQUOR EMPIRE NASHVILLE, TENNESSEE (DAVIDSON COUNTY)

Applicant:

Total Wine & Spirits Inc.

Member(s):

Sam Ghali (100%)

Before the Commission is a request for approval of a new retail package store licensee to be located at 2675 Murfreesboro Pike, Nashville, TN 37217. <u>The TABC staff recommends conditional approval of the license subject to:</u>

- a. certificate of occupancy
- b. inspection
- c. license fee

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to certificate of occupancy, inspection and payment of the license fee. Commissioner Tomita moved approval subject to certificate of occupancy, inspection and payment of the license fee and the motion was seconded. The motion passed with three ayes.



4. **BRAVO WINE & SPIRITS** NASHVILLE, TENNESSEE (DAVIDSON COUNTY)

Applicant:

BRAVO GANESH LLC

Member(s):

Kalp Patel (100%)

Before the Commission is a request for approval of a new retail package store licensee to be located at 6410 Charlotte Pike, Suite 109, Nashville, TN 37209. The TABC staff recommends conditional approval of the license subject to:

a. certificate of occupancy

inspection b.

license fee C.

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to certificate of occupancy, inspection and payment of the license fee. Commissioner Hamilton moved approval subject to certificate of occupancy, inspection and payment of the license fee and the motion was seconded. The motion passed with three ayes.

5. **CORDOVA LIQUOR** CORDOVA, TENNESSEE (SHELBY COUNTY)

Applicant:

AWHR MANAGEMENT LLC

Member(s):

Adam Wilde (70%), Henry Russell (30%)

Current licensee:

Cordova Discount Liquor LLC d/b/a Cordova Liquor

Proposed licensee: AWHR MANAGEMENT LLC d/b/a Cordova Liquor

Before the Commission is a request for approval of a retail package store licensee to be located at 2382 N Germantown Pkwy, Unit 104, Cordova, TN 38106. The applicant is acquiring the package store from the existing licensee owned by Cordova Discount Liquor LLC. The TABC staff recommends conditional approval of the license subject to payment of the license fee.



<u>Discussion/Action Taken</u>: Director Thomas summarized the request and recommended conditional approval subject to payment of the license fee. Commissioner Tomita moved approval subject payment of the license fee and the motion was seconded. The motion passed with three ayes.

6. GREEN MEADOW WINE & SPIRITS ALCOA, TENNESSEE (BLOUNT COUNTY)

Applicant:

RSP INC

Member(s):

Ronak Patel (65%), Nilesh Patel (20%),

Bhavinkumar Prajapati (15%)

Current licensee:

GREEN MEADOW WINE & SPIRITS, LLC d/b/a

GREEN MEADOW WINE & SPIRITS

Proposed licensee: RSP INC d/b/a Green Meadow Wine & Spirits

Before the Commission is a request for approval of a retail package store licensee to be located at 1147 Hunters Crossing, Alcoa, TN 37701. The applicant is acquiring the package store from the existing licensee owned by GREEN MEADOW WINE & SPIRITS, LLC. The TABC staff recommends conditional approval of the license subject to payment of the license fee.

<u>Discussion/Action Taken</u>: Director Thomas summarized the request and recommended conditional approval subject to payment of the license fee. Commissioner Hamilton moved approval subject payment of the license fee and the motion was seconded. The motion passed with three ayes.



7. **REX LIQUORS**

MEMPHIS, TENNESSEE (SHELBY COUNTY)

Applicant:

Radium Essentials Inc.

Member(s):

Rahul Patel (100%)

Current licensee:

RX LIQUORS, INC. d/b/a Rex Liquors

Proposed licensee: Radium Essentials Inc d/b/a Rex Liquors

Before the Commission is a request for approval of a retail package store licensee to be located at 1026 Jackson Ave, Memphis, TN 38107. The applicant is acquiring the package store from the existing licensee owned by RX LIQUORS, INC. The TABC staff recommends conditional approval of the license subject to:

a. deed after closing

b. license fee

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to deed after closing and payment of the license fee. Commissioner Tomita moved approval subject to deed after closing and payment of the license fee and the motion was seconded. The motion passed with three ayes.

8. **MEGS WINE & SPIRITS KNOXVILLE, TENNESSEE (KNOX COUNTY)**

Applicant:

Megs Liquor LLC

Member(s):

Ankit Patel (100%), Rima Patel

Current licensee:

Megs Liquor LLC d/b/a Megs Wine & Spirits

Proposed licensee: Om Liquor Inc d/b/a Megs Wine & Spirits

Before the Commission is a request for approval of a retail package store licensee to be located at 5454 Millertown Pike, Knoxville, TN 37924. The applicant is acquiring the package store from the existing licensee owned by Megs Liquor LLC. The TABC staff recommends conditional approval of the license subject to payment of the license fee.



Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to payment of the license fee. Commissioner Hamilton moved approval subject payment of the license fee and the motion was seconded. The motion passed with three ayes.

9. **MCMINNVILLE LIQUOR & WINE** MCMINNVILLE, TENNESSEE (WARREN COUNTY)

Applicant:

MCMINNVILLE LIQUOR & WINE LLC

Member(s):

Dhara Patel (100%), Pintubhai Patel

Current licensee:

McMinnville WSB LLC d/b/a McMinnville Liquor & Wine

Proposed licensee: MCMINNVILLE LIQUOR & WINE LLC

d/b/a McMinnville Liquor & Wine

Before the Commission is a request for approval of a retail package store licensee to be located at 719 N Chancery St, Suite 1, McMinnville, TN 37110. The applicant is acquiring the package store from the existing licensee owned by McMinnville WSB LLC. The TABC staff recommends conditional approval of the license subject to payment of the license fee.

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to payment of the license fee. Commissioner Tomita moved approval subject payment of the license fee and the motion was seconded. The motion passed with three ayes.



10. 818 LIOUOR

NASHVILLE, TENNESSEE (DAVIDSON COUNTY)

Applicant:

818 Liquor, LLC

Member(s):

Pierre Desmoineaux (100%)

Current licensee:

818 Wine and Spirits d/b/a 818 Wine and Spirits

Proposed licensee: 818 Liquor, LLC d/b/a 818 Liquor

Before the Commission is a request for approval of a retail package store licensee to be located at 818 Murfreesboro Pike, Nashville, TN 37217. The applicant is acquiring the package store from the existing licensee owned by 818 Wine and Spirits. The TABC staff recommends conditional approval of the license subject to payment of the license fee.

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to payment of the license fee. Commissioner Tomita moved approval subject payment of the license fee and the motion was seconded. The motion passed with three ayes.

11. **MAIN STREET WINE & SPIRITS** SHELBYVILLE, TENNESSEE (BEDFORD COUNTY)

Applicant:

MAIN STREET WINE & SPIRITS, LLC

Member(s):

Effat Abdalla (100%), Alberto Forero

Current licensee:

APEX VENTURES OF TN INC d/b/a

MAIN STREET WINE & SPIRITS

Proposed licensee:

MAIN STREET WINE & SPIRITS, LLC d/b/a

MAIN STREET WINE & SPIRITS

Before the Commission is a request for approval of a retail package store licensee to be located at 633 N Main St, Shelbyville, TN 37160. The applicant is acquiring the package store from the existing licensee owned by APEX VENTURES OF TN INC. The TABC staff recommends conditional approval of the license subject to payment of the license fee.



Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to payment of the license fee. Commissioner Hamilton moved approval subject payment of the license fee and the motion was seconded. The motion passed with three ayes.

12. **THOMAS STREET LIQUORS** MEMPHIS, TENNESSEE (SHELBY COUNTY)

Applicant:

Thomas Liquors LLC

Member(s):

Rishi Chopra (50%), Jatin Kumar (50%), Ranjodh Boparai

Current licensee:

RJ Liquors Inc d/b/a RJ LIQUORS

Proposed licensee: Thomas Liquors LLC d/b/a Thomas Street Liquors

Before the Commission is a request for approval of a retail package store licensee to be located at 956 Thomas Street, Memphis, TN 38107. The applicant is acquiring the package store from the existing licensee owned by RJ Liquors Inc. The TABC staff recommends conditional approval of the license subject to:

- a. deed after closing
- b. inspection
- license fee b.

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to deed after closing, inspection and payment of the license fee. Commissioner Hamilton moved approval subject to deed after closing, inspection and payment of the license fee and the motion was seconded. The motion passed with three ayes.



13. ONE STOP SHOP LIQUOR STORE LLC NASHVILLE, TENNESSEE (DAVIDSON COUNTY)

Applicant:

ONE STOP LIQUOR STORE LLC

Member(s):

Bassem Awad (100%)

Current licensee:

Pharoahs Liquor Store, LLC d/b/a PHAROAHS LIQUOR

Proposed licensee: ONE STOP LIQUOR STORE LLC d/b/a

ONE STOP LIQUOR STORE LLC

Before the Commission is a request for approval of a retail package store licensee to be located at 4035 Nolensville, Nashville, TN 37211. The applicant is acquiring the package store from the existing licensee owned by Pharoahs Liquor Store, LLC. The TABC staff recommends denial of the application.

Discussion/Action Taken: This matter was previously continued at the November 2023 Commission Meeting by the TABC Commissioners for 60 days for the applicant to provide the TABC documentation showing financial viability and any additional interest holders. However, the new documentation provided by the applicant's business representative, Abdelmasieh Ibrahim, during that timeframe gave TABC further confidence in denying the application. Commission Counsel Joshua Stepp proceeded to show the TABC Commissioners why the agency was recommending denial of the application via a Microsoft PowerPoint presentation showing the documents the applicant and pointing out staff's concerns. After Stepp presented the staff's concerns, Mr. Ibrahim, via Microsoft Teams, explained why the application should not be denied. After continuing to go on, Director Thomas chimed in and said the applicant had no financial viability and proceeded to summarize the request and recommend denial of the application. Commissioner Hamilton moved denial and the motion was seconded. The motion passed with three ayes.



14. **TEEJAYS**

MEMPHIS, TENNESSEE (SHELBY COUNTY)

Applicant:

Teejays Liquor

Member(s):

Sara Helmig (100%)

Current licensee:

TEE JAYS, LLC d/b/a Teejays Liquor Store

Proposed licensee: Teejays Liquor d/b/a Teejays

Before the Commission is a request for approval of a retail package store licensee to be located at 3085 Summer Ave, Memphis, TN 38112. The applicant is acquiring the package store from the existing licensee owned by TEE JAYS, LLC. The TABC staff recommends denial of the application.

Discussion/Action Taken: Director Thomas summarized the request and recommended denial of the application. Keeping it brief, Director Thomas said there was a sham transfer involved with this application. Commissioner Tomita moved denial and the motion was seconded. The motion passed with three ayes.

15. TIMS FORD LIQUOR AND WINE WINCHESTER, TENNESSEE (FRANKLIN COUNTY)

Applicant:

Jay Radhe 1 Corporation

Member(s):

Linda Patton (100%)

Current licensee:

Linda S. Patton d/b/a Tims Ford Package Store

Proposed licensee: Jay Radhe 1 Corporation d/b/a Tims Ford Liquor and Wine

Before the Commission is a request for approval of a retail package store licensee to be located at 845 S College St, Winchester, TN 37398. The applicant is acquiring the package store from the existing licensee owned by Linda S. Patton. The TABC staff recommends denial of the application.



Discussion/Action Taken: Director Thomas summarized the request and recommended denial due to financial viability and indirect interest. Counsel for the applicant, Eric Evans, explained the situation, where the seller will only sell the everything together. Commissioner Tomita had questions about funds and why everything had to be sold together. Commissioner Tomita moved to continue the matter to February to allow the applicant time to provide current financials and separate contracts/agreements and the motion was seconded. The motion passed with three ayes.

3. MANUFACTURER MATTERS

1. MOREA DISTILLERY RICEVILLE, TENNESSEE (MCMINN COUNTY)

Applicant:

Morea Distillery LLC

Members:

Georgios Gialelis (70.5%), other 29.5% among members

with each holding less than 5% interest each

Before the Commission is a request for approval of a manufacturer located at 3725 S Hwy 11, Bldg D, Riceville, TN 37370. The TABC staff recommends conditional approval of the license subject to:

a. inspection

b. license fee

<u>Discussion/Action Taken</u>: Director Thomas summarized the request and recommended conditional approval subject to inspection and payment of the license fee. Commissioner Hamilton moved approval subject to inspection and payment of the license fee and the motion was seconded. The motion passed with three ayes.



4. WINERY MATTERS

1. SMOKY MOUNTAIN WINERY GATLINBURG, TENNESSEE (SEVIER COUNTY)

Applicant:

SMOKY MOUNTAIN WINERY, INC.

Shareholders:

<u>Current</u> <u>Proposed</u>

David Fowler (80%)

David Fowler (80%)

Linda Fowler (10%)

Fowler Living Trust (20%)

Frank Fowler (10%)

The winery located at 450 Cherry St, Suite 2, Gatlinburg, TN 37738 is requesting approval for a change in ownership. Two current shareholders are transferring their interest to a new trust. The TABC staff recommends approval of the change in ownership.

<u>Discussion/Action Taken</u>: Director Thomas summarized the request and recommended approval of the change in ownership. Commissioner Tomita moved approval and the motion was seconded. The motion passed with three ayes.

5. WINERY DIRECT SHIPPER MATTERS

<u>Discussion/Action Taken:</u> Director Thomas informed the Commissioners all 12 Winery Direct Shipper matters are all being recommended conditional approval subject to payment of the license fee. The Commissioners agreed to go through all 12 at once and approve them together.



1. HEITZ CELLAR ST. HELENA, CALIFORNIA

Applicant:

Heitz Cellar LLC

Members:

Gaylon Lawrence, Jr. (99%), Lawrence CA LLC (1%)

Brands:

Heitz Cellar, Heitz Wine Cellars

Before the Commission is a request for approval of a direct shipper located at 500 Taplin Rd, St. Helena, CA 94574. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.

2. MCKINNEY FAMILY VINEYARDS BUELLTON, CALIFORNIA

Applicant:

MCKINNEY FAMILY VINEYARDS, LLC

Members:

Matthew McKinney (100%)

Brands:

MCKINNEY FAMILY VINEYARDS

Before the Commission is a request for approval of a direct shipper located at 86 Industrial Way, Unit A, B, & C, Buellton, CA 93427. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.

3. WOVEN WINERY CINCINNATI, OHIO

Applicant:

Woven Winery LLC

Members:

Ronald Schroeder (50%), David Weiskittel (50%)

Brands:

W.O.V.E.N.

Before the Commission is a request for approval of a direct shipper located at 7631 Gaines Rd, Cincinnati, OH 45247. <u>The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.</u>



4. SAPERE AUDE SPARKLING NAPA, CALIFORNIA

Applicant:

SAPERE AUDE SPARKLING LLC

Members:

Pampata Airaudi (100%)

Brands:

Sapere

Before the Commission is a request for approval of a direct shipper located at 2515 Napa Valley Corporate Dr, Napa, CA 94558. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.

5. ENFIELD WINES SANTA ROSA, CALIFORNIA

Applicant:

JOHN ENFIELD LOCKWOOD

Members:

John Lockwood (100%)

Brands:

Enfield

Before the Commission is a request for approval of a direct shipper located at 1160 Hopper Ave, Santa Rosa, CA 95403. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.

6. DARK STAR CELLARS PASO ROBLES, CALIFORNIA

Applicant:

DSC Investors, Inc.

Members:

Michael Emling (100%)

Brands:

Dark Star Cellars

Before the Commission is a request for approval of a direct shipper located at 2985 Anderson Rd, Paso Robles, CA 93446. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.



7. BLUE ROCK VINEYARD CLOVERDALE, CALIFORNIA

Applicant:

BLUE ROCK VINEYARD LLC

Members:

Kenneth Kahn (50%), Cheryl Kahn (50%)

Brands:

Blue Rock, Baby Blue

Before the Commission is a request for approval of a direct shipper located at 24511 Rich Ranch Rd, Cloverdale, CA 95425. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.

8. VINEYARD 29 CELLARS ST. HELENA, CALIFORNIA

Applicant:

Vineyard 29 LLC

Members:

Charles McMinn (100%)

Brands:

Vineyard 29, Cru

Before the Commission is a request for approval of a direct shipper located at 2929 St. Helena Hwy, St. Helena, CA 94574. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.

9. SPRING MOUNTAIN VINEYARDS ST. HELENA, CALIFORNIA

Applicant:

DNAW SPV CA Vineyard LLC

Members:

DNAW Holdings Trust (100%)

Brands:

Spring Mountain Vineyard

Before the Commission is a request for approval of a direct shipper located at 2805 Spring Mountain Rd, St. Helena, CA 94574. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.



10. RHYS VINEYARDS LOS GATOS, CALIFORNIA

Applicant:

Rhys Vineyards LLC

Members:

The Harvey Family Trust (99%), Kevin Harvey (1%)

Brands:

Rhys

Before the Commission is a request for approval of a direct shipper located at 11715 Skyline Blvd, Los Gatos, CA 95033. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.

11. LARRY HYDE & SONS NAPA, CALIFORNIA

Applicant:

Hyde Wines, LLC

Members:

The Harvey Family Trust (99%), Kevin Harvey (1%)

Brands:

Hyde, Hyde and Sons, Larry Hyde, Hyde Vineyards, Larry

Hyde & Sons

Before the Commission is a request for approval of a direct shipper located at 1044 Los Carneros Ave, Napa, CA 94559. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.

12. BOOZY BITES AUSTIN, TEXAS

Applicant:

Ethyl Ambrosia LLC

Members:

EA Holdings II, LLC (100%)

Brands:

Boozy Bites, Ethil Ambrosia LLC

Before the Commission is a request for approval of a direct shipper located at 11210 W Highway 290, Suite 100B, Austin, TX 78737. The TABC staff recommends conditional approval of the direct shipper subject to payment of the license fee.



<u>Discussion/Action Taken:</u> Director Thomas summarized the requests for 12 matters and recommended conditional approval of all of them subject to payment of the license fees. Commissioner Tomita moved approval of the 12 winery direct shipper matters subject to payment of the license fees and the motion was seconded. The motion passed with three ayes.

6. CONSIDER REQUEST FOR DECLARATORY ORDER - SAINT GOOSE

Pursuant to TCA 4-5-223, a party may petition the Commission to issue a declaratory order. The Commission has two options:

- (1) Convene a contested case hearing and issue a declaratory order, which shall be subject to review in the chancery court of Davidson County, unless otherwise specifically provided by statute, in the manner provided for the review of decisions in contested cases; or
- (2) Refuse to issue a declaratory order, in which event the person petitioning the agency for a declaratory order may apply for a declaratory judgment as provided in § 4-5-225.

<u>Discussion/Action Taken:</u> Assistant Director Blackwell went over the matter with counsel for the retail package store licensee, Ginna Burrell. Commissioner Tomita moved to concene a contested case hearing at least 60 days out and the motion was seconded. The motion passed with three ayes.

7. MISCELLANEOUS

- Director's Update

<u>Discussion/Action Taken:</u> Director Thomas has nothing to update the Commissioners on.

- Law Enforcement Update

<u>Discussion/Action Taken:</u> CLEO Tubbs did a review of recent law enforcement activity including statistics on the number of inspections conducted, citations issued, fine amounts, minor compliance checks and compliance rate, seizures, and personnel news.



8. PUBLIC COMMENTS

<u>Discussion/Action Taken:</u> Anne Warren, via Microsoft Teams, on behalf of Mothers Against Drunk Driving (MADD) went over community resources with everyone in attendance.

9. UPCOMING MEETINGS

• Thursday, February 22 @ 1:00PM CST



TENNESSEE ALCOHOLIC BEVERAGE COMMISSION ADDENDUM THURSDAY, JANUARY 25 1:00 p.m.

Pursuant to T.C.A. §8-44-108, meetings may be conducted permitting participation of electronic or other means of communication.

1. NOLICHUCKY WINE & LIQUOR ERWIN, TENNESSEE (UNICOI COUNTY)

Applicant:

Ruhani 12 Inc

Member(s):

Dimple Patel (100%), Amitkumar Patel

Before the Commission is a request for approval of a new retail package store licensee to be located at 1067 N Main Ave, Erwin, TN 37650. The TABC staff recommends conditional approval of the license subject to:

- a. copy of updated certificate of compliance
- b. license fee

Discussion/Action Taken: Director Thomas summarized the request and recommended conditional approval subject to copy of updated certificate of compliance and payment of the license fee. Commissioner Hamilton moved approval subject to copy of updated certificate of compliance and payment of the license fee and the motion was seconded. The motion passed with three ayes.

Commissioner Tomita made a motion to adjourn the January 2024 Commission Meeting and the motion was seconded. The motion passed with three ayes.



Commissioner

TENNESSEE ALCOHOLIC BEVERAGE COMMISSION AUDIT COMMITTEE MEETING THURSDAY, JANUARY 25

Pursuant to T.C.A. §8-44-108, meetings may be conducted permitting participation of electronic or other means of communication.

l.	PRESENTATION	
II.	QUESTIONS FROM COMMISSIONERS	
APPROVED FOR ENTRY UPON THE MINUTE BOOKS OF THE TENNESSEE ALCOHOLIC BEVERAGE COMMISSION THIS THE 22nd DAY OF FEBRUARY 2024.		
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