



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

June 12, 2026

City and Borough of Sitka

VIA Email: sara.peterson@cityofsitka.org; holley.bayne@cityofsitka.org;
brian.schoenfelder@cityofsitka.org

License Type:	Beverage Dispensary - Tourism	License Number:	1031
Licensee:	JL Sitka, Inc.		
Doing Business As:	Cold Water Bar & Grill		
Premises Address	330 Seward Street, Sitka, AK, 99835		
Endorsement Type(s):	Hotel or Motel Endorsement #60781		

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,
Kyle Helie, Licensing Examiner II
For
Kevin Richard, Director
amco.localgovernmentonly@alaska.gov



Document reference ID : 7870

Licensing Application Summary

Application ID: 7870

Applicant Name: JI Sitka, Inc.

License Type applied for: Hotel or Motel Endorsement (HME) (AS 04.09.430)

Application Status: In Review

Application Submitted On: 05/12/2026 12:00 PM AKDT

Entity Information

Business Structure: Corporation

Alaska Entity Number (CBPL): 114445

Entity Contact Information

Name	Phone	Email	Relation
Lisa J Laudon	907-230-4095	lisalaudon@gmail.com	Designated Licensee

Mailing Address: 330 Seward Street, Sitka, AK, 99835, USA

Tell Us About You

Authority Type: I am authorized user by the designated licensee with binding authority

Legal First Name: Lisa

Legal Last Name: Laudon

Email Address: lisalaudon@gmail.com

Phone Number: 907-230-4095

Additional Authorized Users

Legal Name	Relation with Applicant
Thompson Law Group; 907-272-9322; accounting@akdltlaw.com	Legal Counsel

Registered Agent Information

Name	Darryl Thompson
Agent's Phone Number	907-272-9322
Agent's Email	darrylthompson@akdltlaw.com
Address	880 N St, Anchorage, AK, 99501, USA
The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?	Yes

Premises Address

Address:	330 Seward Street, Sitka, AK, 99835, USA
Does the proposed site include a valid street address?	Yes

Primary license number

Primary License Information	License Number - 1031 - Beverage Dispensary Tourism License (BDTL) - Sitka
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Basic Business information

Business/Trade Name:

Cold Water Bar & Grill

Local Government and Community Council Details

City/Municipality

Sitka (City and Borough of)

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?

No

Property Utilization Status

An Existing Facility

Are you operating under?

Lease

Add Copy of Lease\Sublease document

[Lease.pdf](#)

Premises Diagram

Will the license or permit embrace the entire premises address?

Yes

Premises Diagram

- [#1031 HME Diagram.pdf](#)

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

Signature

Electronic Signature not collected; application submitted based on paper form.

Payment Info

Payment Type : Check

Check Number: 101313350

Payment Date: 05/12/2026 12:00 PM AKDT

Transaction Date: 05/12/2026 12:00 PM AKDT

Documents

#	File Name	Type	Added On

1	Lease.pdf	License Lease\Sublease document	06/02/2026 03:17 PM AKDT
2	#1031 HME Diagram.pdf	License Location Diagram Document	06/02/2026 03:18 PM AKDT
3	#1031 Paper HME.pdf	License Paper Form Application Document	06/02/2026 03:20 PM AKDT



Alaska Alcoholic Beverage Control Board

Beverage Dispensary Endorsement(s) Application

Section 4 – Attestations

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

Initial

JE

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3AAC 305.340.

JE

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

JE

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence of other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license, and or endorsement. I further understand that this is a Class A misdemeanor under AS 11.56.210 to falsify an application and commit the crime of unsworn falsification.

JE

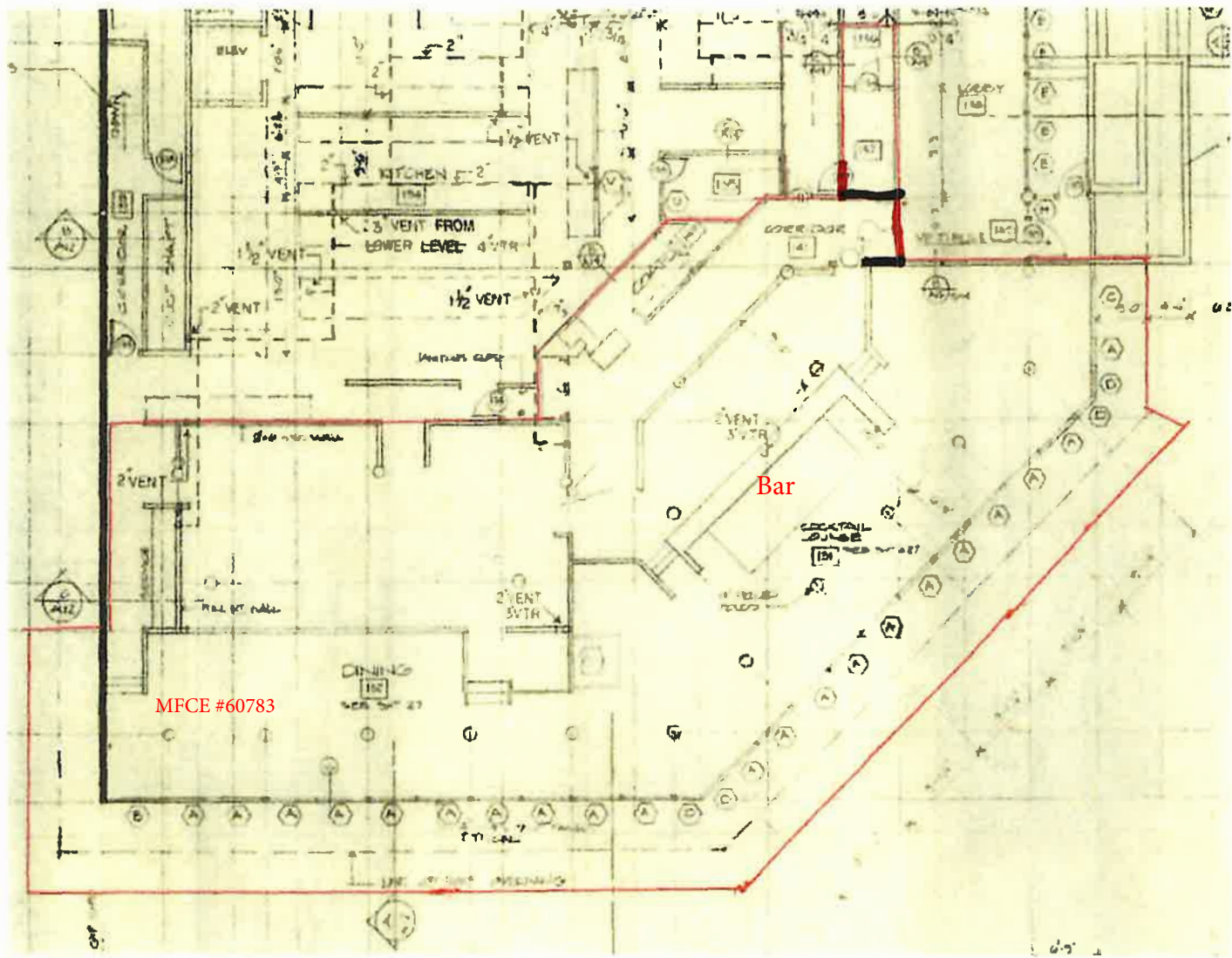
John Emmi

Printed name of licensee

Signature of licensee

4-30-2026

Date



AMCO Received 3/20/2026

A hand-drawn architectural floor plan of a building, likely a school or institutional structure, showing various rooms and their connections. The plan is drawn on a grid with letters A through S along the bottom and numbers 1 through 27 along the right side. A large room in the upper left is outlined in red and labeled "Banquet Room" in red text. Other rooms include a "BANQUET ROOM", "KITCHEN", "DINING", "LOBBY", "VESTIBULE", "MEN", "WOMEN", "SECRETARY", "LOUNGE", "CORRIDOR", "COCKTAIL LOUNGE", "RESTROOM", "WASTE DOWN", "WATER", "ELECTRICAL", "PLUMBING", "MECHANICAL", "ELEVATOR", "STAIRS", "HALL", "OFFICE", "CLASSROOM", "LABORATORY", "GYMNASIUM", "AUDITORIUM", "THEATRE", "MUSEUM", "LIBRARY", "CLUB", "CAFETERIA", "RESTAURANT", "BAR", "DISCO", "GARDEN", "PARKING", "DRIVEWAY", "GARAGE", "POOL", "TENNIS", "BASEBALL", "SOFTBALL", "VOLLEYBALL", "BASKETBALL", "HOCKEY", "ICE SKATING", "SKIING", "BOATING", "FISHING", "HUNTING", "GOLF", "TENNIS", "BASEBALL", "SOFTBALL", "VOLLEYBALL", "BASKETBALL", "HOCKEY", "ICE SKATING", "SKIING", "BOATING", "FISHING", "HUNTING", "GOLF". The plan also shows various mechanical and electrical systems, including vents, pipes, and wiring. The drawing is done in black ink on a light-colored background.

Banquet Room

Hand-drawn architectural floor plan of a building, likely a bank or office, showing various rooms and structural details. The plan includes a central corridor, a large open area on the right, and several smaller rooms on the left. Key areas labeled include 'KITCHEN-SUPPLY', 'STORAGE', 'TELLER'S AREA', 'CONFERENCE ROOM', 'MECHANICAL', 'ELECTRICAL SWITCHGEAR', 'TRANSFORMER VAULT', and 'VESTIBULE'. The plan is heavily annotated with dimensions, room numbers, and structural notes. A red box highlights a specific area in the top right corner, labeled 'Storage, Off Site'.

330 Seward



AMCO Received 6/4/2026

JL Sitka, LLC

dba Cold Water Bar and Grill

Security Plan

To ensure that restricted persons, including minors will not be served or consume alcohol on the premises, JL Sitka, LLC, will do the following:

- Check IDs for every member purchasing alcohol.
- Underage people will be monitored closely by the professionally trained alcohol servers.
- All servers will closely monitor that only the guests that have been carded will have alcohol beverages and that guests with alcoholic beverages are in allowed spaces.
- All staff are trained to identify fake IDs.
- ABC mandated posters as required by law are posted inside the business and at the entrances of the outdoor seating area.
- Alcohol is allowed on the upper deck and lower outside grassy area for the respective bars.
- The lower outside grassy area is fenced off on the perimeter and any opening has signage that NO ALCOHOL BEYOND THIS POINT and the area will be adequately monitored by staff for compliance.
- Alcohol may be taken up/down the stairs from either area and staff is trained to enforce that alcohol remains inside the allowed areas.
- All entrances and exits, including the lower end of the stairs for the upper deck, will provide clear notice that NO ALCOHOL BEYOND THIS POINT and the areas will be adequately monitored by staff for compliance.
- Alcohol WILL continue to be a part of our training for our staff.
- Providing safety for all guests regarding the service of alcoholic beverages.
- No outside alcohol will be allowed in the service area
- All staff is trained to identify fake IDs
- All staff will be of the age of 21 or older
- There will always be a manager of or above the age of 21 present
- Any employees handling/serving alcohol must have current server training certification, aka Training for Professionals (TAP) as required by the State of Alaska
- ABC mandated posters as required by law are posted inside the business
- Alcohol sales will continue to be a part of JL Sitka, LLC's training
- All safety related operations for any liquor service will be enforced
- Providing safety for all guests regarding the service of alcoholic beverages will be strictly enforced



Alaska Alcoholic Beverage Control Board

Form AB-38: Off-Site Warehouse/Storage Application**Why is this form needed?****Fee \$250**

Per AS 04.21.060, 3 AAC 305.670, AS 04.16.140 and AS 04.16.130, alcoholic beverages cannot be sold or consumed at an approved storage facility. Alcoholic beverages cannot be removed from the approved storage facility except at the direction of the licensee.

A detailed diagram of the proposed Off-Site Warehouse/Storage location is required. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form may not be required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The remaining pages must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's Anchorage office for review and consideration before utilizing the space.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

☐☐**Section 1 – Establishment Information**

Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:		License Number:			
License Type:					
Doing Business As:					
Off-Site Address:					
City:		State:		ZIP:	
Contact Person:		Contact Phone:			
Contact Email:					

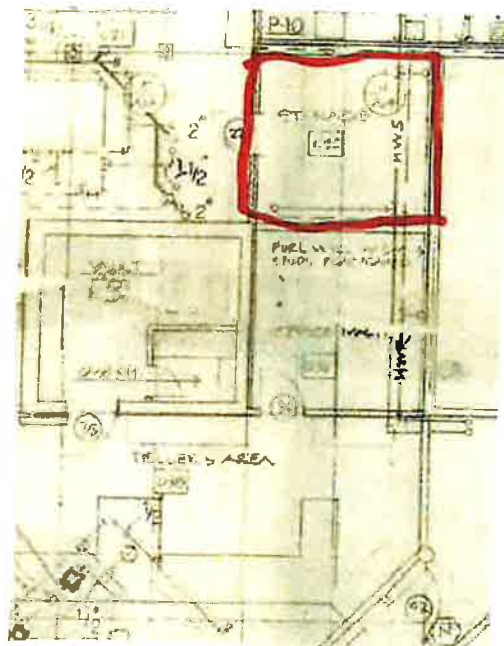


Alaska Alcoholic Beverage Control Board

Form AB-38: Off-Site Warehouse/Storage Application

Section 2 – Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas designated for alcohol storage, service, consumption, and manufacturing. Include dimensions, cross-streets, and points of reference in your drawing. You may attach blueprints or other detailed drawings that meet the requirements of this form.





Alaska Alcoholic Beverage Control Board

Form AB-38: Off-Site Warehouse/Storage Application

Section 3 – Off-Site Location Information

	Yes	No
Is this location within 200 feet of a school or church grounds?	☐	☐
Does this location comply with local zoning limitations?	☐	☐
Will this location be available for inspection?	☐	☐
Is the location another licensed premises?	☐	☐

If yes, provide the license number and DBA: _____

Are you anticipating, or in the process of applying for a liquor license for the location listed above?	☐	☐
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Describe how the location will be secured?



Alaska Alcoholic Beverage Control Board

Form AB-38: Off-Site Warehouse/Storage Application

Section 4 – Certifications and Approvals

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

JE

John E. Emmi, Jr.

Printed name of licensee

Signature of licensee

AMCO Enforcement Review:

Approved

Denied

☐☐

Signature of AMCO Enforcement Supervisor

Date

Printed name of AMCO Enforcement Supervisor

Enforcement Recommendations: