



MEMORANDUM

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

DATE: August 14, 2018

RE: #897 The Place

This is an application to transfer the ownership of a Beverage Dispensary – Tourism license in the Kenai Peninsula Borough. This license was first issued on June 21, 1967.

AS 04.11.400(d)(1)(F) requires 40 rental rooms if the population is 25,001 – 50,000. The Kenai Peninsula Borough has a certified population of 38,101.

The applicant offers 15 rental rooms, none of which include kitchenettes, as well as 18 RV spots. Alcohol is not stocked in the rental rooms, and the establishment has a restaurant.

The Place Tourist Statement

1. The Place Motel, Bar & Grill (The Place) provides tourist with a true “Alaskan” experience destination unlike many of the larger chain motel/hotels. Tourist are able to enjoy the spectacular ocean & mountain views as well as wildlife just outside the city of Kenai. Guest can take in stunning Mt Redoubt sunsets away from any city lights. The large property allows tourist that are traveling by RV to park in a private setting while still allowing them to enjoy the convenience of great food, drinks, and the warm hospitality of our staff. The Place Motel has 15 full equipped rooms, and 18 RV Spots, for tourist and travelers looking for a quality overnight or longer visit. While other motels charge substantially more during the busy summer months The Place maintains affordable rates in order to encourage tourist to come visit and stay with us. A liquor license is necessary for The Place to be competitive with other motels/hotels in the area, and to offer a well round variety of services so guest don’t have to go elsewhere to drink and risk a DUI.

2. The Place has 15 rooms, and 18 RV spots available. Each room features 2 queen size beds, dresser, flat screen satellite TV, small table with 2 chairs, microwave, mini refrigerator, and a full private bath. The rooms and RV spots are available to the traveling public, tourist, and are especially popular with fishermen from all over the World.

3. The Place is owner operated by Grant & Rossana Gratrix. Grant oversees the bar operation, and property maintenance. Rossana operates the Grill and supervises all employees. Our manager assists with maintenance, and is in charge of security.

4. The Place offers room rental to the traveling public. Currently none of the 15 rooms have kitchen facilities, but do have a microwave & mini refrigerator. No alcohol is stocked in the rooms.

5. The Place Grill does have a dinning facility which is currently offering a limited menu, but in January 2018 lunch will be offered with a continental breakfast being add May 2018. Meals are not delivered to the rooms, but there is plenty of seating in the dinning area for guest & locals to enjoy a meal & beverage.

6. The Place doesn’t currently directly book guest for local tourist activities, but is in the process of connecting with local fishing guides to offer their services to our guest. A bulletin board in the dinning area has info local guides have posted, and the staff are all longtime Alaska residences with a wealth of info gladly imparted upon all who inquire.





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

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:	Jason J. Young	License #:	897
License Type:	Beverage Dispensary Tourism	Statutory Reference:	AS 04.11.400 (d)
Doing Business As:	The Place Bar & Motel		
Premises Address:	53791 Sparrow Lane		
City:	Kenai	State:	AK
		ZIP:	99611
Local Governing Body:	Kenai Peninsula Borough		

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	1020513
Board Meeting Date:		License Years:	17/18
Issue Date:		BRE:	CDC





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Section 2 - Transferee Information

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

Licensee:	The Place, Inc.				
Doing Business As:	The Place				
Premises Address:	53791 Sparrow Lane				
City:	Kenai	State:	AK	ZIP:	99611
Community Council:	Kenai Peninsula Borough				

Mailing Address:	P.O. Box 1037				
City:	Kenai	State:	AK	ZIP:	99611

Designated Licensee:	Grant Gratrix				
Contact Phone:	503-467-8488	Business Phone:	907-283-9915		
Contact Email:	grcg46@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

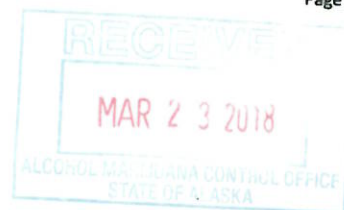
The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

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.

Kaleidoscope Charter School / 4.7 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.

Nikiski Nazarene Church / 0.1 miles





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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:	Grant Gratrix				
Title(s):	President	Phone:	907-283-9915	% Owned:	50
Address:	53791 Sparrow Lane				
City:	Kenai	State:	AK	ZIP:	99611





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Entity Official:	Rossana Gratrix				
Title(s):	Secretary, Vice President and Treasurer	Phone:	907-283-9915	% Owned:	50
Address:	53791 Sparrow Lane				
City:	Kenai	State:	AK	ZIP:	99611

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 #:	10070701	AK Formed Date:	10/27/2017	Home State:	AK
Registered Agent:	Grant Gratrix	Agent's Phone:	907-283-9915		
Agent's Mailing Address:	P.O. Box 1037				
City:	Kenai	State:	AK	ZIP:	99611

Residency of Agent: Yes No

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





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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:

Professional Escrow Services, Inc.
Marie Parker, Escrow Agent
Assisting with application documents





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Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 - Transferor Certifications

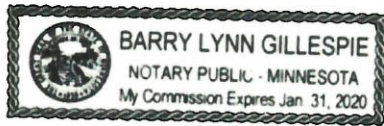
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

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.

[Signature]
Signature of transferor

Jason Young
Printed name of transferor

Subscribed and sworn to before me this 3rd day of February, 2018.



[Signature]
Signature of Notary Public

Notary Public in and for the State of MINNESOTA

My commission expires: 1/31/2020

Signature of transferor

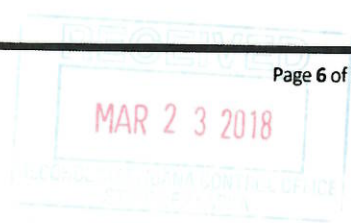
Printed name of transferor

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: _____





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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.

MB

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

MB

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.

MB

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.

MB

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

MB

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.

Grant Gratrix

Signature of transferee

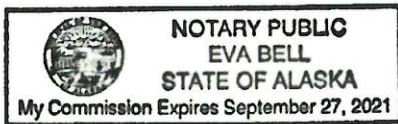
Grant Gratrix

Printed name

Subscribed and sworn to before me this 1st day of February, 2018.

Eva Bell

Signature of Notary Public



Notary Public in and for the State of Alaska

My commission expires: 9-27-2021





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.

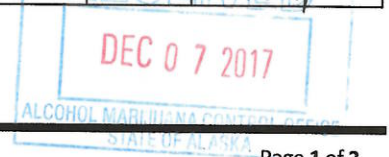
Yes No

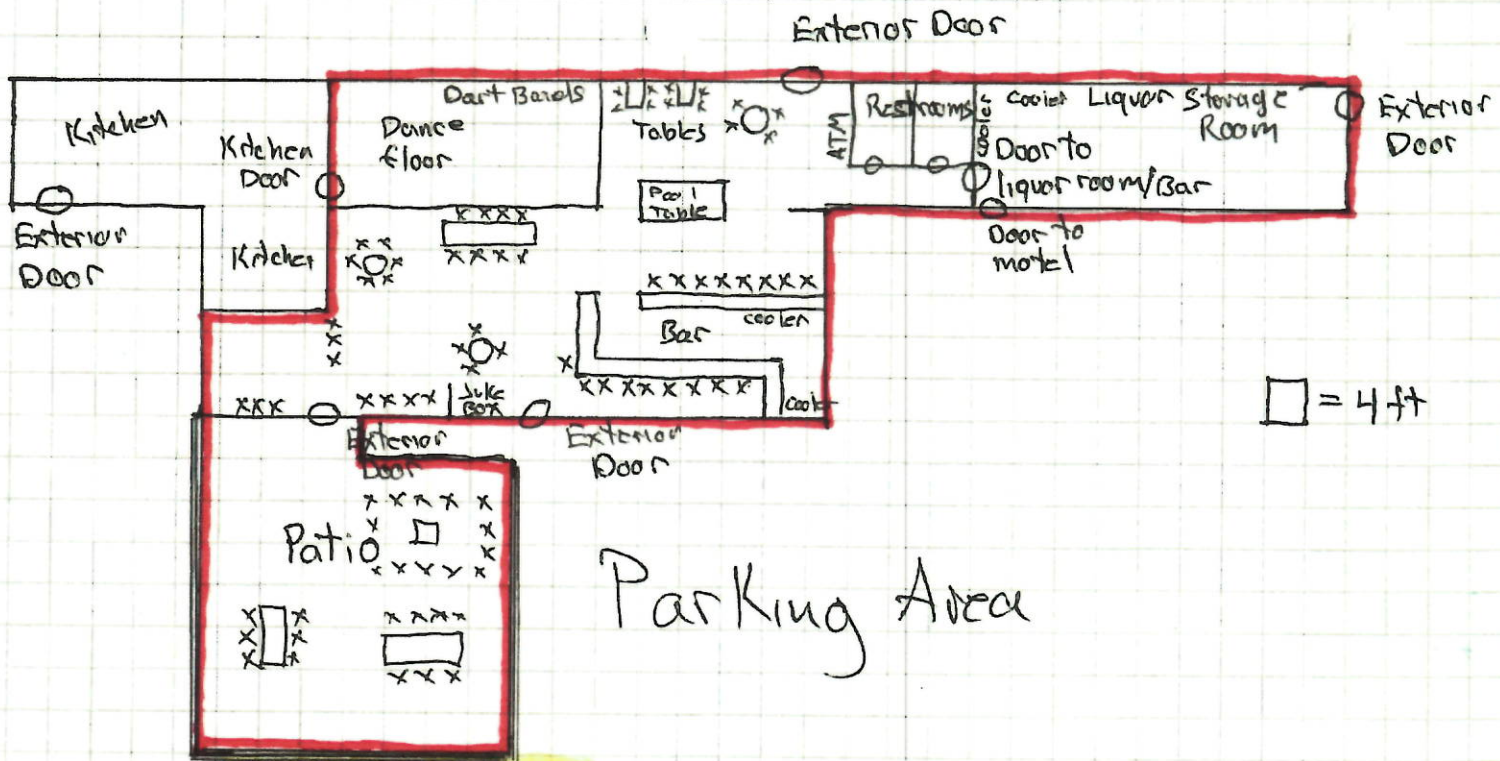
I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 - Establishment Information

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

Licensee:	The Place, Inc.	License Number:	897
License Type:	Beverage Dispensary / Tourism AS 04.11.400(d)		
Doing Business As:	The Place		
Premises Address:	53791 Sparrow Lane		
City:	Kenai	State:	AK ZIP: 99611





Five foot high perimeter security fence

*There is a 5ft high security fence around the entire perimeter of the patio area and the only access to that area is through the main building and restaurant

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 JUN 11 2018
 ALCOHOL REGULATORY DIVISION
 OFFICE
 STATE OF ALABAMA



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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:	The Place, Inc.				
License Type:	Beverage Dispensary Tourism	License Number:	897		
Doing Business As:	The Place				
Premises Address:	* 53791 Sparrow Lane				
City:	Kenai	State:	AK	ZIP:	99611
Contact Name:	* Grant Gratrix	Contact Phone:	(907) 283-7034		

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 #:	BRE:	CDC





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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 – Thursday 11am to 10pm, Friday and Saturday ~~11am~~ 11am to midnight
 Sunday 12noon to 8pm

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:

Dart boards, pool table, juke box, pinball machine, Karaoke, and live music.

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





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Alaska Alcoholic Beverage Control Board

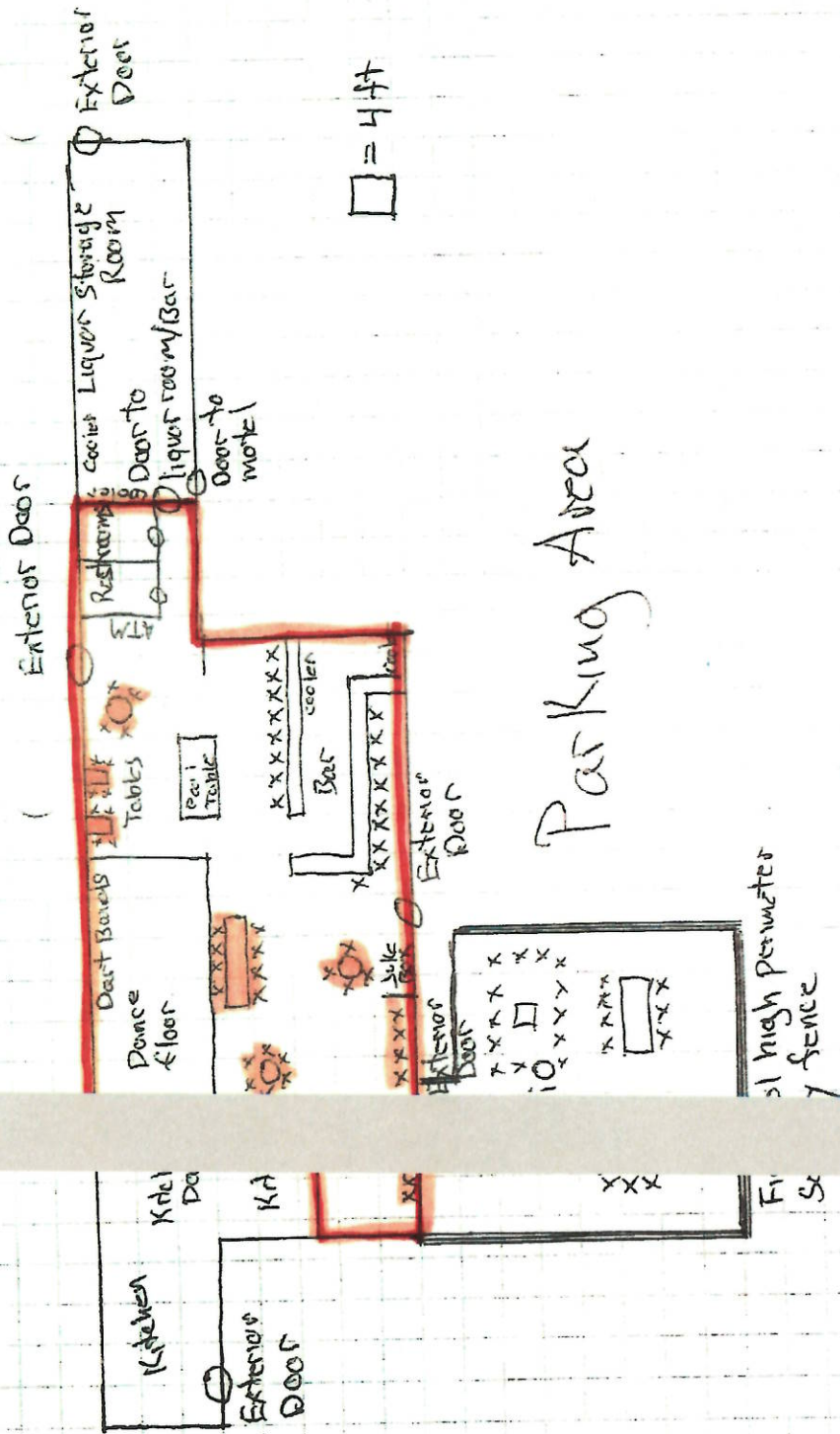
Form AB-03: Restaurant Designation Permit Application

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.

See Attached





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 JUN 26 2018
 ALCOHOL MARIJUANA CONTROL OFFICE
 STATE OF ALASKA



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 550 W 7th Avenue, Suite 1600
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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.

ML

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

ML

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.

ML

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

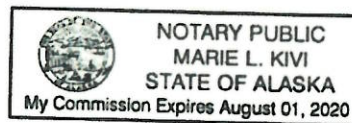
Grant Gratrix
 Signature of licensee
The Place, Inc.
Grant Gratrix, President
 Printed name of licensee

Marie L. Kivi
 Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 8-1-20

Subscribed and sworn to before me this 7th day of June, 2018.



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





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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: _____

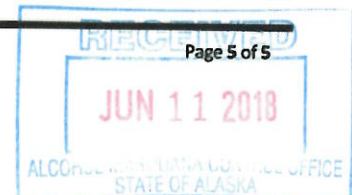
Approved Disapproved

Signature of AMCO Director

Printed name of AMCO Director

Date

Limitations:



THE PLACE

MOTEL BAR & GRILL



STARTERS

WINGS \$12

1 lb of chicken wings
Served with celery sticks,
carrots & ranch

All sauces made in house:
Garlic Parmesan, Buffalo,
Sweet BBQ, Sweet Chili

SIDES

French Fries & Tots \$8

Onion Rings \$10

Extra condiments .50¢

BURGERS

All served with fries or tots
upgrade to onion rings \$1.50
Add cheese \$1
Add bacon \$1

HOUSE BURGER \$11
LTO, house sauce, pickles

BBQ BURGER \$13
Housemade BBQ sauce, crispy
onion straws, LT

MUSHROOM BURGER \$13
Grilled onions & mushrooms,
swiss cheese

FRIED CHICKEN BURGER \$12
LTO, house sauce, choice of
cheese

FILIPINO DISHES

PANSIT \$12.50
Noodle dish with vegetables
Choice of chicken or pork

ADOBO \$13
Pork marinated overnight in
traditional Filipino spices
Served with rice & vegetables

LUMPIA \$10.50
Ground beef egg rolls with
vegetables

SHANGHAI \$10.50
Ground pork egg rolls with
vegetables

SANDWICHES

SANDWICH OF THE DAY
Ask Your Server for Our Daily
Specials

