

Res # 2

# CHANC J. KINCHEN

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## OBJECTIVE

Proven track record of successfully managing high-volume restaurants, leading teams, and achieving operational excellence. Exceptional leadership, communication, and customer service skills. Committed to delivering a memorable dining experience and driving business growth.

## EDUCATION

**Southeastern Louisiana University, Hammond, LA**

**Bachelor of Arts, Marketing**

Graduation Date: December 2008

## PROFESSIONAL EXPERIENCE

### **Cena; Hammond Restaurant**

Hammond, LA, March 2019 – Present

- Managing finances, including budgeting, financial planning, and revenue forecasting
- Creating and implementing business strategies to achieve growth and profitability
- Hiring, training, and managing employees, including front-of-house staff, chefs, and kitchen staff
- Managing inventory and supplies, from ordering to tracking and adjusting stock levels
- Ensuring compliance with health safety regulations and food quality standards
- Maintaining relationships with suppliers, vendors, and customers
- Maintaining the physical premises, including cleanliness, upkeep, and maintenance
- Creating and implementing marketing and promotional strategies to attract and retain customers
- Monitoring industry trends and adapting to changes in the market

### **Jacmel Inn Restaurant**

Hammond, LA, January 2008 – 2019

- Assistant Manager/Wait Staff - Responsible for the running of the restaurant and bar in the restaurant manager's absence. Ensure the smooth operation of the restaurant and the bar including supervising other restaurant staff.

### **The Caboose Restaurant**

Independence, LA, November 2001 – November 2007

- General Manager – Efficiently managed day-to-day operations of the restaurant; responsibilities included providing quality customer and food service, and scheduling accommodations. Organized food and beverage deliveries to ensure adequate quantities to meet demand, and performed supplies inventory management. Conducted employee hiring, training, and supervision, and carried out disciplinary action as needed. Involved in creating and marketing various techniques to facilitate continued growth of the restaurant.

### **C'est Bon Restaurant**

Ponchatoula, LA, October 1999 – September 2001

- Manager/Wait Staff – Competently maintained front of house operations such as sales, staffing, and guidelines to ensure a high standard of quality. Worked collaboratively as a team member in a fast-paced environment, creating new ways to operate the restaurant more efficiently.

### **Trey Yuen Restaurant**

Hammond, LA, December 1995 – August 1999

- Bartender/Wait Staff – Courteously served quality food to customers, provided quality customer service and maintained the highest standards of services to insure each guest's satisfaction, as well as continued patronage.

## **PROFESSIONAL SKILLS**

- Highly self-motivate; well-organized; dependable; goal-oriented and hard working.
- Excellent interpersonal skills; strong focus on teamwork; flexible and adaptable to new situations.
- Expertise in analyzing problems and developing strategies to eliminate them.

## **COMPUTER SKILLS**

- Excellent working knowledge of computer systems and computer software, including Windows, Microsoft Office (Word, Excel, PowerPoint) and Netscape and Microsoft Internet services.

## **REFERENCES**

- Available upon request



November 30, 2023

Dear Hammond Downtown Development District:

**Chanc Kinchen** is our choice to represent the Tangipahoa Chamber on the Hammond DDD Board. We believe he will do an outstanding job working with DDD leadership and business/property owners. We truly hope the City Council will understand the due diligence we have put into finding a perfect fit to help the DDD continue to succeed.

We do not have two additional names to add to the list. We have talked with others we feel will be of great value to the DDD but having them serve as reps for other open seats is in the best interest of the DDD.

We are always proud of our partnership in growing our community. Do let us know if we can provide any additional information in support of Chanc Kinchen. Cheering you all on!

A handwritten signature in cursive script that reads 'Melissa Bordelon'.

Melissa Bordelon, IOM  
President and CEO  
Tangipahoa Chamber of Commerce  
985-237-2157 cell  
985-345-4457 office



# SECRETARY OF STATE

(<https://www.sos.la.gov/Pages/default.aspx>)

## Search for Louisiana Business Filings

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Name	Type	City	Status
CJK VENTURES LLC	Limited Liability Company	HAMMOND	Active

### Previous Names

CJK PROPERTIES LLC (Changed: 10/4/2018)

**Business:** CJK VENTURES LLC

**Charter Number:** 43207088K

**Registration Date:** 9/26/2018

### Domicile Address

201 N LINDEN ST  
HAMMOND, LA 70401

### Mailing Address

201 N LINDEN ST  
HAMMOND, LA 70401

### Status

**Status:** Active

**Annual Report Status:** In Good Standing

**File Date:** 9/26/2018

**Last Report Filed:** 8/29/2023

**Type:** Limited Liability Company

### Registered Agent(s)

<b>Agent:</b>	CHANC KINCHEN
<b>Address 1:</b>	201 N LINDEN ST
<b>City, State, Zip:</b>	HAMMOND, LA 70401
<b>Appointment Date:</b>	9/26/2018

### Officer(s)

Additional Officers: No

<b>Officer:</b>	CHANC KINCHEN
<b>Title:</b>	Manager, Member
<b>Address 1:</b>	201 N LINDEN ST
<b>City, State, Zip:</b>	HAMMOND, LA 70401

### Amendments on File (1)

Description	Date
Name Change	10/4/2018

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**SECOND AMENDMENT TO COMMERCIAL NET LEASE**

BE IT KNOWN that on July 15, 2015, DAVID D. DAVIDGE, JR. and SANDRA DAVIDGE, (hereinafter referred to as "Lessor") and BRANJO SOUTH, LLC d/b/a Iron Horse, entered into a Commercial Net Lease that remains in full force and effect.


The lease was subsequently sublet to PAESANO HOSPITALITY GROUP, LLC, pursuant to an assumption agreement dated December 28<sup>th</sup>, 2017. The parties now wish to amend the Commercial Net Lease in regards to one and only one term and condition, that being an amendment to Paragraph 33.5 regarding "Option to Renew". Accordingly, the Lessors, DAVID D. DAVIDGE, JR. and SANDRA DAVIDGE, together with all of the Members of PAESANO HOSPITALITY GROUP, LLC, do hereby consent to amend the Option to Renew provision to read as follows:


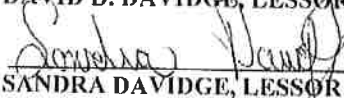
**33.5 OPTION TO RENEW:** Notwithstanding anything herein contained to the contrary, it is agreed by and between Lessor and Lessee that Lessee shall have the right to renew this lease for three additional five year periods. The first five year option period shall be at a monthly rental rate of \$2,850.00; the second five year option period shall be at a monthly rental rate of not less than \$2,850.00 per month and not more than \$3,250.00 per month. The third and final five year option period shall be at a monthly rate to be negotiated by the parties. Notice of Lessee's intent to exercise these option periods must be given to Lessor in writing 90 days before the expiration of the then current term.

FURTHERMORE, the parties do agree and covenant that other than the Option to Renew amended above, each and every other provision of the July 15, 2015 Commercial Net Lease, as previously amended December 28, 2017, shall remain in full force and effect and is attached hereto as Exhibit "A".

THIS SIGNED this 7th day of December, 2017.

WITNESSES:

  
Print Name: Amelia Sledge

  
DAVID D. DAVIDGE, LESSOR  
  
SANDRA DAVIDGE, LESSOR

  
Print Name: Patricia Scarp

PAESANO HOSPITALITY GROUP, LLC  
LESSEE  
BY:   
VINCENT GARAFOLA

  
SCOTT M. SLEDGE (LSBA 20376)  
NOTARY PUBLIC

ASSUMPTION OF COMMERCIAL NET LEASE

BE IT KNOWN that on the 1<sup>st</sup> day of December, 2018, appeared **DAVID D. DAVIDGE, JR. and SANDRA DAVIDGE**, (hereinafter referred to as "Lessors") and **CJK VENTURES, LLC**, herein represented by its sole Member and Manager, **CHANC J. KINCHEN** (hereinafter referred to as "Assuming Lessee") who respectfully agrees as follows:

1.

**DAVID D. DAVIDGE, JR. and SANDRA DAVIDGE** are the Owners of the immovable property located at 123 S. Cate St., Hammond, Louisiana. This property is currently being subleased to **PAESANO HOSPITALITY GROUP, LLC**, pursuant to a Commercial Net Lease dated July 15, 2015, first amended on December 28, 2017, and secondly amended on December 7, 2018. (hereinafter referred to as "the Lease"),

2.

**CJK VENTURES, LLC**, has purchased the equipment and inventory situated at the leased premise from **PAESANO HOSPITALITY GROUP, LLC**. The Lease currently in effect requires the consent of the Lessor in the event of any sublease or assignment. Accordingly, the Lessors appear herein for the purpose of consenting to the assumption of the Lease by **CJK VENTURES, LLC**, and furthermore does hereby agree to allow **CJK VENTURES, LLC** to assume all of the terms and conditions of the Lease.

3.

**NOW COMES CJK VENTURES, LLC** who hereby assumes the Lease and agrees and consents to be bound by all of the terms and conditions of the Lease. Furthermore, the sole Member of **CJK VENTURES, LLC**, Chanc J. Kinchen, also appears herein and does hereby individually specifically personally guarantee both the payment and performance of all of the terms and conditions of the Lease by **CJK VENTURES, LLC**.


4.

**NOW COMES Vincent Garafola** who acknowledges and agrees that he shall remain a guarantor of the Lease and he understands and acknowledges that this guarantee shall survive the Assumption of Lease contained herein. However, it is agreed by the parties hereto that this personal guarantee shall terminate on July 31, 2020.


[NO FURTHER TEXT ON THIS PAGE]

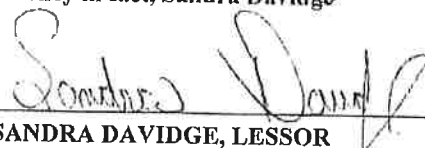
THUS DONE AND SIGNED this 7<sup>th</sup> day of December, 2018.

WITNESSES:

  
Print Name: Amelia Sledge

  
Print Name: Patricia Sledge

  
DAVID D. DAVIDGE, JR., LESSOR  
appearing herein through his agent and  
attorney in fact, Sandra Davidge


  
SANDRA DAVIDGE, LESSOR

CJK VENTURES, LLC

BY:   
CHANC C. KINCHEN

  
CHANC C. KINCHEN, individually

  
VINCE GARAFOLA, individually

  
SCOTT H. SLEDGE (LSBA 20376)  
NOTARY PUBLIC