



MEMORANDUM

TO: Board Chair and
Members of the ABC Board
FROM: Erika McConnell, Director

DATE: April 29, 2019
RE: #1287 Talkeetna Inn

This is an application to transfer the ownership of a Beverage Dispensary – Tourism license in the Matanuska-Susitna Borough. This license was first issued in 1970.

AS 04.11.400(d)(2)(A)(ii) requires that for a Beverage Dispensary – Tourism transfer to be approved, the facility must maintain at least the minimum number of rental rooms required at the time of initial licensure. Staff has determined that the license was compliant with the room number requirements when originally issued in 1970.

The applicant offers 22 rental rooms, none of which include kitchenettes. Alcohol is not stocked in the rental rooms, and the establishment has a restaurant. The facility provides hiking, and recommendations regarding tours, trips and rentals to support tourism activities in the area.

Tourism Statement

Talkeetna Inn, LLC

1. Explain how the issuance of a liquor license at your establishment has/will encourage tourism.

The central focus of the business plan for the Talkeetna Inn involves catering to out of town tourists, both locally and out of state, offering them clean, comfortable, and affordable accommodation with all the amenities any traveler would expect and prefer to see in their hotel, including a welcoming environment, showcasing Alaskan hospitality, for the guests to eat and drink.

The Talkeetna Inn will be serving as many Alaskan-made beers, wines, and spirits as possible, giving our guests an opportunity to try Alaskan-made products, and perhaps encourage a visit to these other Alaskan businesses during their visit to Alaska.

Talkeetna lacks an abundance of modern facilities, and accommodation options in general, to meet the current demand as-is. That demand continues to grow, along with general tourism numbers in Alaska, as Talkeetna's charm and beauty becomes more widespread. The Talkeetna Inn looks forward to providing visitors a premier option for lodging in downtown Talkeetna, along with amenities, like a restaurant and bar, that tourists want, and expect, to see in Talkeetna. We are committed to being a good steward and excellent representative of Alaska, and its' ever-growing tourism industry.

Explain how the facility was/will be constructed or improved in accordance with this application.

This facility is located at 22328 B St in Talkeetna. As such it is ideal for travelers who want a comfortable overnight stay in a clean, comfortable, location conveniently located in beautiful Historic Talkeetna.

The current facility has been in operation since the 1960's, including the bar and restaurant. Many renovations have taken place since then, including new bathrooms to all the rooms. There are additional improvements that need to be made still, however. The current owner is 88 years old, and just unable to keep up with the upkeep required for a property of this size or the energy to run it at a high-level.



The first action point for the new owner will be to clear the property of items that the current owner has acquired over time, including the removal of a large trailer and a large satellite antenna, both of which have become an eye-soar and deterrent to the property for prospective guests. The estimated cost for removal is \$5,000.

In addition, there are still 5 rooms that were not updated when the other 17 rooms were. These 5 rooms will be updated immediately, and will come at an estimated cost of \$10,000 each. This will improve the comfort and experience for the guests staying in those 5 rooms.

New linens in the 16 rooms that currently lack Alaska-themed linens will be purchased at 3 sets per bed, along with improvements in the general décor to be most rustic/Alaskan-themed. This will come at an expected cost of \$16,000 (\$1,000/room).

The bar and restaurant have some outdated equipment. There's a plethora of refrigeration units, a kegerator, and some cooking equipment that need to be replaced or repaired. This will come at a cost of \$13,000.

Other improvements that will be made immediately are the addition of security cameras to the property, to improve the safety and security of our guests, at a cost of roughly \$15,000. I will also be improving the telecom infrastructure on the property, offering the highest speed internet to guests around the entire facility, at an estimated cost of \$2,000. Improvements will be made to the common areas, including a complete refresh of the dining room and check-in area at an estimated cost of \$10,000, and the outdoor area with the addition of outdoor furniture, games such as cornhole, bocce ball, etc... at a cost of \$6,000.

As you can see, there are well over \$100,000 of immediate improvements to be made. These improvements will dramatically improve the comfort and experience of the guests, improve the appeal of the property to the general public, and assist in drawing more visitors to Downtown Talkeetna.

After a few years of operation, and hopefully some profits to put towards the project, I would like to clear some of the brush from the property and build a large deck facing Denali, along the Susitna River. My hope is to make this the best view of Denali in



all of Talkeetna. My estimated cost for this project is \$30,000.

2. Who operates the facility for which a liquor license is being applied?

William St. Pierre, Jr. is the sole member of Talkeetna Inn, LLC and operates the business. William has 7+ years of business ownership experience in Alaska, running the 3 busiest Pita Pit restaurants in the World, without incident. William has also hired a bar manager with 12 years of experience running restaurant/bar establishments in Anchorage, including Humpy's and Matanuska Brewing Company, to ensure that all policies and procedures put into place are in the utmost compliance with all rules and regulations set forth by Alaska state law. William and staff are dedicated to serving alcohol in a responsible manner, while providing a fun and friendly environment to our local and out of state guests.

3. Do you offer room rentals to the traveling public? Yes.

4. If so, how many of these rooms are available? Do any of the rental rooms have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)? If yes, how many of the rental rooms have kitchen facilities that meet this definition? Do you stock alcoholic beverages in guest rooms?

There are 22 rooms for rent at the Talkeetna Inn. None of the rooms are equipped with kitchen facilities. No, we do not stock alcoholic beverages in the rooms.

5. Does your establishment include a dining facility?

Yes. The Talkeetna Inn offers a light menu for breakfast, lunch, dinner, and snacks daily in a comfortable setting.

6. Are additional amenities available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists)?



Yes, Talkeetna Inn does provide tourist type amenities to its guests such as hiking. We also recommend other tours, and have a list on our website of close by tours, trips, and rentals, for our guests. The Talkeetna Inn will continue to operate the facility as a tourist facility. We also hope to partner with local vendors to sell their goods out of the check-in area of the Talkeetna Inn.

In short, all of those things, which are routinely done by businesses in Alaska to encourage tourism, will continue to be done by the operators of the facility.



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:	Talkeetna Motel, Inc.	License #:	1287
License Type:	Beverage Dispensary Tourism	Statutory Reference:	04.11.400(d)
Doing Business As:	Talkeetna Motel		
Premises Address:	"B" Street		
City:	Talkeetna	State:	AK
		ZIP:	99676
Local Governing Body:	Mat-Su Borough		

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		BRE:	





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:	Talkeetna Inn, LLC				
Doing Business As:	Talkeetna Inn				
Premises Address:	22328 B St				
City:	Talkeetna	State:	AK	ZIP:	99676
Community Council:	Talkeetna CC				

Mailing Address:	1120 Huffman Rd, Ste 24-363				
City:	Anchorage	State:	AK	ZIP:	99515

Designated Licensee:	William St. Pierre				
Contact Phone:	907-575-4386	Business Phone:	907-575-4386		
Contact Email:	aktender@hotmail.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.

0.5 Miles

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.

0.6 Miles





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

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: applicant affiliate

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:	William St. Pierre, Jr.				
Title(s):	Member	Phone:	907-575-4386	% Owned:	100
Address:	1120 Huffman Rd, Ste 24-363				
City:	Anchorage	State:	AK	ZIP:	99515





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 #:	10098429	AK Formed Date:	01/23/19	Home State:	AK
Registered Agent:	William St. Pierre, Jr.		Agent's Phone:	907-575-4386	
Agent's Mailing Address:	1120 Huffman Rd, Ste 24-363				
City:	Anchorage	State:	AK	ZIP:	99515

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?

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?

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

The Law Offices of Ernouf & Coffey, PC is assisting with this application.





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 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.

Alfred Sousa
Signature of transferor
Alfred Sousa

Printed name of transferor

Subscribed and sworn to before me this 4 day of April, 2019.



OFFICIAL SEAL
Cassidy R. Owen
NOTARY PUBLIC-STATE OF ALASKA
My Comm. Expires January 8, 2022

Cassidy R. Owen
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 01/08/2022

Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this _____ day of _____, 20____.

Signature of Notary Public

Notary Public in and for the State of _____

My commission expires: _____





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.

WFS

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

WFS

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.

WFS

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.

WFS

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

WFS

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.

William St. Pierre, Jr.

Signature of transferee

William St. Pierre, Jr.

Printed name

Subscribed and sworn to before me this 4th day of April, 2019.

Cassidy R. Owen

Signature of Notary Public



OFFICIAL SEAL
Cassidy R. Owen
NOTARY PUBLIC-STATE OF ALASKA
My Comm. Expires January 6, 2022

Notary Public in and for the State of Alaska

My commission expires: 01/06/2022





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.

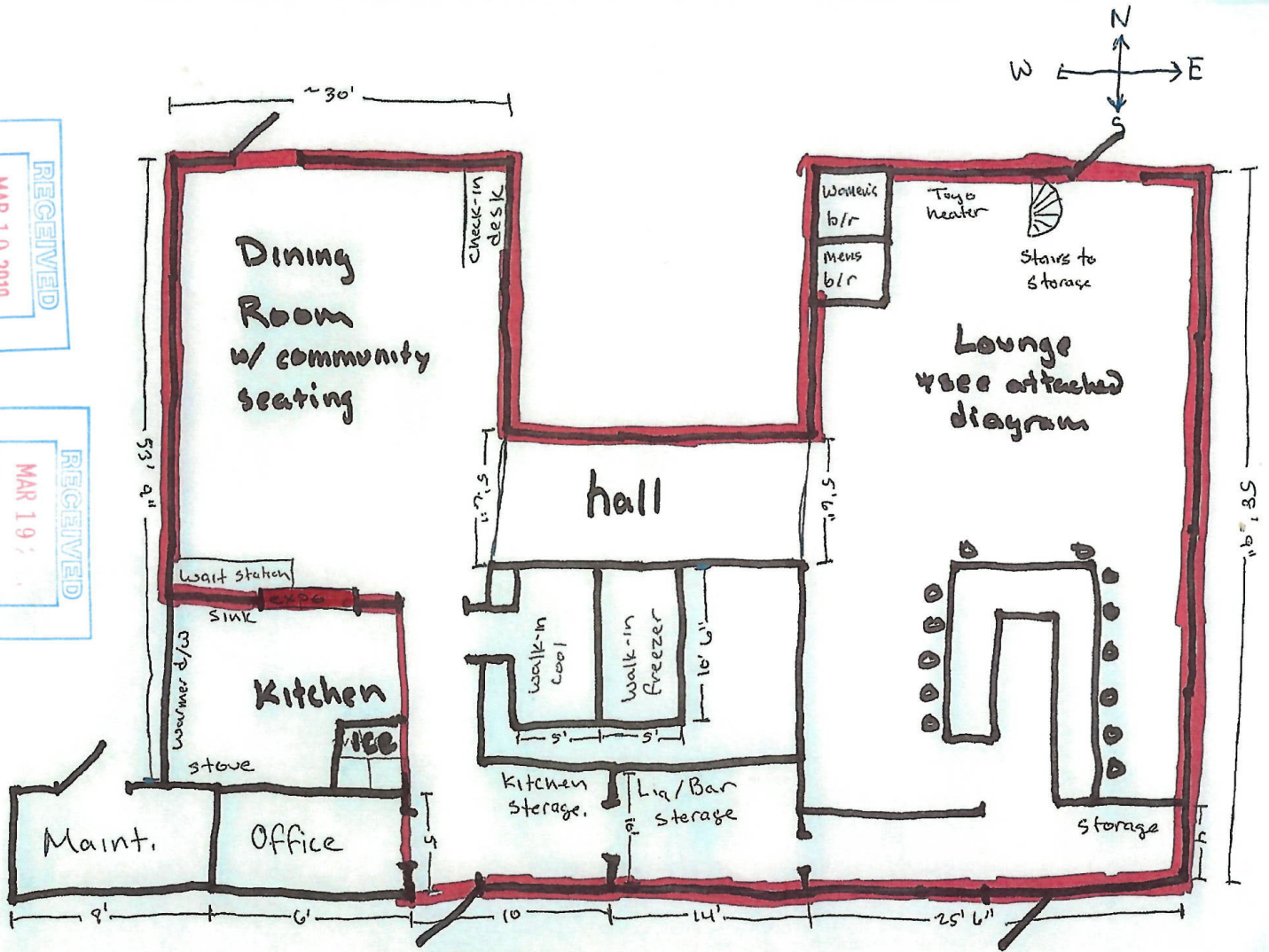
Section 1 – Establishment Information

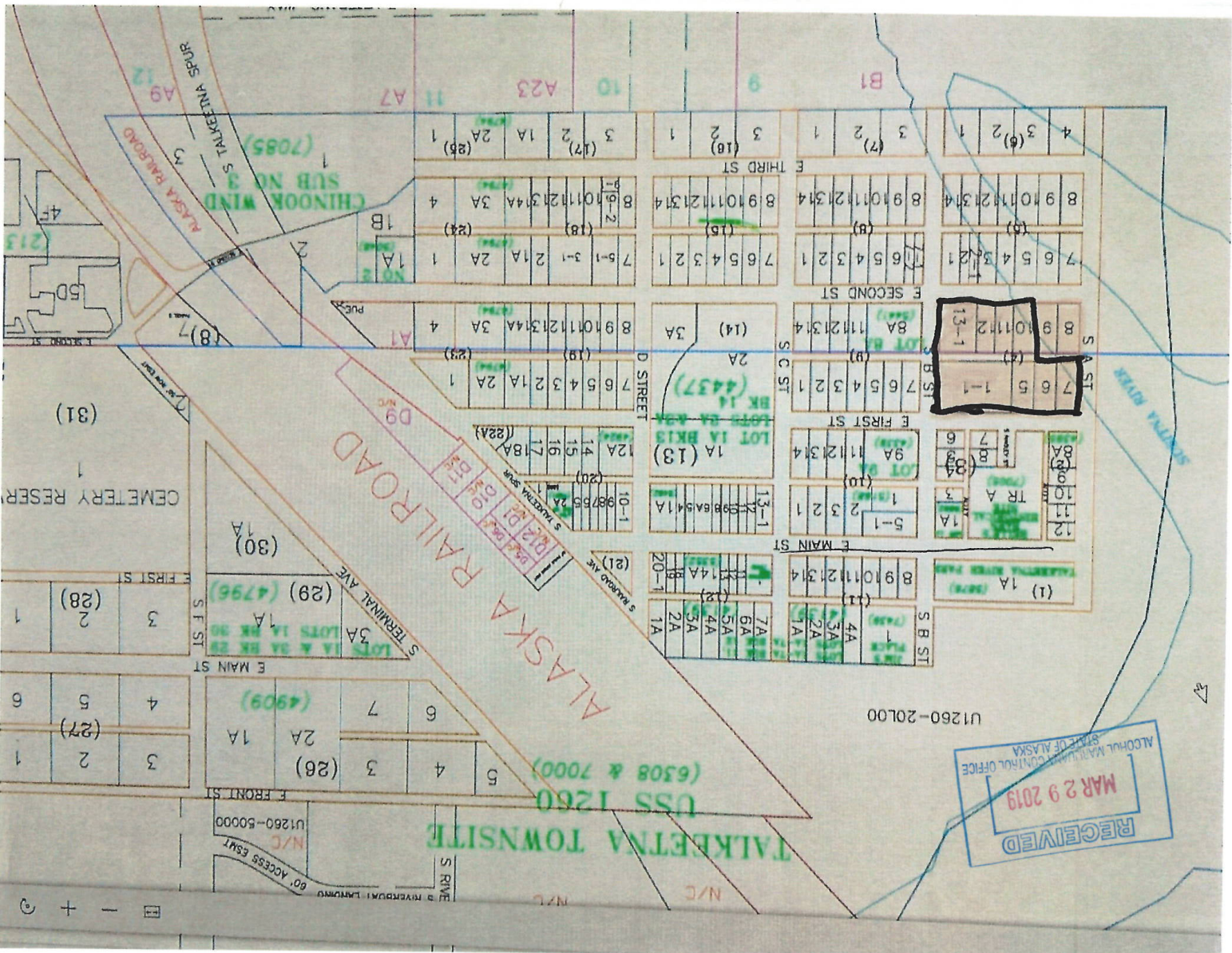
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Talkeetna Inn, LLC	License Number:	
License Type:	Beverage Dispensary Tourism		
Doing Business As:	Talkeetna Inn		
Premises Address:	22328 B St		
City:	Talkeetna	State:	AK
		ZIP:	99676

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ALCOHOL WAIVER/AVIA CONTROL OFFICE
STATE OF ALASKA

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STATE OF ALASKA





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 ALCOHOL MARKET CONTROL OFFICE
 STATE OF ALASKA

U1260-20L00

TALKETNA TOWNSHIP
 USS 1260
 (6508 & 7000)

U1260-50000

N/C

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S RIVERBANK LANDING

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S F ST

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(31)

CEMETERY RESERVE

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ALASKA RAILROAD

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STATE OF ALASKA



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

What is this form?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.305, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A **detailed floor plan** of the proposed designated and undesignated areas of the licensed business and a **menu** or expected menu listing the meals to be offered to patrons must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	Talkeetna Inn, LLC				
License Type:	Beverage Dispensary Tourism	License Number:			
Doing Business As:	Talkeetna Inn				
Premises Address:	22328 B Street				
City:	Talkeetna	State:	AK	ZIP:	99676
Contact Name:	William St. Pierre, Jr.	Contact Phone:	907-575-4386		

Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- Dining after standard closing hours: AS 04.16.010(c)
- Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
- Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
- Employment for persons 16 or 17 years of age: AS 04.16.049(c)

NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY					
Issue Date:		Transaction #:	1036836	BRE:	



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Additional Information

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm:

Monday - Friday 8am - 1am, Saturday & Sunday 8am - 1am

Are any forms of entertainment offered or available within the licensed business or on the proposed designated portions of the premises? Yes No

If "Yes", describe the entertainment offered or available:

Pool table, and an internet Juke Box.

Food and beverage service offered or anticipated is:

- table service buffet service counter service other

If "other", describe the manner of food and beverage service offered or anticipated:

Is an owner, manager, or assistant manager 21 years of age or older always present on the premises during business hours? Yes No

Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the third page of this form.

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the third page of this form that meet the requirements of this form. Yes No

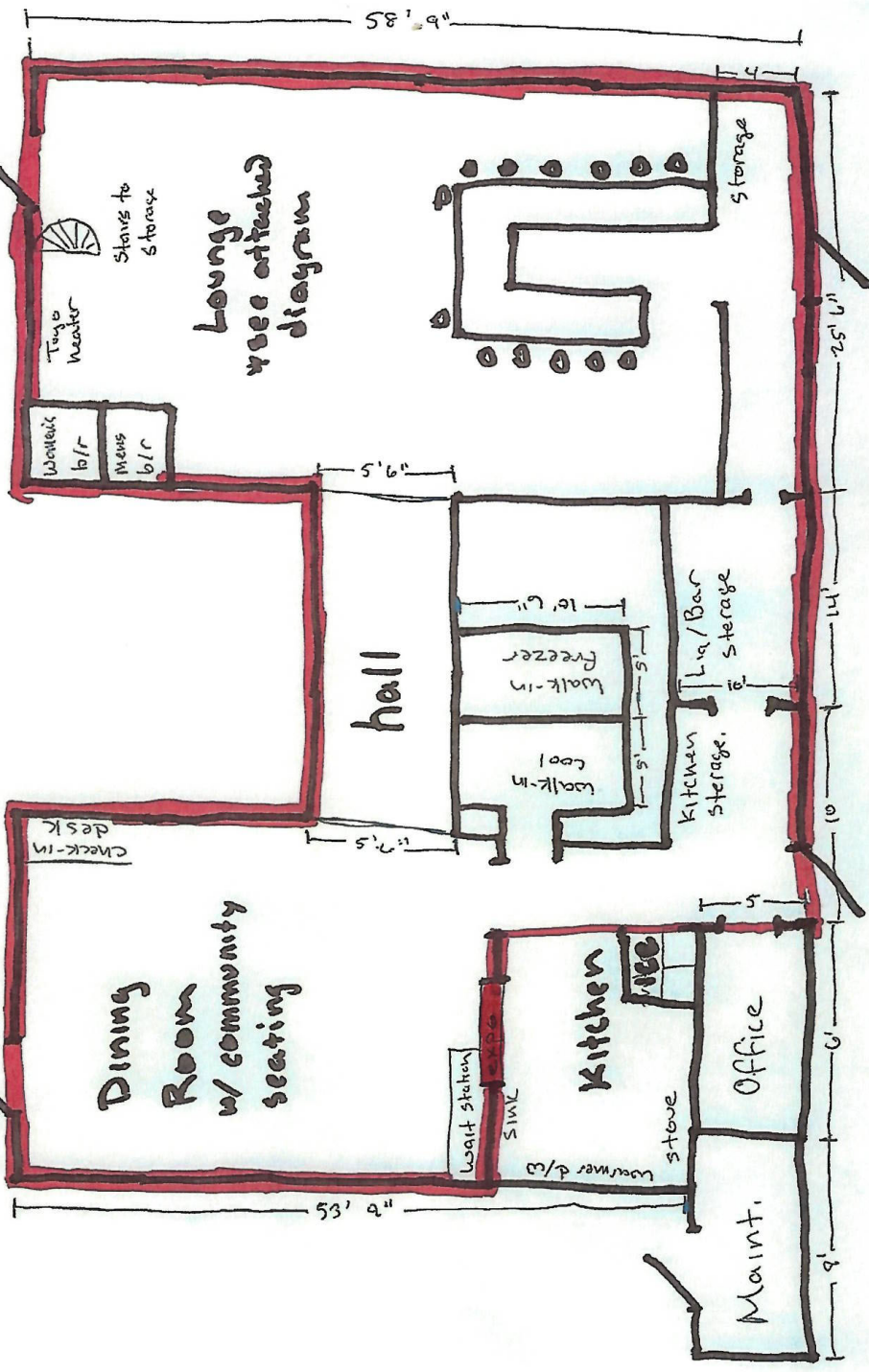


Alaska Alcoholic Beverage Control Board

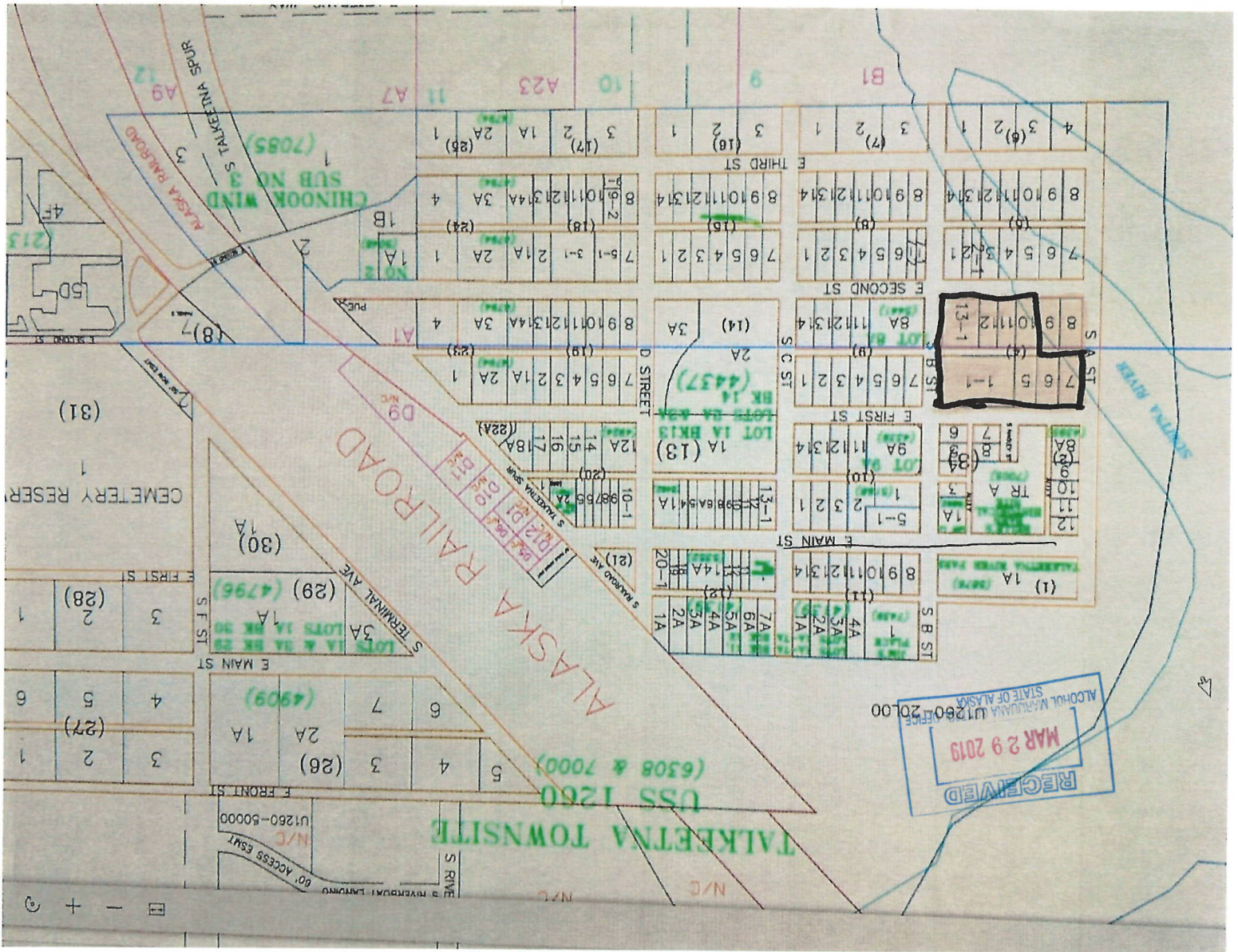
Form AB-03: Restaurant Designation Permit Application

Section 4 – Detailed Floor Plan

Provide a detailed floor plan that meets the requirements listed in Form AB-02 and clearly indicates the proposed designated and undesignated areas of the licensed business for purposes of this permit application.



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ALCOHOL & MARIJUANA CONTROL OFFICE
STATE OF ALASKA



Declarative Statement

11-Apr-19

To: The Alaskan Alcohol Licensing Board, CED ABC

Regarding: AB-03 Restaurant Designation Permit Application, Talkeetna Inn, LLC

The Talkeetna Inn, LLC and it's owner, William St.Pierre Jr, ensures the ABC Board that no minors will have access to liquor storage while working or eating at the establishment. If you have any questions or concerns, please don't hesitate to reach out directly to William St.Pierre Jr at 907-575-4386.

Thank you for your time,

William St.Pierre Jr





Alaska Alcoholic Beverage Control Board
Form AB-03: Restaurant Designation Permit Application

Section 5 – Certifications and Approvals

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

I have included with this form a detailed floor plan of the proposed designated and undesignated areas of the licensed business for purposes of this application. I understand that this diagram is different than my licensed premises diagram. WFS

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. WFS

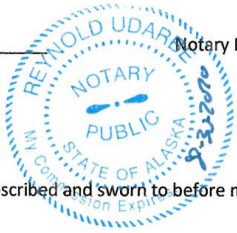
I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license. WFS

I declare under penalty of perjury that this form, including all attachments and accompanying schedules and statements, is true, correct, and complete.

William St. Pierre, Jr.
Signature of licensee

[Signature]
Signature of Notary Public

William St. Pierre, Jr. Notary Public in and for the State of ALASKA
Printed name of licensee



My commission expires: 8-30-2020

Subscribed and sworn to before me this 6th day of January FEBRUARY, 20¹⁹.

Local Government Review (to be completed by an appropriate local government official): Approved Disapproved

Signature of local government official Date

Printed name of local government official Title



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review:

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Enforcement Recommendations:

AMCO Director Review:

Approved Disapproved

Signature of AMCO Director

Printed name of AMCO Director

Date

Limitations:

Talkeetna Inn Menu- Prices TBD

Breakfast- Served Daily from 8AM-3PM

The Classic- Two Eggs Cooked To Order With Your Choice Of Meat, Toast, and Grilled Potatoes.

The Basic- Two Eggs Cooked To Order With Toast and Grilled Potatoes.

Biscuits and Gravy- Two Fluffy Biscuits Smothered In Sausage Gravy.

Texas Benny- Poached Egg, Canadian Bacon, on Texas Toast with Hollandaise Sauce

Country Benny- Poached Egg, Canadian Bacon, on a Fluffy Biscuit, with Hollandaise Sauce

Omelet Your Way- Choose Any 3 Toppings, Additional Toppings Extra:

Meats: Ham, Bacon, Sausage, Reindeer Sausage

Veggies: Green Peppers, Onions, Mushrooms, Olives, Jalapenos, Tomato

Cheese: Cheddar, Pepper Jack, Provolone, Feta

Extras: Chili, Sausage Gravy, Hollandaise Sauce

Pressed Breakfast Sandwiches Served on Choice of Texas Toast or Tortilla

The Carnivore- Scrambled Eggs, Ham, Bacon, Sausage, and Cheddar.

The Matador- Scrambled Eggs, Blackened Chicken, Tomato, and Pepper Jack Cheese.

The Southern Gent- Scrambled Eggs, Bacon, and Cheddar.

The Porker- Scrambled Eggs, Sausage Patties, and Cheddar.

The Alaskan- Scrambled Eggs, Reindeer Sausage, Hollandaise Sauce, Cheddar.

Lunch/Dinner- Served Daily from 11AM-1AM

Starters

Smokehouse Chili- Our spicy blend of Beef, Tomatoes, and Beans. Add Jalapenos, Onions, and Cheese of your Choice.

Chips and Salsa- with Alaskan Taco Loco Salsa!

Chips and Queso- Warm Tortilla Chips with our toasty hot Queso Dip

Nachos- Heaping Piles of Warm Tortilla Chips, smothered in Creamy Queso, Diced Tomatoes, Shredded Lettuce, Onion, Olive, Jalapenos, with a side of Salsa and Sour Cream.

Hot Pretzel- Monster Soft Pretzel served hot with Melted Cheese or Ground Mustard

Wings- Choice of Plain, Blackened, Mild, Medium, Hot, or BBQ. Served with Ranch or Bleu Cheese, and Celery.

AMCO

FEB 19 2019