

Municipal Clerk's Office

Approved

Date: November 17, 2020

Submitted by: Acting Assembly Chair Rivera,
Acting Assembly Vice-Chair
Weddleton and Public Safety
Committee Co-Chairs Perez-Verdia
and Kennedy

Prepared by: Municipal Clerk's Office

For reading: November 17, 2020

ANCHORAGE, ALASKA
AR No. 2020-399

1 | **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY STATING ITS**
2 | **CONDITIONAL PROTEST REGARDING THE TRANSFER OF OWNERSHIP AND**
3 | **LOCATION OF PACKAGE STORE, LIQUOR LICENSE #4919, FOR ALASKA LIQUOR,**
4 | **INC DBA NORTHERN LIGHTS LIQUOR LOCATED AT 343 W BENSON BLVD #10,**
5 | **ANCHORAGE, AK 99503; PENDING SATISFACTION OF MUNICIPAL**
6 | **REQUIREMENTS AND AUTHORIZING THE MUNICIPAL CLERK TO TAKE CERTAIN**
7 | **ACTION.**

8 |
9 | (Midtown Community Council)

10 |
11 | **WHEREAS**, the Assembly Co-Chairs of the Public Safety Committee and the Assembly
12 | Chair and Vice-Chair are deemed the sponsors of this resolution; and

13 |
14 | **WHEREAS**, Anchorage Municipal Code (AMC) 2.30.120F. requires the Assembly to act
15 | on state liquor license applications by resolution and does not require introduction of the
16 | resolution; and

17 |
18 | **WHEREAS**, Alaska Liquor, Inc has made an application with the Alaska Alcohol and
19 | Marijuana Control Office (AMCO), for consideration by the Alcoholic Beverage Control
20 | (ABC) Board, and has paid the required fee for the transfer of ownership and location of
21 | package store liquor license, #4919, to be used for Northern Lights Liquor, located at
22 | 343 W Benson Blvd #10 , Anchorage, Alaska, 99503; and

23 |
24 | **WHEREAS**, the Assembly must enter any protest to AMCO within 60 days following
25 | receipt of the application; and

26 |
27 | **WHEREAS**, Anchorage Municipal Code (AMC) 2.30.120 and 3 AAC 304.145(d) require
28 | the Assembly to hold a public hearing to provide the applicant an opportunity to defend
29 | their application prior to exercising or waiving the right to protest; and

30 |
31 | **WHEREAS**, the Anchorage Municipal Clerk received a copy of this application on
32 | October 8, 2020 and has determined that the last day for the Assembly to file a protest is
33 | December 7, 2020; and

34 |
35 | **WHEREAS**, this resolution sets the public hearing on the protest of the transfer of
36 | ownership and location of liquor license, #4919, for November 17, 2020; and
37 |

1 **WHEREAS**, the public hearing notice posting as required by Anchorage Municipal
2 Charter Section 10.01(b) and AMC 2.30.060 has been satisfied and is on the Municipal
3 Webpage for Current Public Notices; and
4

5 **WHEREAS**, notice of the proposed resolution has been given to the applicant and the
6 Midtown Community Council ten days in advance as required by AMC 2.30.120F. and
7 AS 04.21.010(d); and
8

9 **WHEREAS**, the Assembly Meeting on November 17, 2020 is the last scheduled regular
10 meeting of the Anchorage Assembly prior to the expiration of the protest period; and
11

12 **WHEREAS**, the Municipal Clerk reports the following status concerning this location:
13

- 14 1. Any ABC Board violations and/or incidents on file that would lead to an ABC
15 Board violation are attached; and
16
- 17 2. There are taxes owing to the Municipality of Anchorage in the amount of
18 **\$749.16**; and
19
- 20 3. Special Land Use Permit, required by AMC 21.03.040C4.a., **has not been**
21 **approved**; and
22
- 23 4. Certifications from the Building Safety Official, Anchorage Health Department,
24 and the Anchorage Fire Department **have been received**; and
25
- 26 5. Certifications from Land Use Enforcement, the Finance Department, and the
27 Planning Department **have not been received**; and
28

29
30 **WHEREAS**, protest by the Assembly is in order pending Assembly confirmation that
31 outstanding items required for this location have been completed.
32

33 **NOW, THEREFORE**, the Anchorage Assembly resolves:
34

35 **Section 1.** The Anchorage Assembly hereby enters its **CONDITIONAL PROTEST**
36 for the transfer of ownership and location of package store liquor license,
37 #4919, until these conditions are met:
38

- 39 • Taxes owed to the Municipality in the amount of \$749.16 are paid
40 in full.
- 41 • Special land use permit is approved by the Assembly.
- 42 • Certification from Land Use Enforcement has been received.
43

44 **Section 2.** A copy of this Assembly Resolution may be presented to AMCO as proof
45 that the Anchorage Assembly, as the local governing body, has stated its
46 protest in order to allow the Director of AMCO to hold processing of the

transfer of ownership and location of package store liquor license, #4919, under local protest, until the Director receives confirmation from the Municipal Clerk that the conditions in Section 1 have been met, and this protest is lifted as authorized by this Assembly Resolution.

Section 3.

The Anchorage Assembly hereby authorizes the Municipal Clerk, upon confirmation that all conditions in Section 1 have been met, to provide written notification to AMCO that this protest is lifted without further action by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of November, 2020.



Chair

ATTEST:



Municipal Clerk

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October 8, 2020

Municipality of Anchorage

Attn: Mandy Honest

Via Email: munilicenses@muni.org, Miranda.honest@anchorageak.gov

License Type:	Package Store	License Number:	4919
Licensee:	Alaska Liquor, Inc		
Doing Business As:	Northern Lights Liquor		
Premises Address:	343 W. Benson Blvd #10 Anchorage		

- New Application**
 Transfer of Ownership Application
 Transfer of Location Application
 Transfer of Controlling Interest Application

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 304.145(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,

Glen Klinkhart, Interim Director
amco.localgovernmentonly@alaska.gov

Attached: AB-01, AB-02 and AB-03 if applicable



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

What is this form?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review **Title 04 of Alaska Statutes and Chapter 304 of the Alaska Administrative Code**. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO's main office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 – Transferor Information

Enter information for the **current** licensee and licensed establishment.

Licensee:	KDAJ Investment Group, Inc	License #:	4919
License Type:	Package Store	Statutory Reference:	AS.04.11.150
Doing Business As:	Alaska Liquor		
Premises Address:	2844 E. Tudor Road		
City:	Anchorage	State:	Alaska
		ZIP:	99507
Local Governing Body:	Municipality of Anchorage		

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY

Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		BR#::	



Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 – Transferee Information

Enter information for the *new* applicant and/or location seeking to be licensed.

Licensee:	Alaska Liquor, Inc				
Doing Business As:	Northern Lights Liquor				
Premises Address:	343 W. Benson Blvd #10				
City:	Anchorage	State:	Alaska	ZIP:	99503
Community Council:	Midtown Community Council				

Mailing Address:	343 W. Benson Blvd #10				
City:	Anchorage	State:	Alaska	ZIP:	99503

Designated Licensee:	Valbon Dobrova				
Contact Phone:	7187028804	Business Phone:			
Contact Email:	valbondobrova@gmail.com				

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

Section 3 – Premises Information

Premises to be licensed is:

an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

699.73 feet from entrance of proposed location to outer boundary of Frontier Charter School Property

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

1,448.40 feet from entrance of proposed location to outer boundary of Anchorage New Life Church Property



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 - Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: [] applicant [] affiliate

Form with fields: Name, Address, City, State, ZIP

This individual is an: [] applicant [] affiliate

Form with fields: Name, Address, City, State, ZIP

Section 5 - Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
• If the applicant is a limited liability organization, the following information must be completed for each member with an ownership interest of 10% or more, and for each manager.
• If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.

Entity Official: Valbon Dobrova
Title(s): President, VP, Secretary Phone: 7187028804 % Owned: 100
Address: 262 Wilson Avenue
City: Staten Island State: New York ZIP: 10308



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:				
Title(s):	Phone:	% Owned:		
Address:				
City:	State:	ZIP:		

Entity Official:				
Title(s):	Phone:	% Owned:		
Address:				
City:	State:	ZIP:		

Entity Official:				
Title(s):	Phone:	% Owned:		
Address:				
City:	State:	ZIP:		

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

DOC Entity #:	10131117	AK Formed Date:	04/30/2020	Home State:	Alaska
Registered Agent:	Jana Weltzin	Agent's Phone:	9072313750		
Agent's Mailing Address:	901 Photo Avenue, Second Floor				
City:	Anchorage	State:	Alaska	ZIP:	99503

Residency of Agent:

Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

Yes No

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

Yes No

If "Yes", disclose the name of the individual and the reason for this authorization:

JDW, LLC. Attorney Jana Weltzin and staff



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

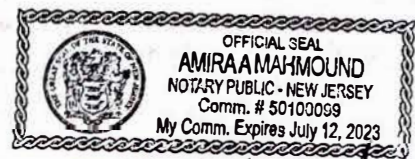
I declare under penalty of perjury that the undersigned represents a controlling interest of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Valbon Dobra

Signature of transferor

Valbon Dobra - Power of Attorney for Kira Smaw

Printed name of transferor



Subscribed and sworn to before me this 18 day of July, 2020.

[Signature]
Signature of Notary Public

Notary Public in and for the State of NJ

My commission expires: 7/12/23

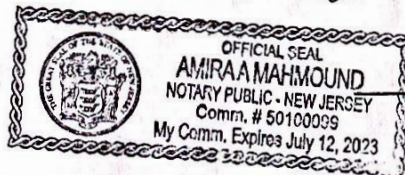
Valbon Dobra

Signature of transferor

VALBON Dobra - Power of Attorney for Kira Smaw

Printed name of transferor

Subscribed and sworn to before me this 18 day of July, 2020



[Signature]
Signature of Notary Public

Notary Public in and for the State of NJ

My commission expires: 7/12/23



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

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

Initials

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

VD

I certify that all proposed licensees have been listed with the Division of Corporations.

VD

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.

VD

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 304.465.

VD

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

VD

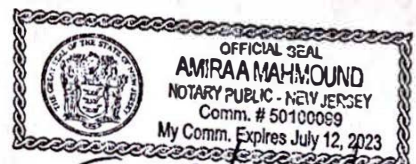
As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

Valbon Dobrova

Signature of transferee

Valbon Dobrova

Printed name



Subscribed and sworn to before me this 18 day of July, 2020.

[Signature]

Signature of Notary Public

Notary Public in and for the State of NJ 7/12/23

My commission expires: 7/12/23



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

What is this form?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 3 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. 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 is not required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page 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 main office before any license application will be considered complete.

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.

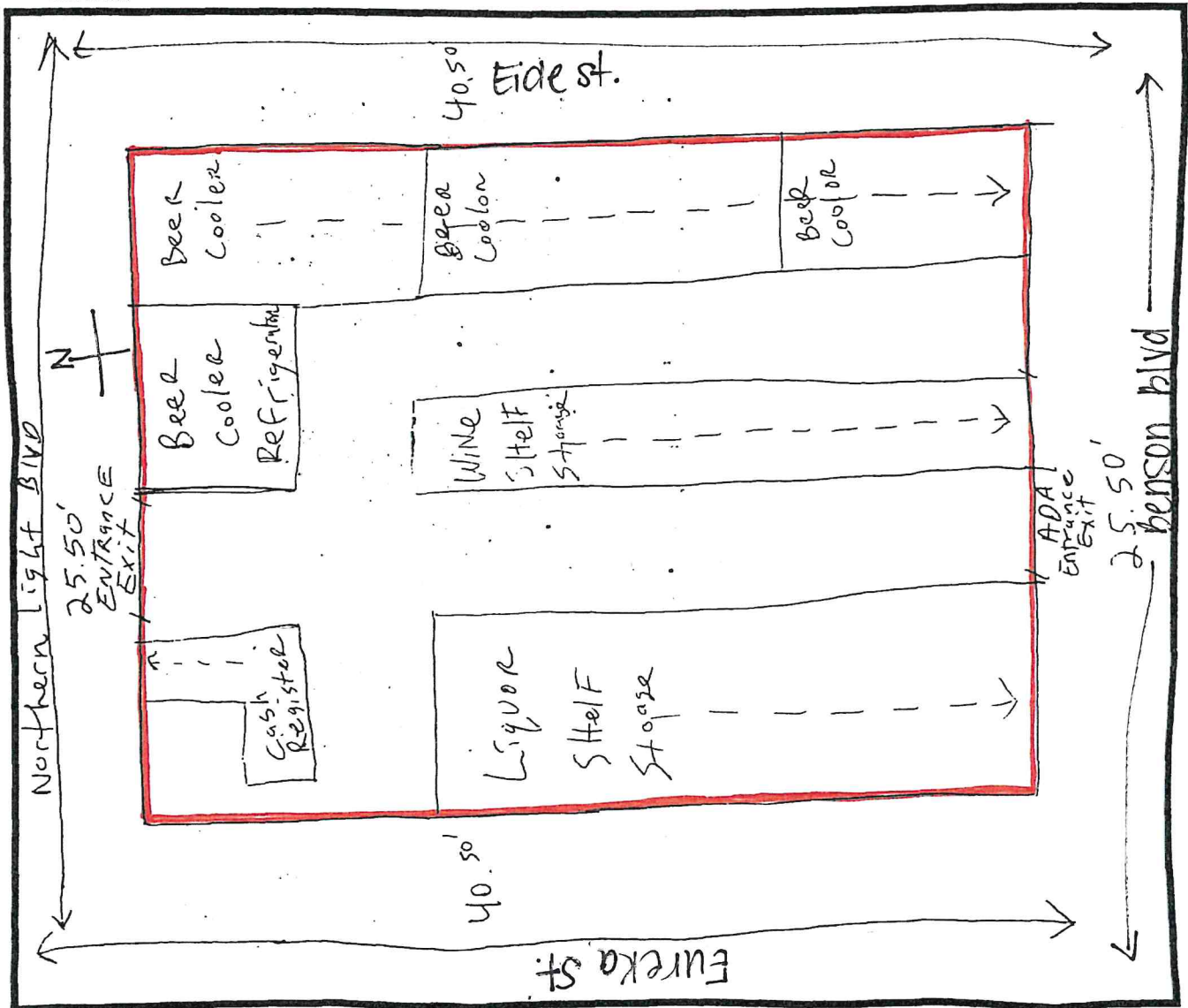
Licensee:	Alaska Liquor, Inc	License Number:	4919		
License Type:	Package Store				
Doing Business As:	Northern Lights Liquor				
Premises Address:	343 W. Benson Blvd #10				
City:	Anchorage	State:	Alaska	ZIP:	99503

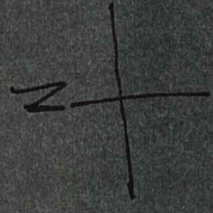


Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

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.





Salm Gcfe unit #1

Luey Nails unit #2

Arthur Lynn unit #3

Salam Halal Market unit #4

Tadpr Tabs units 5+6

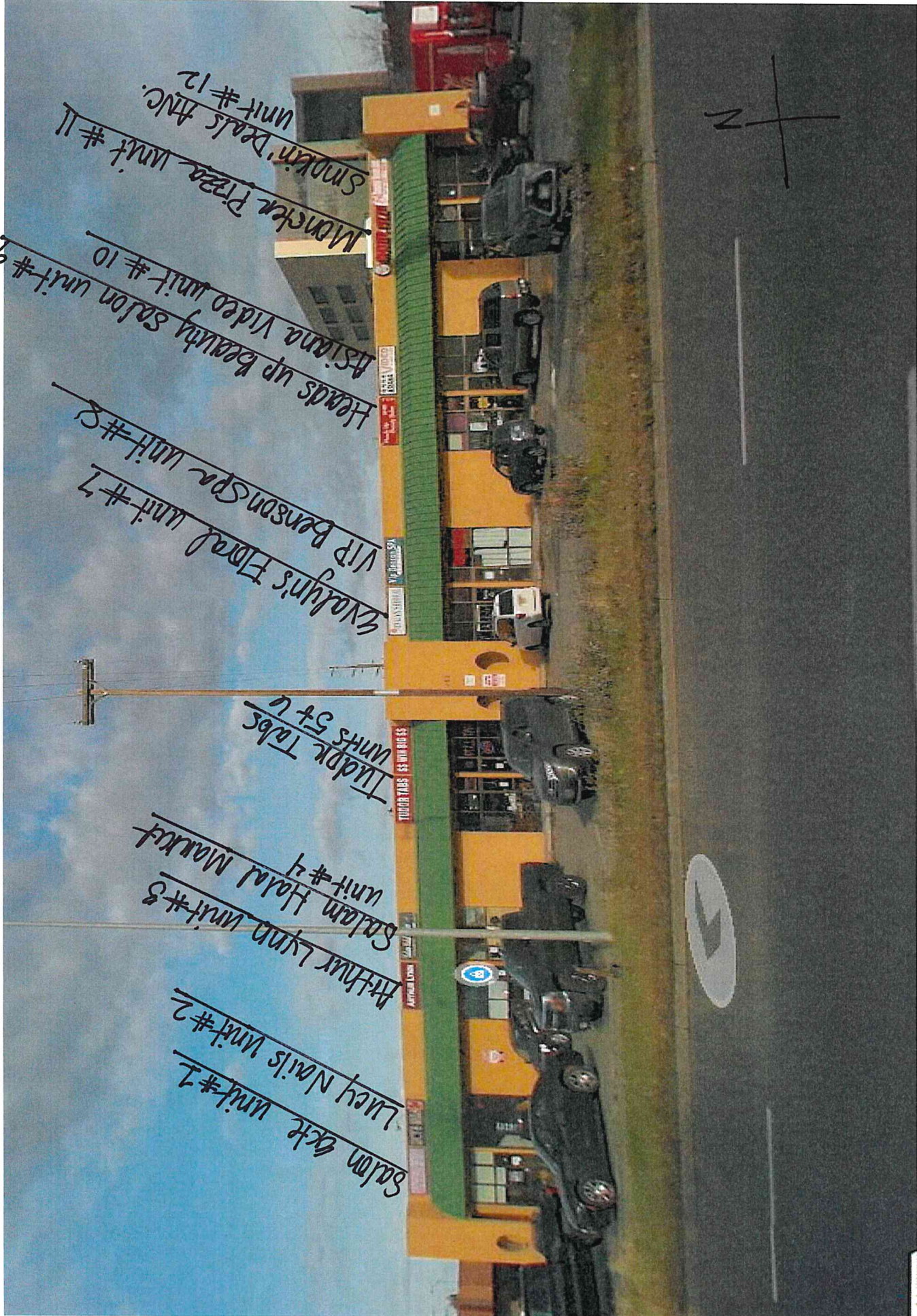
Svalyn's Floral unit #7

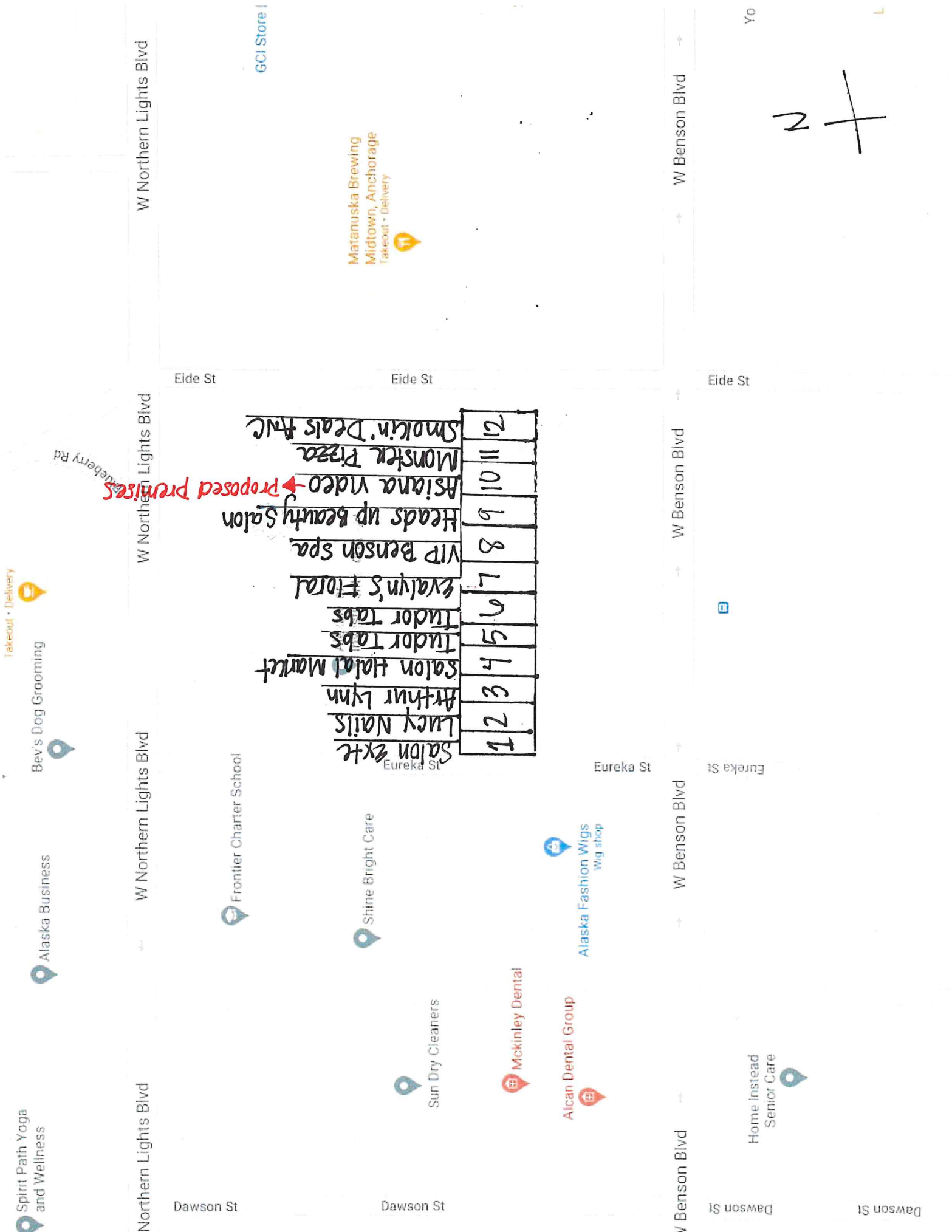
VIP Benson Spa unit #8

Heads up Beauty Salon unit #9

Manchester Pizza unit #11

Smokin' Deals Hinc. unit #12





Takeout • Delivery

Spirit Path Yoga and Wellness

Alaska Business

Bev's Dog Grooming

W Northern Lights Blvd

W Northern Lights Blvd

W Northern Lights Blvd

W Northern Lights Blvd

Dawson St

Eide St

Frontier Charter School

1	Salon exH
2	Lucy Nails
3	Arthur Lynn
4	Salon Halal Market
5	Tudor Tabs
6	Tudor Tabs
7	Evayln's Floral
8	VIP Benson spa
9	Heads up Beauty Salon
10	Asiana video
11	Monster Pizza
12	Smokin' Deals FNC

Proposed Premises

GCI Store |

Matanuska Brewing
Midtown, Anchorage
Takeout • Delivery

Dawson St

Sun Dry Cleaners

Shine Bright Care

Eide St

1	2	3	4	5	6	7	8	9	10	11	12
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Mckinley Dental

Alcan Dental Group

Alaska Fashion Wigs
Wig shop

Eureka St

W Benson Blvd

W Benson Blvd

W Benson Blvd

W Benson Blvd

Dawson St

Eureka St

Eide St

Home Instead
Senior Care

Yo

2

Dawson St