

Department of Commerce, Community, and Economic Development

ALCOHOLIC BEVERAGE CONTROL BOARD

550 W 7th Avenue, Suite 1600 Anchorage, Alaska 99501 Main: 907.269.0350

MEMORANDUM

TO: Robert Klein, Chair

and Members of the ABC Board

DATE: Monday, February 08, 2016

FROM: Cynthia Franklin

Director

RE: Sitka Hotel #5442

AS 04.11.400(d)(1)(D) requires 30 rental rooms if the population is 5,001 - 15,000.

The City & Borough of Sitka has a certified population of 9,039.

The applicant will offer 40 rental rooms after renovations and a full-service restaurant.

This is an application for a new license.

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/dnn/abc/Home.aspx

License is:	⊠ Full Y	ear OR		☐ Seasonal List	Dates of Ope	eration: 126. 11 -6
						318+2016
						FEES
SECTION A - LICE	NSE INFOR	RMATION				FELS
Office Use: 2015	-2016	License Type: Beverage Dispensary	-Tourism		Statute Reference Sec. 04.11.4000	License Fee: \$2,500
Office Use:		\S § 04.11.400(d)				Filing Fee: \$100.00
1 icense #;						Rest. Desig. Permit Fee: S50
Local Governing Bod	y: (City, Bore	ough or Unorganized)	Communit	y Council Name(s) & Ma	l illing Address:	Fingerprint: \$90.5099.5
City & Borough of S	itka			rough of Sitka mbly: 100 Lincoln Stree	t. Sitka. AK 9983	(\$49.75 per person) TOTAL 2,749.50
Name of Applicant (Corp/LLC/LP/LLP/h	ndividual/Par	(nership):			A A A A A A A A A A A A A A A A A A A	
Sitka Jet Center, Inc.			Sitka Hote	iness As (Business Name 4	:);	Business Telephone Number: 907.747.3926
						Fax Number: 907. 747. 3282
Mailing Address:			Street Add	ress or Location of Premi	ses:	Email Address:
118 Lincoln Street			118 Lincol	n Street		Pmc1300@aol.com
City, State, Zip: Sitka, Alaska 99835			Sitka, Alas	ska 99835		i iic tooog avi.com
SECTION B - PREM	HSES TO B	E LICENSED				
Distance to closest sch grounds:	ool	Distance measured in △ AS 04.11.410 □ Local ordinance N	OR	incorporated city.	borough, or unifi	les from the boundaries of an led municipality.
~ ½ mile Distance to closest chi	-			incorporated city.		
465 feet	iren:	Distance measured u AS 04.11.410 Local ordinance N	OR	№ Not applicable		
Premises to be licensed □ Proposed building □ Existing facility □ New building				Plans submitted to buildings) P Diagram of premi	ses attached	equired for new & proposed

New Liquor License

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(907) 269-0350 Fax: (907) 334-2285 http://commerce.alaska.gov/dnn/abe/Home.aspx

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SECTION C - LICENSE	EE INFORMATION			MANA MANA
Does any individual, ec or indirect interest in any	orporate officer, director, lis other alcoholic beverage by	mited liability organization me isiness licensed in Alaska or a	imber, manager or partner named in ny other state?	a this application have any direct
Yes No If Yes. co	omplete the following. Att:	nch additional sheets if necess.	nry	
Name	Name of Business	Type of License	Business Street Address	State
		4		
□ Yes 🔀	No If Yes, attach w	ritten explanation.		
SECTION D - OWNERS	SHIP INFORMATION - C	CORPORATION		
Corporations, LLCs, L1	LPs and LPs must be reg	gistered with the Dept. of C	ommunity and Economic Deve	elopment.
Name of Entity (Corporation/I SITKA JET CENTER, INC.	LLC/LLP/LP) (or N/A if an Inc., d/h/a_SITKA HOTEL.	lividual (waership):	Telephone Number:	Fax Number:
Corporate Mailing Address:		City: Siika	State Alaska	Zip Code: 99835
713-B SAWMILL CREEK RO				
	elephone Number of Registere Sawmill Crk Road, Sitka, Alasi		Date of Incorporation OR Certification with DCED: March 16, 2015	State of Incorporation: Alaska
	g" with the Alaska Division of on Your entity <i>must</i> be in com-		[] No a Statutes to be a valid liquor licensee.	,

Name	Title	n	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Robert Petrie	Pres.	50	7217 Charlène CT, Azle, TX 76020	907.747.3826	12/12/65
Deborah Petrie	Vice Pres.	50	7217 Charlene CT, Azle, TX 76020	907.747.3826	

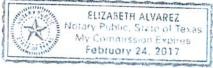
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New Liquor License

(907) 269-0350 Fax. (907) 334-2283

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Declaration		Work Phone:	
I declare under penalty of perjury that I my knowledge and belief it is true, correc- ordigations. Thereby certify that there have been no the undersigned certifies on behalf of the or texocution of any license issued.	changes in ordicers or stockholorganized entity. It is understo	iders that have not been reported to the oil that a mi-representation of fact is c	e Alcoholic Beverage Control Boar
Control of the Contro	changes in ordicers or stockholorganized entity. It is understollar with Title Lat the Ale	iders that have not been reported to the oil that a misrepresentation of ther is c iske statutes and its regulations, and if	e Alcoholic Beverage Control Boar muse for rejection of this application and in accordance with AS 0.1.1.1.15
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Declaration Concerning Tourism License (3 AAC 304,325)

The undersigned hereby declares under penalty of perjury the following:

1) approval of the Sitka Hotel lignor decreased encourage the construction or improvement of a taurist facility which would not be tinaucially teasible without a liquor license for the following seasons:

The hotel restaurant and bar operated for years under the name the "Pour House" serving fiquor, 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 ficense tapsed. The building has become an eyestore along the main street running through the heart of disvition. Sitka, despite overwhelming demand for short term rentals entering to charter fishing elientele 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 figurer dispensary - tourism license will be granted to the new owners at this premise. Without the revenue from figurer, 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 cat fine food and drink alcohol at their hotel.

(2) The Sitka Hotel is a "tourist facility" in the sense that it will directly attract, eater to and benefit tourists and the local tourism industry, and tourist business will constitute a substantial portion of the business of the tourist tacility 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 kitcheneties) which will mean that these tenants will more likely depend on the restaurant and bar located on site.

Sitka Jei Centen Inc. d'h a Sitka Hotel

Hy Robe

The Sitka Hotel, after renovation, will have 40 guest rooms.

DATES 15- 2015

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.

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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 Center, Inc. d/b/a Sitka Hotel

By Robert Petrie

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DEC 18'15

Area Licensed for Dispensing Liquor Storage





MILLARD +
ASSOCIATES
ARCHITECTS

SOS PEDMAN STREET KETCHKAN, ALABAN 999 Tec 807 225 7189









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, $\frac{1}{2}$ 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'

 $\frac{1}{2}$ 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 $\frac{1}{2}$ 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

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Mamie Taylor 2 oz. scotch ½ 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 ½ 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.

Whiskey Sour 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 1 small splash water

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.

2 oz. bourbon or rye

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

1 oz. Frangelico Hazelnut Liqueur 1 oz. Amaretto 1 oz. Chocolate Syrup 1 scoop Ice Cream 1 1/2 oz. Whipping Cream l oz. Cocoa Directions Blend ingredients until of milkshake consistency. 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 Tip Seasonal Brown Peril Straight Silver Bay IPA USA Can/Bottle (all USA top 20 most consumed) Budweiser Bud Lime **Bud Lite** Coors Lite PBR Miller Modelo