



MEMORANDUM

TO: Alcoholic Beverage Control Board DATE: July 9, 2019
FROM: Erika McConnell, Director RE: 5826 Highmark Distillery Inc.

Requested Action: New License Application

Statutory Authority: AS 04.06.090(b): "The board shall review all applications for licenses made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses and permits authorized under this title."

AS 04.11.470: "A person may object to an application for issuance, renewal, transfer of location, or transfer to another person of a license, or for issuance of a permit, by serving upon the applicant and the board the reasons for the objection. The board shall consider the objections and testimony received at a hearing conducted under AS 04.11.510(b)(2) when it considers the application..."

AS 04.11.510(b)(2): "The board may review an application for the issuance, renewal, transfer of location, or transfer to another person of a license without affording the applicant notice or hearing, except...(2) the board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local governing body to an application if a hearing is not required under this subsection;"

Staff Rec.: Hold a public hearing; approve the application with delegation

Background: This is a new license application for a seasonal distillery license in the City of Kenai by High Mark Distillery, Inc. The Department of Environmental Conservation objects due to non-compliance as they have not received an application for this facility.

Attachment: Objection
New license application

From: [Hollon, Melanie B \(DEC\)](#)
To: [Alcohol Licensing, CED ABC \(CED sponsored\)](#)
Cc: jhamilton@kenai.city; rmathew@kenai.city
Subject: #5826 dba High Mark Distillery, Inc. License Application
Date: Tuesday, June 25, 2019 3:49:26 PM
Attachments: [5826 DEC & Fire Notice.pdf](#)
[5826 AB-00.pdf](#)
[5826 AB-02.pdf](#)

I have not received an application for this facility, it is not currently in compliance with DEC.

Melanie Hollon

ADEC

Food Safety and Sanitation

907-262-3413

melanie.hollon@alaska.gov



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

What is this form?

This new license application form is required for all individuals or entities seeking to apply for a new 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 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 – Establishment and Contact Information

Enter information for the business seeking to be licensed.

Licensee:	High Mark Distillery, Inc.		
License Type:	Distillery	Statutory Reference:	04.11.170
Doing Business As:	High Mark Distillery, Inc.		
Premises Address:	2270 Royal St. , Warehouse #1		
City:	Kenai	State:	AK
		ZIP:	99611
Local Governing Body:	City of Kenai, and the Kenai Peninsula Borough		
Community Council:	NA		

Mailing Address:	11381 Messina Ct.		
City:	Reno	State:	NV
		ZIP:	89521

Designated Licensee:	Felicia Keith-Jones, President		
Contact Phone:	907-355-3492	Business Phone:	907-355-3492
Contact Email:	highmarkdistillery@hotmail.com		

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

OFFICE USE ONLY			
Complete Date:	4/21/19	License Years:	19/20
Board Meeting Date:	7/8/19	Transaction #:	1078755
Issue Date:		BRE:	ADC



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 2 – 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.

-NA-

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.

-NA-

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4.

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:	-NA-			
Address:				
City:	State:	ZIP:		

This individual is an: applicant affiliate

Name:	-NA-			
Address:				
City:	State:	ZIP:		



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 4 – 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 5.

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:	Felicia Keith-Jones				
Title(s):	Pres., VP, SEC., Officer	Phone:	907-355-3492	% Owned:	100
Address:	11381 Messina Ct.				
City:	Reno	State:	Nevada	ZIP:	89521

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

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

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



Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

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 #:	131654	AK Formed Date:	11/2010	Home State:	Alaska
Registered Agent:	Gail Keith		Agent's Phone:	907-252-0819	
Agent's Mailing Address:	PO Box 287				
City:	Soldotna	State:	Alaska	ZIP:	99669

Residency of Agent: Yes No

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

Section 5 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named 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):

-NA-

Section 6 – 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:

-NA-



Alaska Alcoholic Beverage Control Board Form AB-00: New License Application

Section 7 – 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.

[Handwritten initials]

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

[Handwritten initials]

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.

[Handwritten initials]

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.

[Handwritten initials]

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

[Handwritten initials]

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.

[Handwritten signature of Felicia Keith-Jones]

Signature of licensee

Felicia Keith-Jones

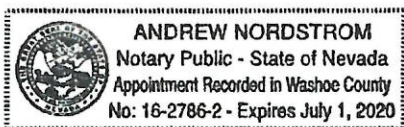
Printed name of licensee

[Handwritten signature of Notary Public]

Signature of Notary Public

Notary Public in and for the State of Nevada

My commission expires: 7/1/2020



Subscribed and sworn to before me this 31st day of May, 2019.



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-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.

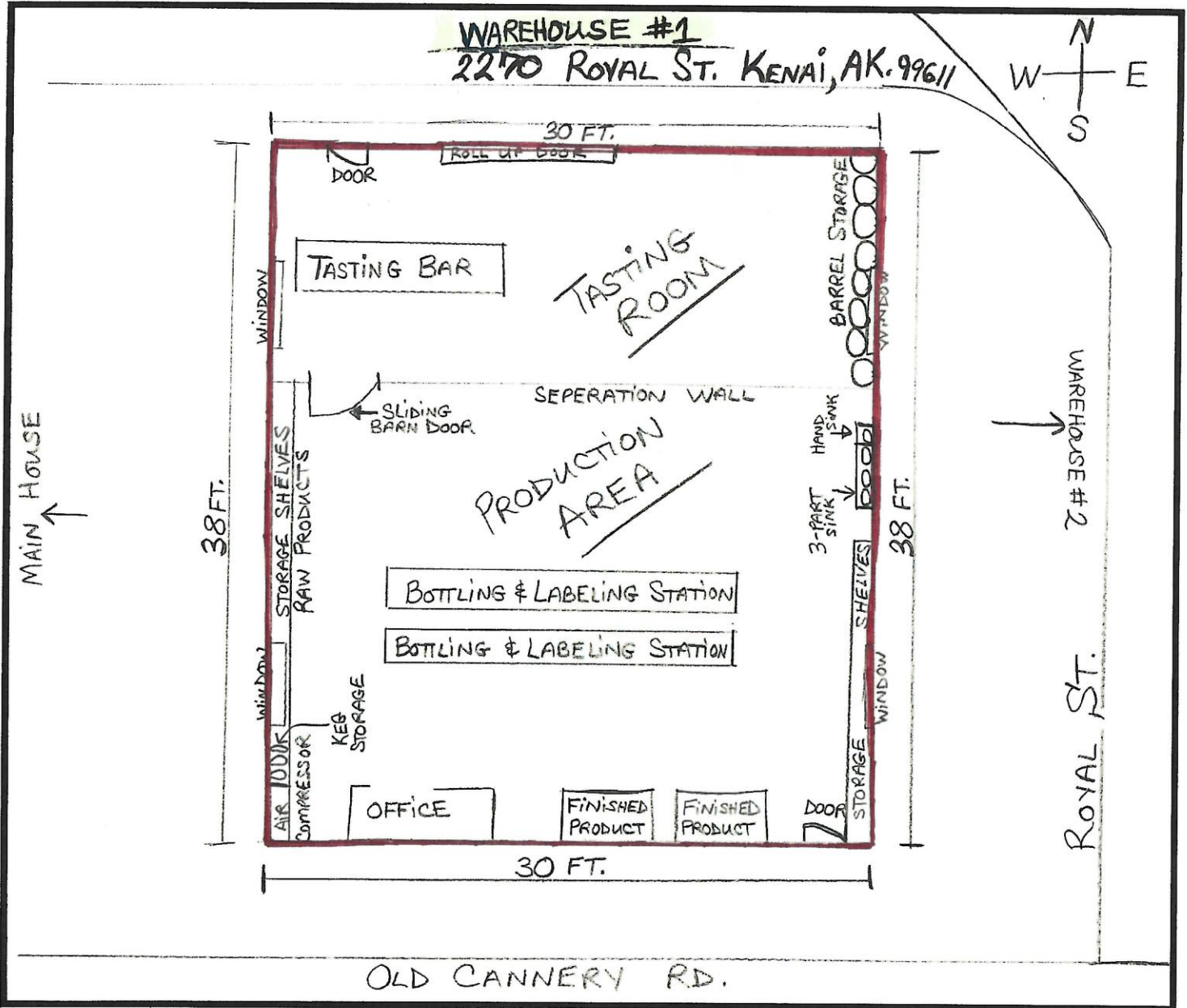
Licensee:	High Mark Distillery, Inc.	License Number:	
License Type:	Distillery		
Doing Business As:	High Mark Distillery, Inc.		
Premises Address:	2270 Royal St., Warehouse #1		
City:	Kenai	State:	AK
		ZIP:	99611



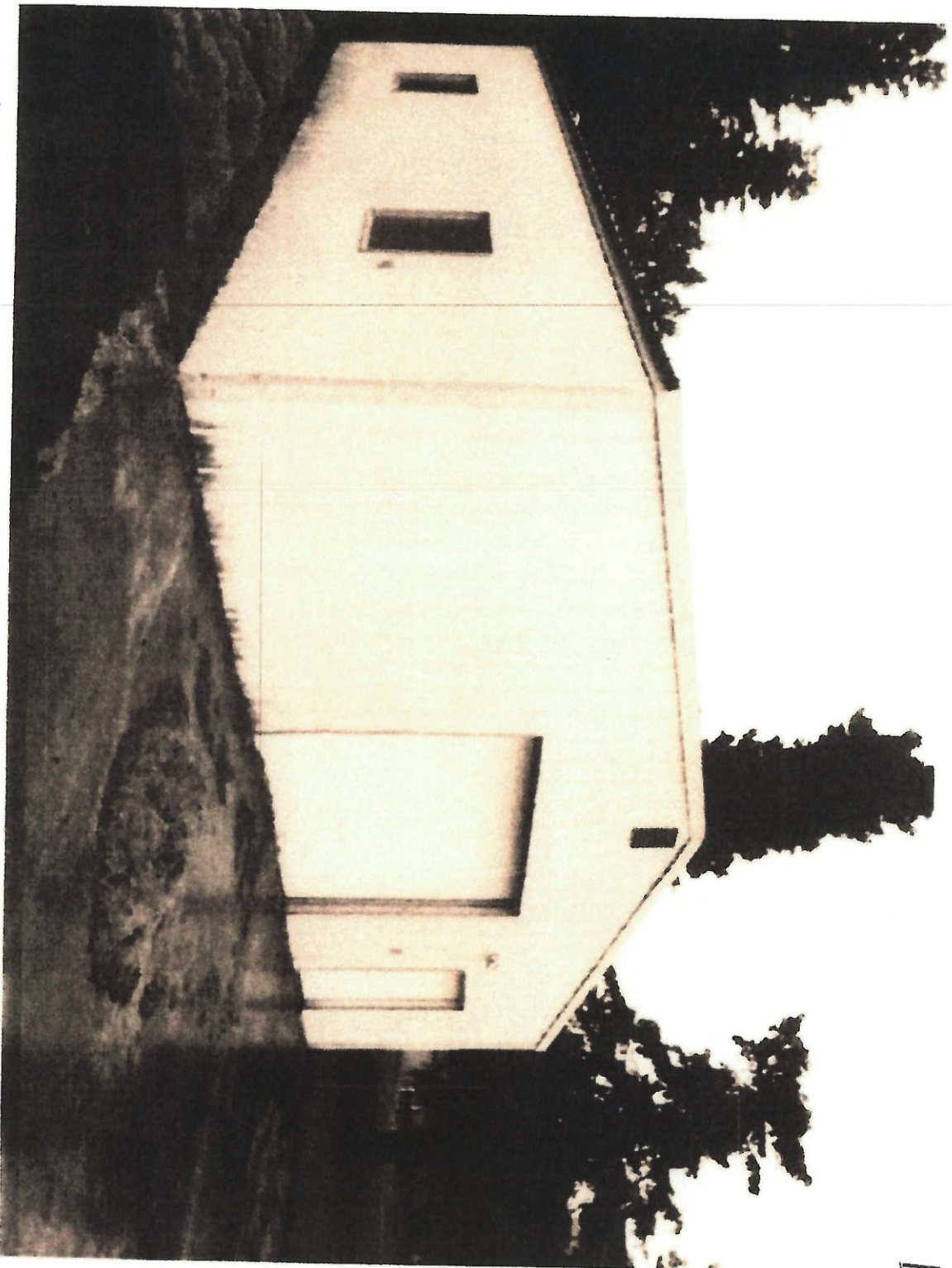
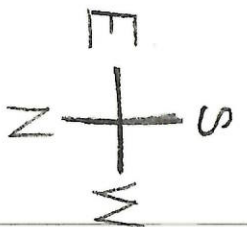
Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

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.



High Mark Distillery Location



WAREHOUSE #1
(VIEW FROM N, NE)

2270 ROYAL ST. 1280 sq. ft.
KENAI, AK. 99611

AMCO

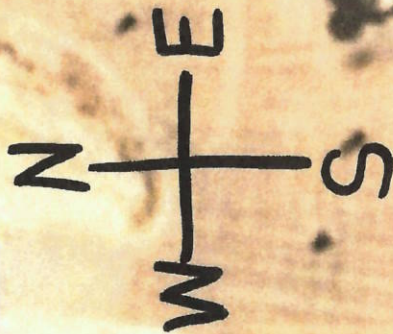
JUN 06 2019

gis kpb us

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AMCO

JUN 06 2019

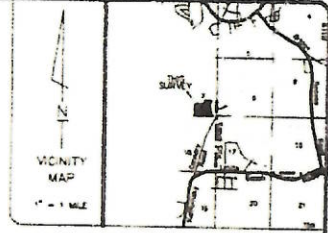


I want to...

Scale bar

NOTES

- 1) DEVELOPMENT OF THESE PARCELS IS SUBJECT TO THE CITY OF KENAI ZONING REGULATIONS.
- 2) FRONT 18 FEET ADJACENT TO THE RIGHTS-OF-WAY IS ALSO A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- 3) THIS PROPERTY MAY BE AFFECTED BY LOW WET AREAS. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
- 4) ROADS MUST MEET THE DESIGN AND CONSTRUCTION STANDARDS ESTABLISHED BY THE CITY OF KENAI IN ORDER TO BE CONSIDERED FOR CERTIFICATION AND INCLUSION IN THE ROAD MAINTENANCE PROGRAM.
- 5) THE NATURAL MEANDERS OF THE JUNE OF NEAR HIGH WATER FORMING THE TRUE BOUNDARY OF THE SUBDIVISION. THE APPROXIMATE LINE OF NEAR HIGH WATER AS SHOWN IS FOR COMPUTATIONAL PURPOSES ONLY. THE TRUE PROPERTY BOUNDARY BEING ON THE EXTENSION OF THE SEE LIST LINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS.
- 6) THESE PARCELS MAY BE AFFECTED BY A GENERAL ELECTRIC EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. ON DECEMBER 23, 1978 BY OR AS PAGE 308 AND 309.
- 7) EXCEPTIONS TO AFB 2006110 - BLOCK 1 (A/CN) AND AFB 2006180 - 54' DEPTH TO HIGH WATER WAS GRANTED AT THE 2017 AFB PLAT COMMITTEE MEETING.
- 8) WASTEWATER DISPOSAL: THESE TRACTS ARE AT LEAST 200,000 SQUARE FEET ON A NONWATER TABLE IN THIS AREA CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED HEREBY CERTIFY THAT THE CITY OF KENAI, IS THE OWNER OF THE REAL PROPERTY SHOWN AND DECIDES HERON AND ON BEHALF OF THE CITY OF KENAI, I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND BY THIS DOCUMENT DEDICATE ALL RIGHTS-OF-WAY AND GRANT ALL EASEMENTS TO THE USE SHOWN.

PAUL OSTRANDER - CITY MANAGER
CITY OF KENAI
210 FRIDLAND ST.
KENAI, AK 99611

NOTARY'S ACKNOWLEDGMENT

PAUL OSTRANDER
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2017

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCEPTANCE

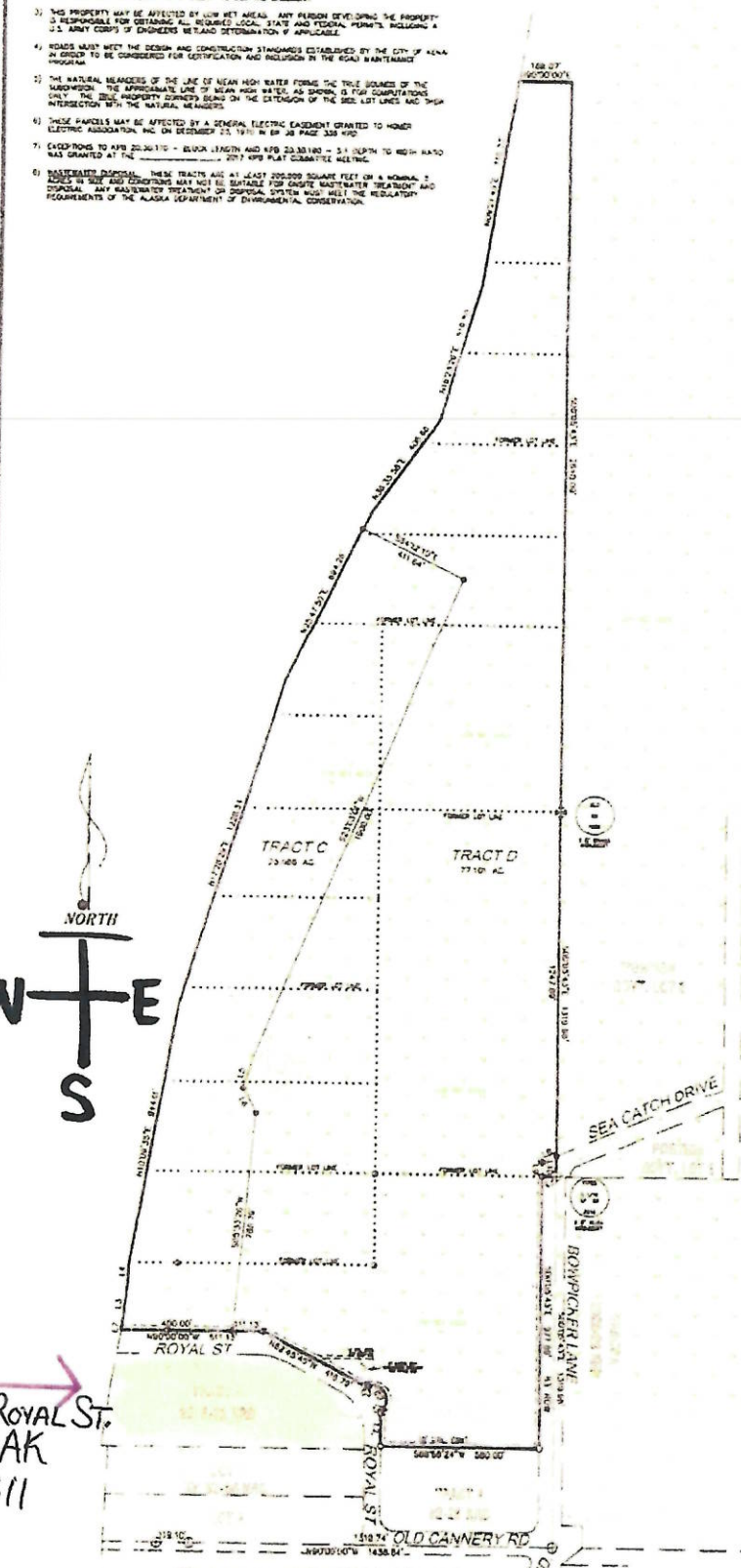
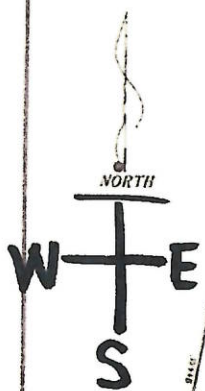
THE UNDERSIGNED OFFICIAL, IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF KENAI FOR PUBLIC USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEICATED BY THIS PLAN INCLUDING EASEMENTS RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAN IDENTIFIED AS FOLLOWS:
- RIGHT OF WAY DEDICATION.
THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE OR MAINTAIN IMPROVEMENTS.

PAUL OSTRANDER, CITY MANAGER - CITY OF KENAI
210 FRIDLAND ST.
KENAI, AK 99611

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____
KENAI PENINSULA BOROUGH.

AUTHORIZED OFFICIAL _____



LINE	BEARING	AND LENGTH	GROUND MONUMENT	MONUMENT BEARING	MONUMENT ANGLE
1	151° 15'	15.00'	1/2" ALUM. PIPE	S27° 15' W	44° 27' 30"
2	120° 00'	12.00'	1/2" ALUM. PIPE	S31° 29' 42" W	121° 29' 31"
3	212° 00'	21.00'	1/2" ALUM. PIPE	S64° 29' 12" E	121° 29' 31"

LINE	BEARING	AND DISTANCE
1	151° 15'	15.00'
2	120° 00'	12.00'
3	212° 00'	21.00'
4	151° 15'	15.00'
5	120° 00'	12.00'
6	212° 00'	21.00'
7	151° 15'	15.00'
8	120° 00'	12.00'
9	212° 00'	21.00'
10	151° 15'	15.00'
11	120° 00'	12.00'
12	212° 00'	21.00'

LEGEND

- ⊕ GLO/BLM MONUMENT RECOVERED AS NOTED
- ⊙ PRIMARY MONUMENT SET THIS SURVEY
- ⊙ 1/2" ALUM. PIPE ON 2" ALUM. PIPE
- ⊙ PRIMARY MONUMENT RECOVERED AS NOTED
- ⊙ SECONDARY MONUMENT SET THIS SURVEY
- ⊙ 3/8" x 30" REBAR W/ PLASTIC CAP
- ⊙ SECONDARY MONUMENT RECOVERED 1/2" RSR
- ⊙ SECONDARY MONUMENT RECOVERED
- ⊙ 3/8" REBAR W/ PLASTIC CAP IS 11720
- ⋯⋯⋯ FORMER 1/2" LINE (TYPICAL)
- || RECORD PER DRASETH SUBDIVISION 2016 ADDITION
- || RECORD PER GLO 15th RITE SH
- || RECORD PER GLO 15th RITE SH

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____
KENAI PENINSULA BOROUGH.

AUTHORIZED OFFICIAL _____

KPE FILE NO.

DRASETH SUBDIVISION - 2017 ADDITION

A SUBDIVISION OF TRACT B DRASETH SUBDIVISION 2016 ADDITION (PLAT NO 2016-22) AND D3, 1624 5TH AND 524 SEA MEA AND GOVT. LOTS 4-14 SEC 7, T10N, R11W.

OWNER: CITY OF KENAI
210 FRIDLAND AVE.
KENAI, AK 99611-7794

LOCATED WITHIN THE NE 1/4 SECTION 7, T10N, R11W, SEWARD MORDAN, CITY OF KENAI, KENAI RECORDING DISTRICT, KENAI PENINSULA BOROUGH, ALASKA.

CONTAINING 102,507 ACRES

INTEGRITY SURVEYS INC.

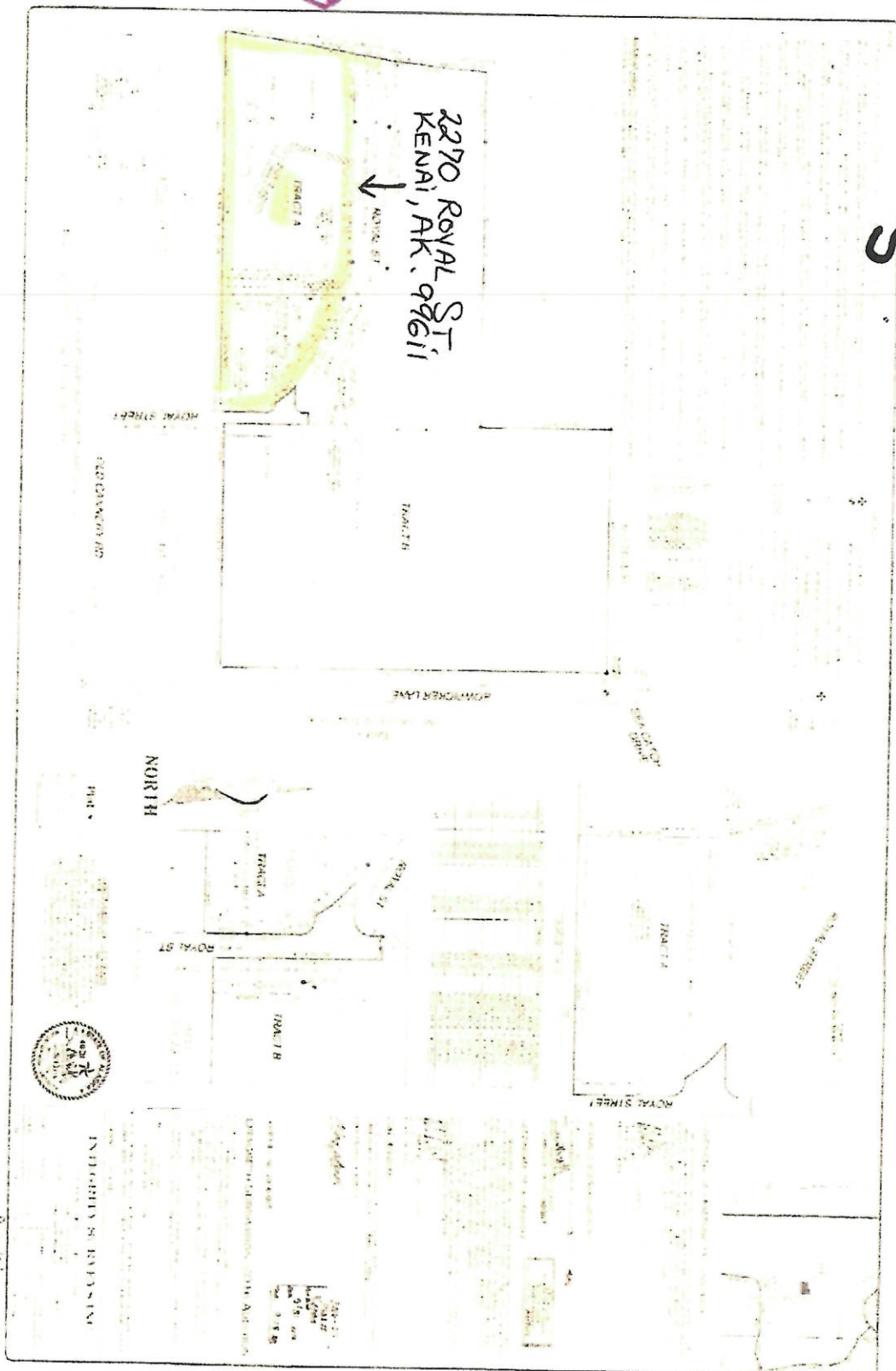
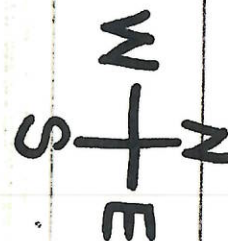
870 SET NET DRIVE	KENAI, AK 99611
PHONE - (907) 383-8647	FAX - (907) 383-8647
SURVEYORS	PLANNERS
JOB NO. 217106	DATE: JUNE 19, 2017 SH
SURVEYOR: T	SCALE: 1" = 200'
FIELD DR: 7	FILE: 217106 PP.DWG

2270 ROYAL ST.
KENAI, AK
99611

AMCO
JUN 06 2019

Plat #	
Map Dist	20
Sheet	1
Scale	1" = 200'

Plat Map - Page 1



AMCO

JUN 06 2019