Should this item be pulled from the Consent Agenda the following motion is suggested:

POSSIBLE MOTION

I MOVE TO approve the Sitka Jet Center, Inc. dba Sitka Hotel as a new liquor licensed premise under the Beverage Dispensary-Tourism designation within the municipality of Sitka and forward this approval to the Alcoholic Beverage Control Board without objection.



City & Borough of Sitka

Municipal Clerk's Office

100 Lincoln Street, Sitka AK 99835 Telephone: 907-747-1811 Fax: 907-747-4004



Memorandum

To: Mayor and Assembly Members

From: Sara Peterson, Municipal Clerk

Date: January 7, 2016

Subject: New Liquor License – Restaurant Designation Permit

This office has received notification of a request for a new liquor license (beverage dispensary-tourism) and restaurant designation permit submitted by:

Applicant: Sitka Jet Center, Inc.

DBA: Sitka Hotel

Address: 118 Lincoln Street

Type: Beverage Dispensary - Tourism

The granting of the restaurant designation permit allows:

- Persons 16-20 years of age may dine unaccompanied
- Persons under 16 may dine accompanied by a person 21 years of age or older
- Persons between 16 and 20 years of age may be employed

A notice was published in the local newspaper and posted to the establishment as required by Sitka General Code. In addition, a memo was circulated to the various departments who may have a reason to protest. To date, no protests have been received.

Recommendation: Approve the new liquor license under the Beverage Dispensary-Tourism designation.



Department of Commerce, Community, and Economic Development

ALCOHOLIC BEVERAGE CONTROL BOARD

550 W 7th Avenue, Ste. 1600 Anchorage, Alaska 99501 Main: 907.269.0350 TDD: 907.465.5437

December 22, 2015

City and Borough of Sitka
Attn: Sara Peterson, Municipal Clerk
VIA Email:sara.peterson@cityofsitka.org
Cc: melissa.henshaw@cityofsitka.org

Sitka Jet Center, Inc. – Beverage Dispensary-Tourism Liquor License #5442 DBA Sitka Ho	Sitka '	let Center	Inc	- Beverage	Dispensar	v-Tourism	Liquor .	License	#5442	DBA	Sitka	Hot	el
--	---------	------------	-----	------------	-----------	-----------	----------	---------	-------	------------	-------	-----	----

x	New Application	☐ Transfer	of Ov	vnership		Transfer of Location
x	Restaurant Designation	on Permit		DBA Name	Cha	nge
W	e have received an applic	ation for the al	oove l	isted licenses (s	see at	tached application documents)

We have received an application for the above listed licenses (see attached application documents) within your jurisdiction. This is the notice as required under AS 04.11.520. Additional information concerning filing a "protest" by a local governing body under AS 04.11.480 is included in this letter.

A local governing body as defined under AS 04.21.080(11) may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the board and the applicant with a clear and concise written statement of reasons in support of a protest within 60 days of receipt of this notice. If a protest is filed, the board will not approve the application unless it finds that the protest is "arbitrary, capricious and unreasonable". Instead, in accordance with AS 04.11.510(b), the board will notify the applicant that the application is denied for reasons stated in the protest. The applicant is entitled to an informal conference with either the director or the board and, if not satisfied by the informal conference, is entitled to a formal hearing in accordance with AS 44.62.330-44.62-630. IF THE APPLICANT REQUESTS A HEARING, THE LOCAL GOVERNING BODY MUST ASSIST IN OR UNDERTAKE THE DEFENSE OF ITS PROTEST.

Under AS 04.11.420(a), the board may not issue a license or permit for premises in a municipality where a zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages, unless a variance of the regulation or ordinance has been approved. Under AS 04.11.420(b) municipalities must inform the board of zoning regulations or ordinances which prohibit the sale or consumption of alcoholic beverages. If a municipal zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages at the proposed premises and no variance of the regulation or ordinance has been approved, please notify us and provide a certified copy of the regulation or ordinance if you have not previously done so.

Protest under AS 04.11.480 and the prohibition of sale or consumption of alcoholic beverages as required by zoning regulation or ordinance under AS 04.11.420(a) are two separate and distinct subjects. Please bear that in mind in responding to this notice.

AS 04.21.010(d), if applicable, requires the municipality to provide written notice to the appropriate community council(s).

If you wish to protest the application referenced above, please do so in the prescribed manner and within the prescribed time. Please show proof of service upon the applicant. For additional information please refer to 3 AAC 304.145, Local Governing Body Protest.

Note: Applications applied for under AS 04.11.400(g), 3 AAC 304.335(a)(3), AS 04.11.090(e), and 3 AAC 304.660(e) must be approved by the governing body.

Sincerely,

Jane Sawyer

Gansamp

Business Registration Examiner

Jane.sawyer@alaska.gov

907-269-0359

State of Alaska Alcoholic Beverage Control Board

Date of Notice: December 22, 201.	D	ate	of	Notice	: Dece	mber 2	2, 201	5
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Application Type:	NEW	TRANSFER
		Ownership
		Location
		Name Change

Governing Body: City and Borough of Sitka

Community Councils: None

License #: Beverage Dispensary – Tourism

D.B.A.: Sitka Hotel

Licensee/Applicant: Sitka Jet Center, Inc.

Physical Location: 118 Lincoln Street, Sitka, AK 99835 Mail Address: 118 Lincoln Street, Sitka, AK 99835

Telephone #: 907-747-3826 EIN: 47-3542875

Corp/LLC Agent:	Address	Phone	Date and State of Incorporation	Good standing?
Denton Pearson. Esq.	713-B Sawmill Creek Road Sitka, AK 99835	907-747-8722	03/16/2015	Yes

Please note: the Members/Officers/Directors/Shareholders (principals) listed below are the principal members. There may be additional members that we are not aware of because they are not primary members. We have listed all principal members and those who hold at least 10% shares.

Member/Officer/Director:	DOB	Address	Phone	Title/Shares (%)
Robert Petrie	12/12/1965	7217 Charlene Ct	907-747-3826	50%
Director, President, Treasurer,		Azle, TX 76020		
Shareholder				
Deborah Petrie	02/07/1962	7217 Charlene Ct	907-747-3826	50%
Director, Shareholder, V. P.,		Azle, TX 76020		
Secretary				

If transfer application, current license information:

License #:
Current D.B.A.:
Current Licensee:
Current Location:

Additional comments: Restaurant Designation Permit application attached.

A local governing body as defined under AS 04.21.080(11) may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the board and the applicant with a clear and concise written statement of reasons in support of a protest within 60 days of receipt of this notice. If a protest is filed, the board will not approve the application unless it finds that the protest is "arbitrary, capricious and unreasonable". Instead, in accordance with AS 04.11.510(b), the board will notify the applicant that the application is denied for reasons stated in the protest. The applicant is entitled to an informal conference with either the director or the board and, if not satisfied by the informal conference, is entitled to a formal hearing in accordance with AS 44.62.330-44.62-630. IF THE APPLICANT REQUESTS A HEARING, THE LOCAL GOVERNING BODY MUST ASSIST IN OR UNDERTAKE THE DEFENSE OF ITS PROTEST.

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Note: Applications applied for under AS 04.11.400(g), 3 AAC 304.335(a)(3), AS 04.11.090(e), and 3 AAC 304.660(e) must be approved by the governing body.

Sincerely,

Jane Sawyer

Gan Sawy

Business Registration Examiner

Jane.sawyer@alaska.gov

907-269-0359

New Liquor License

Alcoholic Beverage Control Board 550 West 7th Ave. Suite 1600 Anchorage, AK 99501 (907) 269-0350 Fax: (907) 334-2285 http://commerce.alaska.gov/dna/abc/Home.aspx

□ Seasonal List Dates of Operation: Feb. 11th - Dee 31st 2016 E Full Year OR License is: SECTION A - LICENSE INFORMATION Statute Reference License Type: Office Use: License Fee: \$2,500 2017 Sec. 04.11.400(d) Beverage Dispensary-Tourism License Year: \$100,00 Filing Fee: AS § 04.11,400(d) Office Use: Rest. Desig. Permit License #1 Fingerprint: \$90.3099. Local Governing Body: (City, Borough or Unorganized) Community Council Name(s) & Mailing Address: (\$49.75 per person) City & Borough of Sitka City & Borough of Sitka City Assembly: 100 Lincoln Street, Sitka, AK 99835 Name of Applicant (Corp.4 LC-1 P.L LP/Individual-Partnership): Business Telephone Number: Doing Business As (Business Name): 907.747.3826 Sitka Hotel Sitka Jet Center, Inc. Fax Number: 907. 747.3266 I-mail Address: Street Address of Location of Premises. Mailing Address: 118 Lincoln Street 118 Lincoln Street Pmc1300@aol.com Sitka, Alaska 99835 tity, State, /ip: Sitka, Alaska 99835 SECTION B - PREMISES TO BE LICENSED □ Premises is GRLATER than 50 miles from the boundaries of an Distance measured under: Distance to closest school incorporated city, borough, or unified municipality. 1501.11.110 OR grounds: Premises is LESS than 50 miles from the boundaries of an ☐ Local ordinance No. ~ 1/2 mile incorporated city, borough, or unified municipality Distance measured under: Not applicable Distance to closest church: ☐ Local ordinance No.

Premises to be licensed is

Proposed building

☑ Existing facility ※☑ New building

Plans submitted to Fire Marshall (required for new & proposed

Diagram of premises attached

* Substantial Remodel

New Liquor License

Alcoholic Beverage Control Board 550 West 7th Ave. Suite 1600 Anchor ige. AK 9950) (907) 269-0350 1 ax; (907) 334-2285 http://commerce.alaska.gov/dnn/abe/Home.aspx

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□ Yes No If Yes, attach written explanation			
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NOTE: If you need additional space, please attach a separate sheet,

Vice

Pres.

New Application

Deborah Petrie

Page 2 of 3

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vew Application

Page 3 of 3

Declaration Concerning Tourism License

(3 AAC 304.325)

The undersigned hereby declares under penalty of perjury the following:

(1) approval of the Sitka Hotel liquor license will encourage the construction or improvement of a tourist facility which would not be financially feasible without a liquor license for the following reasons:

The hotel restaurant and bar operated for years under the name the "Pour House" serving liquor, beer and wine and dinner service to locals and tourists. But over the past couple years the Hotel and restaurant had closed and the liquor license lapsed. The building has become an eyesore along the main street running through the heart of downtown Sitka, despite overwhelming demand for short term rentals catering to charter fishing clientele and the general visiting public traveling through Southeast Alaska. The extent of disrepair means that significant capital will need to be invested before the hotel/restaurant can again serve the visiting public.

Substantial renovations are underway to improve the exterior and interior of the Sitka Hotel, the rooms, restaurant and bar located on the premises. These repairs have been undertaken based on the expectation that the liquor dispensary – tourism license will be granted to the new owners at this premise. Without the revenue from liquor, beer and wine sales, the extent and nature of the improvements would not be justified. And without the liquor license, the hotel might not be economically viable as visitors have come to expect the ability to eat fine food and drink alcohol at their hotel.

(2) The Sitka Hotel is a "tourist facility" in the sense that it will directly attract, cater to and benefit tourists and the local tourism industry, and tourist business will constitute a substantial portion of the business of the tourist facility as demonstrated by the following:

The renovation plans include 15 extended stay rooms (with stove top, sink and utensils) available to the public as our research has shown substantial market demand for these rooms which cater to tourists in Southeast, Alaska.

The hotel will also contain 25 standard suites (without kitchenettes) which will mean that these tenants will more likely depend on the restaurant and bar located on site.

DATED:15-2015

Sitka Jet Centen Inc. d/b/a Sitka Hotel

By. Robert Petrie

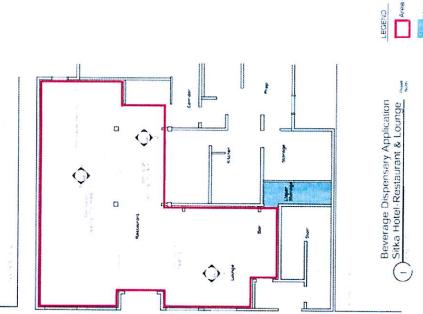
Its: President

ALCOHOLIC REVENUE CONTROL BOARD APPLICATION FOR RESTAURANT DESIGNATION PERMIT AS 04.15.048 & 3 AAC 304 715 - 784

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February 24, 2011	



Area Licensed for Dispensing Liquor Storings

ASSOCIATES
ARCHITECTS
ARCHITECTS
PERMIT
DECLARMS

Sitka Hotel Renovation Restaural Lauga and Common Restaura Re Lacols St. Stila anno 19955







Breakfast Sitka Hotel, menu 1st draft

- -Buttermilk biscuit sandwich, Duck Bacon or No Nitrate Sausage, choice of cheese, egg
- -Country chicken fried steak and pepper gravy, served with 2 eggs
- -Mini Smoked Salmon and cream cheese quiche, served with fruit
- -Locally made Bagels and Lox, Cream Cheese, capers, sieved eggs, red onion
- -Crab Omelet, locally caught crab, green onion, gruyere cheese
- -Build your own omelet- Choice of cheese, toppings, hash browns toast
- -Pancake Stack with berry compote
- -Texas French Toast
- -Breakfast ala carte': your choice of 4 for a set price
 - -pancakes, sausage, bacon, ham, eggs, hash browns, toast, ½ order biscuit and gravy,
- -Skillet line:
 - -corned beef and hash skillet, with egg and cheddar
 - -veggie and egg white skillet
 - -meat scramble skillet
 - -Biscuit and Gravy Skillet
 - -SOS skillet, military style

Saturday and Sunday, Breakfast Buffet BRUNCH

- -Eggs
- -silver dollar pancakes
- -French toast
- -Carving meat station
- -Omelet station
- -Fruit displays
- -Savory Quiches
- -Coffee cake, pastries

Lunch

Sandwich

- Sitka Shrimp po boy, lettuce, house sauce, house relish, bibco battered shrimp
- -Cuban, pork confit, house made pickles, Dijon, Swiss, pressed
- -Muffalatta- layered cheese and meats, Genoa salami, Soppresetta, Serrano Ham, provolone, olive tapenade
- -Chicken Caesar sandwich- Parmesan toasted bread with house Caesar tossed crisp sweet romaine and thin sliced pepper crusted chicken
- -Chicken Salad Sandwich, with blue cheese and dried cherries
- -Sundried tomato pesto caprese, on grilled bread
- -Roast beef, caramelized onion and creamy brie
- Bib lettuce sesame ahi tuna wraps,
- -Crab melt- local crab, gruyere cheese, and grilled tomato
- -Fish and Chips- BIBCO battered fish chips
- -Stuffed Burger Line
 - -jalapeno and cheddar
 - -bacon and blue cheese

Burger Ala Carte'

1/2 lb. burger, lettuce, tomato, onion, cheese

Enhancements: Bacon, Caramelized onion, avocado, mushroom, jalapeno, Fried Egg

Soups:

- -Beef stew
- -Chowder
- -Veggie Ancient Grain

Salads:

Caesar: add chicken, shrimp or crab

Mixed Green Salad

Heart of palm, tomato and avocado salad with a lemon basil vinaigrette

Appetizers:

- -BBQ or Buffalo Chicken Ribs
- -Stuffed Mushrooms
- -Sitka Seafood Ceviche
- -Tuscan steamer mix, mussels, clams, shrimp in a white wine butter sauce
- -Prosciutto Wrapped Shrimp
- -Fire Dusted Calamari
- -Battered Salmon Bites with Olympia Sauce
- -Bib Lettuce and Ahi Tuna Wraps

Dinner:

- -Lobster Ravioli in a sundried tomato cream sauce
- -Pappardelle Shrimp Alfredo
- -Tuscan Pappardelle Pasta, Steamers, Muscles, Shrimp, in a white wine butter sauce
- -Caprese Pappardelle Pasta, fresh mozzarella, basil, tomato tossed in a garlic olive oil
- -Cast Iron Single Portion Pepperoni Pizzas?
- -Prosciutto wrapped duck Marsala
- -Egg Plant Parmesan (vegetarian option)
- -Chicken Picatta
- -Crab Legs with lemon garlic butter, baked potato, broccollini
- -12 oz. grilled pork chop with a rosemary pear sauce, pilaf, veggies
- -12 oz. NY, loaded baked potato, veggies
- -10 oz. filet, loaded baked potato, veggies
- -Fish and Chips
- -Crab Cakes, Romesco Sauce, Veggie Slaw
- -Grilled Whole Salmon Filet Skewer, teriyaki glazed over coconut rice
- -Panko lemon crusted halibut with Dill Butter, pilaf, veggies
- -Venison with a red wine cherry sauce, polenta and veggies?
- -Stuffed Burgers and Burger Ala Cart
- -Same Lunch Soup and Salads

Cocktail Menu Draft

Margarita

2 oz. White Tequila 1 oz. Fresh lime juice ½ oz. Cointreau 1 pinch sea salt 1 oz. agave Shake all ingredients over ice until blended. Strain into a large rocks or margarita glass with ice. Salt rim to customer's preference. -Cadillac Margarita- Float ½ oz. Grand Marnier on top of cocktail Moscow Mule 2 oz. Vodka 1 oz. Fresh lime juice Build in a large glass with ice. Top with Stoli Ginger Beer and garnish with a lime wedge -- Mexican Mule- Substitute White Tequila -Southern Mule- Substitute Bourbon or Rye Whiskey Saint Germain Sidecar -1.5 oz. St. Germain 1 oz. Brandy ½ oz. Cointreau 1 oz. lemon juice 1 splash Aperol

Shake all ingredients over ice until blended. Fine strain into chilled glass, serve straight up. No garnish

Mamie Taylor 2 oz. scotch 1/2 oz. fresh lime juice Build in a large rocks glass with ice, top with ginger ale and garnish with lime wedge. Manana 2 oz. white rum 1 oz. peach schnapps 1 oz. lemon juice ½ oz. grenadine Shake over ice until blended. Strain into large rocks glass with ice. Garnish with a cherry. The Classic 2 oz. Brandy ½ oz. Maraschino Cherry Juice ½ oz. Cointreau 1/2 oz. Fresh lemon juice ½ oz. Simple Syrup Shake over ice until blended. Strain into a sugar rimmed martini glass. Garnish with one cherry and a lemon curl. Serve up. Chicago Fizz 1.5 oz. White Rum 1.5 oz. port wine 1 oz. Fresh lemon juice 1 oz. simple syrup 1 egg white

Shake all ingredients until egg white is frothy. Add ice to shaker and shake until chilled. Strain into large

glass with ice. Garnish with lemon wedge. Top with club soda.

2 oz. Bourbon 1 oz. Fresh lemon juice 1 oz. simple syrup 1 egg white ½ oz. Cointreau Shake all ingredients until egg white is frothy. Add ice to shaker and shake until chilled. Strain into rocks glass with ice. Garnish with 2 cherries. Martini 2 oz. Vodka or Gin ½ oz. Dry Vermouth Stir in a mixing glass for 90 seconds. Jelup strain into a martini glass. Garnish with 2 olives. Manhattan 2 oz. rye Whiskey 1 oz. Sweet Vermouth 2 dashes angostura bitters Shake all ingredients over ice. Strain into a large rocks glass with no ice. Squeeze the oil from an orange cheek over the cocktail. Serve up. Garnish with one or two cherries. Old Fashioned 1 Sugar cube 2 dashes Angostura Bitters

Whiskey Sour

1 small splash water

2 oz. bourbon or rye

Muddle sugar, cherry, Angostura and water in the old fashioned glass. Until Sugar is fully dissolved. Fill glass with ice and add whiskey. Garnish with an orange wedge.

Seasonal Sangria

- Red or white wine
- Liquor
- Fruit
- Juice or soda

The Alaskan Cocktail

- 1 1/2 ounces' gin
- 1/2 ounce yellow Chartreuse
- 1 dash orange bitters (optional)

Combine ingredients in a mixing glass and fill with ice. Stir well for 20 seconds and strain into chilled cocktail glass.

The Alaskan Ice Tea

2 Oz. Sweet and Sour 2 oz. Blue Curacao liqueur 1/2 oz. vodka 1/2 oz. gin 1/2 oz. light rum lemon-lime soda

Mix the rum, gin, vodka, blue curacao, and sour mix in a mixing glass. Pour into an ice-filled highball glass, and top with lemon-lime soda. Garnish with a twist of lemon or lime, and top with a cherry. Serve

The Alaskan Martini

- 1/2 oz. Vodka (Cîroc)
- 3/4 oz. Liqueur, blueberry
- 1/2 oz. Gin (Tanqueray)

1 oz. Cranberry Juice

Shake all ingredients over ice and pour into a martini glass, garnish with berries

Alaskan Polar Bear Recipe Ingredients

l oz. Frangelico Hazelnut Liqueur

l oz. Amaretto l oz. Chocolate Syrup l scoop Ice Cream l 1/2 oz. Whipping Cream l oz. Cocoa	
Directions Blend ingredients until of milkshake consi	stency. Serve in a highball glass and garnish with whipped cream
Best served in a Highball Glass	
DRAFT LIST	WINE LIST TBD
BIBCO	LIQUOR LIST TBD
Heff.	
Spruce Up	
Seasonal	
Brown	
Peril Straight	
Silver Bay IPA	
USA Can Bottle (all USA top 20 most con-	sumed)
Budweiser	Bud Lime
Bud Lite	
Coors Lite	
PBR	
Miller	
Modelo	