



MEMORANDUM

TO: Bob Klein, Chair, and Members of the
Alcoholic Beverage Control Board

DATE: August 14, 2018

FROM: Erika McConnell, Director

RE: 464 Goldstream General Store

**Requested
Action:** Transfer of ownership

**Statutory
Authority:** AS 04.11.040(a): "A license issued under this title may not be transferred to another person except with the written consent of the board."

AS 04.11.360: "An application requesting approval of a transfer of a license to another person under this title shall be denied if... (4) the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless (A) the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority; or (B) the transfer is under a promise given as collateral by the transferor to the transferee in the course of an earlier transfer of the license under which promise the transferor is obliged to transfer the license back to the transferee in the event of default in payment for property conveyed as part of the earlier transfer of the license;"

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, 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; the board shall send notice of a hearing conducted under this paragraph 20 days in advance of the hearing to each community council established within the municipality and to each nonprofit community organization entitled to notification under AS 04.11.310(b);"

Staff Rec.: After public testimony, if the board determines that Ms. Nickerson agreed to assume the debt of Paul Kopf, deny the transfer with 30 day abeyance.

After public testimony, if the board determines that Ms. Nickerson has no responsibility for the debt of Paul Kopf, approve the transfer with delegation.

Background: In 2012, this license was involuntarily retransferred from Paul Kopf to Vicki Nickerson, who had established a security interest in the license during a 2009 transfer. Ms. Nickerson has now applied to transfer the license to KJNM, Inc.

Objections to the transfer of this package store in Fairbanks were served by the Odom Corporation, Southern Glazer's Wine & Spirits of Alaska, and Coke, due to unsatisfied debts from 2010/2011 incurred by Paul Kopf. The Odom Corporation asserts that Ms. Nickerson agreed to assume some or all of the debt, but has provided no documentation of the agreement. Mention of the agreement exists in board files, but there is no indication of whether the agreement was signed.

The board is required by AS 04.11.510(b)(2) to hold a hearing to consider the objections and ascertain the reaction of the public.

Attachment: Objections
Various correspondence from 2018 and 2014



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

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 7, 2018

ODOM
Via mail: P.O. Box 84044
Seattle WA, 98124

License Number:	464
License Type:	Package Store
Applicant:	KJNM Inc.
Doing Business As:	Goldstream General Store

AS 04.11.360(4) requires that the board deny an application for transfer of a license to another person if the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority. Our records indicate that you are listed as a creditor or taxing authority for the above license.

We have received an application for transfer of ownership for the above liquor license. For the purposes of AS 04.11.360(4) and in compliance with AS 04.11.280(b), this letter serves to provide written notice and request for status from the above referenced entity regarding the above application (see attached application documents for more information).

Please complete and return this form to the AMCO office at the email below.

NAME: JAN WEATHERBEE PHONE: 1-800-767-6366
ODOM CREDIT MGR

Do you have an objection to the transfer of this license? Yes No

AMOUNT OWED: \$10,485.22 DATE: 6/2/18

COMMENTS: BALANCE HAS NOT BEEN SETTLED

If you have any questions, please send them to the email address below.

Sincerely,
Erika McConnell
Erika McConnell
Director, ABC Board
alcohol.licensing@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

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 7, 2018

Southern Glaziers
Via mail: PO Box 84044
Seattle WA, 98124

License Number:	464
License Type:	Package Store
Applicant:	KJNM Inc.
Doing Business As:	Goldstream General Store

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Please complete and return this form to the AMCO office at the email below.

NAME: JAN WEATHERBEE PHONE: 1-800-767-6366
ODOM / SGWS CREDIT MGR

Do you have an objection to the transfer of this license? Yes No

AMOUNT OWED: \$6,746.30 DATE: 6/12/18

COMMENTS: BALANCE HAS NOT BEEN SETTLED

If you have any questions, please send them to the email address below.

Sincerely,

Erika McConnell

Erika McConnell
Director, ABC Board
alcohol.licensing@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

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 7, 2018

Coke
Via mail: PO Box 84044
Seattle WA, 98124

License Number:	464
License Type:	Package Store
Applicant:	KJNM Inc.
Doing Business As:	Goldstream General Store

AS 04.11.360(4) requires that the board deny an application for transfer of a license to another person if the transferor has not paid all debts or taxes arising from the conduct of the business licensed under this title unless the transferor gives security for the payment of the debts or taxes satisfactory to the creditor or taxing authority. Our records indicate that you are listed as a creditor or taxing authority for the above license.

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Please complete and return this form to the AMCO office at the email below.

NAME: JAN WEATHERS PHONE: 1-800-767-6366
ODOM/COBAK CREDIT MGR

Do you have an objection to the transfer of this license? Yes No

AMOUNT OWED: \$5,056.59 DATE: 6/12/18

COMMENTS: BALANCE HAS NOT BEEN SETTLED

If you have any questions, please send them to the email address below.

Sincerely,

Erika McConnell

Erika McConnell
Director, ABC Board
alcohol.licensing@alaska.gov

From: [Alcohol Licensing, CED ABC \(CED sponsored\)](#)
To: [Jan Weatherbee](#)
Cc: [Alcohol Licensing, CED ABC \(CED sponsored\)](#)
Subject: RE: Act# 29085 - GoldStream General Store
Date: Wednesday, June 13, 2018 11:26:00 AM

What were the dates on these liens? I put in a call to your office regarding these liens as Ms. Nickerson is asserting that they were incurred during the time period that she did not own the liquor license.

Thank You for all of your help and patience regarding this matter.

Mikal Milton

Occupational Licensing Examiner
Alcohol and Marijuana Control Office
Department of Commerce, Community and Economic Development

From: Jan Weatherbee <Jan.Weatherbee@OdomCorp.Com>
Sent: Wednesday, June 13, 2018 11:13 AM
To: Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>
Cc: David Hammelman <David.Hammelman@odomcorp.com>; Rusty Fairchild <Russell.Fairchild@OdomCorp.Com>; 'VICKINICKERSON@GMAIL.COM' <VICKINICKERSON@GMAIL.COM>
Subject: RE: Act# 29085 - GoldStream General Store

NO it is not.

The balances to which the lien was placed was during the time Vicki Nickerson had agreement with Paul Kopf who was running Goldstream General Store using her license.

Our records indicate from our former Credit manager Marsha Dettorre are these balances which I understand our earlier communications indicated different amounts.

License #	Customer Name	Account #	Account Balance	Date Requested
464	Goldstream General	24810 (Odom/CCBAK)	27,245.18	19-May-10
464	Goldstream General	248109 (SGWS)	28,962.38	19-May-10
		total	56,207.56	

The balances included in the below communication are Vicki Nickersons agreement with a new owner of business Jeff Brooks we were just informed.

Regards



Jan Weatherbee
Credit Manager
11400 SE 8th St. Suite 300
Bellevue, WA 98004
425-456-3571 (p)
800-767-6366 x3571
Jan.Weatherbee@Odomcorp.com
www.odomcorp.com

From: Alcohol Licensing, CED ABC (CED sponsored) [<mailto:alcohol.licensing@alaska.gov>]
Sent: Wednesday, June 13, 2018 11:56 AM
To: Jan Weatherbee <Jan.Weatherbee@OdomCorp.Com>
Cc: Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>
Subject: FW: Act# 29085 - GoldStream General Store

Hello,

I wanted to confirm that these are the debts that Vicki Nickerson Owes related to the operation of Liquor License #464 that need to be settled before the creditors Objection is released.

Thanks

Mikal Milton

Occupational Licensing Examiner
Alcohol and Marijuana Control Office
Department of Commerce, Community and Economic Development

From: Vicki Nickerson <vicki.nickerson@gmail.com>
Sent: Wednesday, June 13, 2018 10:27 AM
To: Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>
Subject: Fwd: Act# 29085 - GoldStream General Store

----- Forwarded message -----

From: **David Hammelman** <David.Hammelman@odomcorp.com>
Date: Wed, Jun 13, 2018 at 11:17 AM
Subject: Act# 29085 - GoldStream General Store
To: "VICKINICKERSON@GMAIL.COM" <VICKINICKERSON@gmail.com>
Attention Mikal

Hi Vicki,

Please is a list of open items today on the 3 accounts.

SouthernGlazers: inv# 4040047 for \$745.03

CocaCola: inv# 4039920 for \$301.78

Odom: two invoices for \$1,554.59

- inv# 4039919 for \$1,192.12
- inv# 4040046 for \$362.47

Each account needs its own check issued to the Remit address, located on the bottom left of your statements. Let us know if we can assist with anything else.

Thank you,



David Hammelman
Collections Specialist
[11400 SE 8th St, Suite 300](#)
Bellevue, WA 98004
425 467 7959 phone
David.Hammelman@odomcorp.com

Shared Service Provider for Southern Glazer's Wine & Spirits of the Pacific Northwest, LLC

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Aurora Vines/Aguila Vineyard
Vicki Nickerson

2275 Pioneer Rd.
Talent Oregon 97540

541-535-5287 Office
541-897-0592 Tasting Room
907-388-1505 Cell

From: [Alcohol Licensing, CED ABC \(CED sponsored\)](#)
To: [Jan Weatherbee](#)
Cc: [Alcohol Licensing, CED ABC \(CED sponsored\)](#)
Subject: RE: Goldstream General Store license 464
Date: Friday, June 08, 2018 1:16:00 PM

Thank You very much for this information.

We sent out the creditors notices yesterday to the address that V. Nickerson provided for Odom and SGWS. We will log your notice that you will not release these liens with the file and when we receive those creditors notices back we will log those as well. (The lien amounts are different than the ones you have provided, please put the correct lien amounts in the comment section of the form.)

Thank You again for the advance notice.

Mikal Milton

Occupational Licensing Examiner
Alcohol and Mariuana Control Office
Department of Commerce, Community and Economic Development

From: Jan Weatherbee <Jan.Weatherbee@OdomCorp.Com>
Sent: Friday, June 08, 2018 1:03 PM
To: Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>
Cc: Rusty Fairchild <Russell.Fairchild@OdomCorp.Com>
Subject: Goldstream General Store license 464

Hello

I wanted to alert you that we, Odom Corporation and Southern Glazer Wine and Spirits will NOT provide release against liquor license 464 at this time.

Our records indicate that we still hold 2 valid liens against Vicki Nickerson liquor license 464 located at:

Goldstream General Store
2591 Goldstream Road
Fairbanks, AK 99709

We were contacted by Jeff this week informing us he has purchased the location from Vicki and requesting we release the liens. These amounts have not been settled and we are awaiting a reply from Vicki Nickerson.

Because these amounts are from 2011, I just want to double check the amounts I reflect the former Credit manager Marsha Dettorre recorded.

Odom \$27,245.18

SGWS \$28,962.38

Please let me know if you need further information to confirm and validate.
Have a good weekend



Jan Weatherbee
Credit Manager
11400 SE 8th St. Suite 300
Bellevue, WA 98004
425-456-3571 (p)
800-767-6366 x3571
Jan.Weatherbee@Odomcorp.com
www.odomcorp.com

Oates, Sarah D (CED)

From: Marsha Dettorre <Marsha.Dettorre@OdomCorp.Com>
Sent: Tuesday, February 18, 2014 2:36 PM
To: Lambert, Christine C (CED); Oates, Sarah D (CED)
Subject: RE: New account for Goldstream General

Hi ladies! I received a call today from Vicki Nickerson. She is trying to sell the licesnce and questioned the balance due on the lien. I was looking at old notes and wanted to be sure you had the same balances I had. We did get a few payments after I set the lien with Reeda.

Odom \$19,466.96 SWS \$24,424.71

Has their been recent activity on the license? Is anyone else budging on their balances?

Marsha
Credit Manager, The Odom Corporation
425.456.3526

Shared Service Provider for Southern Wine & Spirits – PNW Holdings, LLC

From: Marsha Dettorre
Sent: Monday, October 10, 2011 7:38 AM
To: 'Lambert, Christine C (DPS)'; Jeni Faught; Lisa Fitzhugh
Subject: RE: New account for Goldstream General

Thanks, Christine!

What concerns me here is that this shows that Paul is still owner and that Vicki is manager. Jeni, did Vicki sign the personal guarantee on the credit app? If so, we are probably ok to ship.

Marsha
Credit Manager, Odom Corporation
425.456.3526

From: Lambert, Christine C (DPS) [<mailto:christine.lambert@alaska.gov>]
Sent: Friday, October 07, 2011 4:13 PM
To: Marsha Dettorre; Jeni Faught; Lisa Fitzhugh
Subject: RE: New account for Goldstream General

I attach the Management Agreement that was faxed to our office yesterday at 5:46PM. If I can be of further service, please let me know.

Chris

Christine C. Lambert
Licensing & Records Supervisor
ABC Board
(907) 269-0359 phone
(907) 272-9412 fax

From: Marsha Dettorre [<mailto:Marsha.Dettorre@OdomCorp.Com>]
Sent: Friday, October 07, 2011 2:10 PM