



## MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: September 10, 2019

FROM: Erika McConnell, Director

RE: 1036 Slippery Salmon Bar & Grill

**Requested Action:** Transfer of controlling interest

**Statutory Authority:** AS 04.11.040(c): "A person may not receive or transfer controlling interest in a liquor license issued to a partnership, including a limited partnership, a limited liability organization, or a corporation under this title, except with the written consent of the board."

AS 04.11.480(a): "A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license by sending the board and the applicant a protest and the reasons for the protest within 60 days of receipt from the board of notice of filing of the application... The board shall consider a protest and testimony received at a hearing conducted under AS 04.11.510(b)(2) or (4) when it considers the application... If an application or continued operation is protested, the board shall deny the application or continued operation unless the board finds that the protest is arbitrary, capricious, and unreasonable."

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; deny the application with a 180 day abeyance

**Background:** The Municipality of Anchorage protests the transfer of this beverage dispensary - tourism license pending payment of delinquent taxes in the amount of \$2,773.73, and pending certification from the Fire Department and the Department of Health and Human Services.

The licensee should be notified that under 3 AAC 304.145(h), this abeyance period may not be extended or renewed.

AS 04.11.400(d)(2)(A)(ii) requires that the facility must maintain at least the minimum number of

1036 Slippery Salmon Bar & Grill

ABC Board September 10, 2019

Page 2

rental rooms required at original licensure. This license was first issued in 1964. Staff has determined that the license was compliant with the room number requirements when originally issued in 1964.

The applicant offers 90 rental rooms, none of which includes a kitchenette. Alcohol is not stocked in the rental rooms, and the establishment has a full-service restaurant.

**Attachment:** Municipality of Anchorage protest  
Transfer application



# Municipality of Anchorage

P.O. Box 196650 • Anchorage, Alaska 99519-6650 • Telephone: (907) 343-4316 • Fax: (907) 249-7533 <http://www.muni.org/assembly/license>

August 21, 2019

## Office of the Municipal Clerk Licensing

Ms. Mikal Milton  
Alaska Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Ave. Ste. 1600  
Anchorage, Alaska 99501

RE: Anchorage Assembly Action on Liquor Licenses

Dear Ms. Milton:

The Anchorage Municipal Assembly at its regular meeting on **August 20, 2019** took the following final actions:

### **PROTEST**

#### **Transfer Liquor License**

- **Beverage Dispensary-Tourism**  
Slippery Salmon Bar & Grill LL#1036 – AR 2019-274  
Pending certification from the Anchorage Fire Department, the Anchorage Health Department, and payment in full of taxes due to the Municipality in the amount of \$2,773.73.  
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the August 20, 2019 Assembly Meeting.

#### **Transfer Liquor License**

- **Package Store**  
In & Out Liquor 1 LL#156 – AR 2019-275  
Pending payment in full of taxes due to the Municipality in the amount of \$245.15.  
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the August 20, 2019 Assembly Meeting.

#### **Transfer Liquor License**

- **Restaurant/Eating Place**  
Sorrento's LL#1064 – AR 2019-276  
Pending certification from the Anchorage Health Department and payment in full of taxes due to the Municipality in the amount of \$2,725.69.  
-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the August 20, 2019 Assembly Meeting.

Any prior conditions placed on any license are to continue until specifically removed or amended. If you require additional information or if I can be of any assistance please call me.

Cordially,

Mandy Honest  
Business License Official

CC: Northern Lodging, LLC – Via Email  
KYJ Corporation – Via Email  
Venus Restaurant Corporation – Via Email

TOURISM STATEMENT  
IN SUPPORT OF TRANSFER OF OWNERSHIP INTEREST IN THE  
NORTHERN LODGING, LLC,  
DBA SLIPPERY SALMON BAR & GRILL LICENSE NO. 1036

This Tourism Statement is submitted pursuant to 13 AAC 104.325, and in support of Northern Lodging, LLC's Liquor License Transfer Application due to a Change in Control. Kress Properties, Inc. has recently acquired 100% of the membership interest in Northern Lodging, LLC.

The Slippery Salmon Bar & Grill (the "Grill") is located within the Ramada hotel in downtown Anchorage, just above Ship Creek. The Ramada is owned by Northern Lodging, LLC, and is operated by its sole member, Kress Properties, Inc., through its authorized officer, Scott Chun, as president, and an onsite general manager and staff.

The current owner has been operating the license since 2006. The Grill is well known by tourists and locals alike, and both the Ramada and the Grill offer an affordable option for tourists wanting to visit the state. The convenience of an onsite restaurant and bar enhances the experience for tourists. The Grill has been substantially upgraded over the last several years.

The Ramada is a 90 room - two star facility. AS 04.11.400(d), provides for the issuance of a tourism license to a facility offering a minimum room count of 50 within the Municipality of Anchorage. None of the rooms have kitchen facilities and no liquor is stocked in the rooms. All dining and alcohol service is provided through the Grill.

In addition to lodging and dinning, the Ramada promotes a full range of guided tours, attractions, rentals, etc. through pamphlets available onsite.





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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:	Northern Lodging, LLC	License #:	1036		
License Type:	Beverage Dispensary - Tourism	Statutory Reference:	04.11.400(d)		
Doing Business As:	Slippery Salmon Bar & Grill				
Premises Address:	115 E. 3rd Avenue				
City:	Anchorage	State:	AK	ZIP:	99501
Local Governing Body:	Municipality of Anchorage				

**Transfer Type:**

- ☒ Regular transfer  
☐ Transfer with security interest  
☐ Involuntary retransfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	1076586
Board Meeting Date:		License Years:	
Issue Date:		BRE:	



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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 2 – Transferee Information

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

Licensee:	Northern Lodging, LLC				
Doing Business As:	Slippery Salmon Bar & Grill				
Premises Address:	115 E. 3rd Avenue				
City:	Anchorage	State:	AK	ZIP:	99501
Community Council:	Downtown				

Mailing Address:	115 E. 3rd Avenue				
City:	Anchorage	State:	AK	ZIP:	99501

Designated Licensee:	Scott Chun, President of Kress Properties, Inc.,				
Contact Phone:	(617) 429-3681	Business Phone:	(617) 429-3681		
Contact Email:	lopakabiner@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.

.5 miles (Denali Montessori)

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.

.1 mile (Archdiocese of Anchorage)



Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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 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:	Kress Properties, Inc.				
Title(s):	Sole Member	Phone:	(617) 429-3681	% Owned:	100
Address:	1164 Bishop Street, Ste. 1089				
City:	Honolulu	State:	HI	ZIP:	96813





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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:	Scott Chun				
Title(s):	AFFILIATE	Phone:	(617) 429-3681	% Owned:	0
Address:	2 MATTAKESETT CIR				
City:	SHARON	State:	MA	ZIP:	02067-3125

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 #:	110093	AK Formed Date:	7/20/2007	Home State:	Alaska
Registered Agent:	Michael R. Mills	Agent's Phone:	907.276-4557		
Agent's Mailing Address:	1031 W. 4th Ave., Ste. 600				
City:	Anchorage	State:	AK	ZIP:	99501

Residency of Agent:

Yes No

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

☒ ☐





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1500  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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 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:

Michael R. Mills, Siena Caruso and Michele Rupp of Dorsey & Whitney LLP





Alaska Alcoholic Beverage Control Board

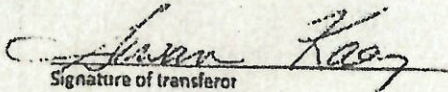
## Form AB-01: Transfer License Application

Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
Phone: 907.269.0350

### Section B - Transferor Certifications

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

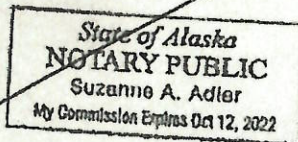
I declare under penalty of perjury that the undersigned represents a controlling interest of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve the transfer of this license, and find the information on this application to be true, correct, and complete.

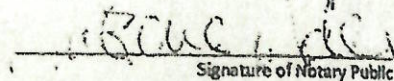
  
Signature of transferor

Susan Kaur, President/Sole Shareholder - Alaska Resort Casino, Inc.

Printed name of transferor

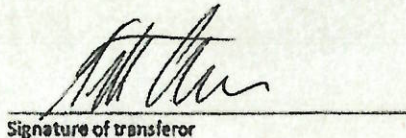
Subscribed and sworn to before me this 22<sup>nd</sup> day of January, 2019.



  
Signature of Notary Public

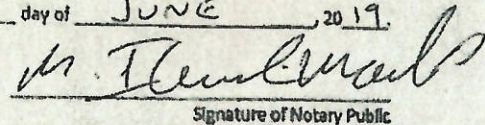
Notary Public in and for the State of Alaska

My commission expires: 10/12/22

  
Signature of transferor

SCOTT CHUN  
Printed name of transferor

Subscribed and sworn to before me this 20<sup>th</sup> day of JUNE, 2019.

  
Signature of Notary Public



**M. IBRAHIM MALIK**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires June 29, 2023

Notary Public in and for the State of Massachusetts

My commission expires: \_\_\_\_\_







Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto: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 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.



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



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.



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.



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



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.

Signature of transferee

Scott Chun, President Kress Properties, Inc.

Printed name

Subscribed and sworn to before me this 16<sup>th</sup> day of May, 2019.

Signature of Notary Public

Notary Public in and for the State of MA



ROSA M. DIRINO

My commission expires:

Notary Public

Commonwealth of Massachusetts  
My Commission Expires Aug. 20, 2021





Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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

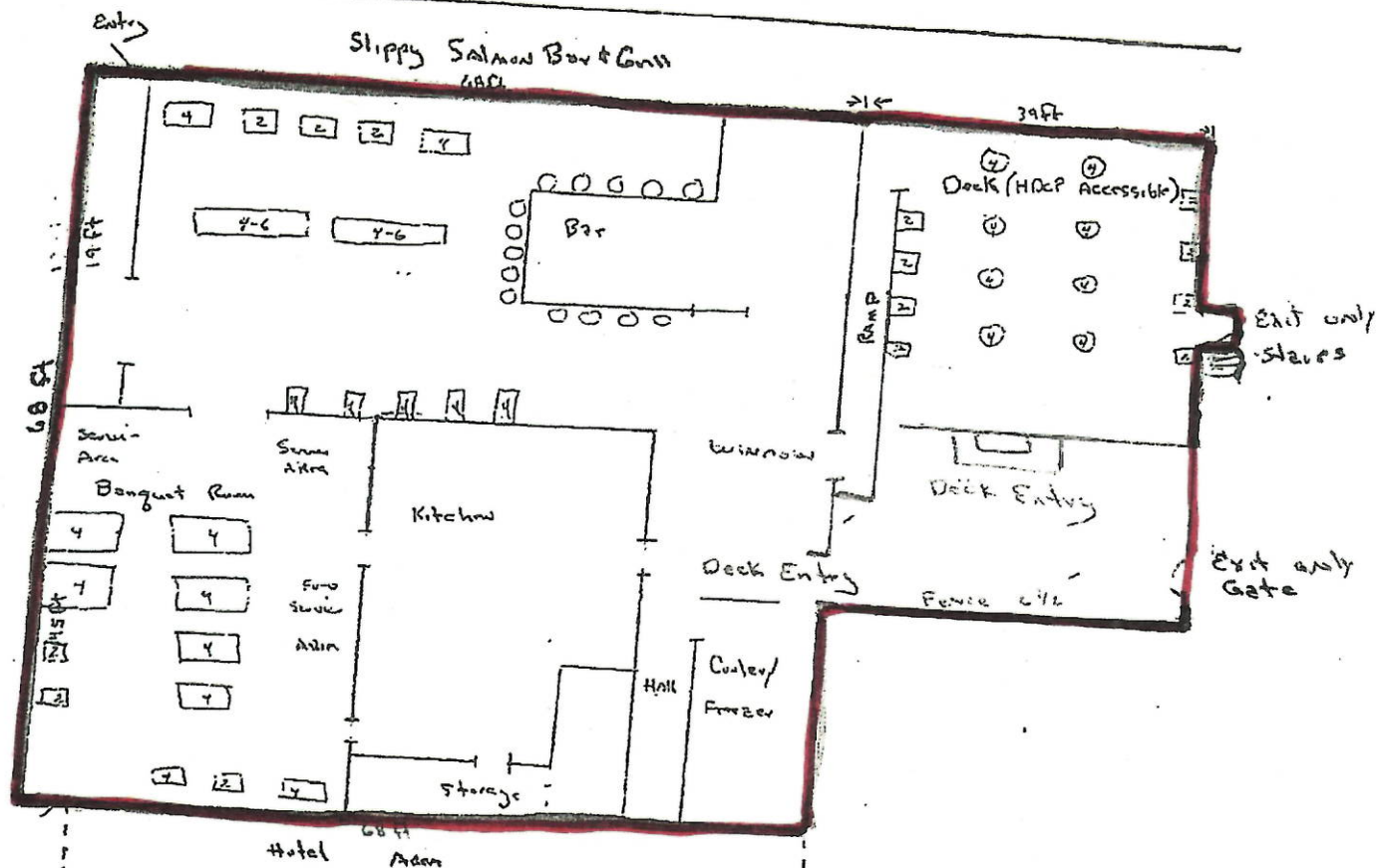
Enter information for the business seeking to be licensed, as identified on the license application.

Licensee:	Northern Lodging, LLC	License Number:	1036		
License Type:	Beverage Dispensary - Tourism				
Doing Business As:	Slippery Salmon Bar & Grill				
Premises Address:	115 E. 3rd Avenue				
City:	Anchorage	State:	AK	ZIP:	99501

N  
S  
E

3RD. AVENUE

A STREET





Alaska Alcoholic Beverage Control Board

## Form AB-02: Premises Diagram

---

Alcohol and Marijuana Control Office

550 W 7<sup>th</sup> Avenue, Suite 1600

Anchorage, AK 99501

[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)

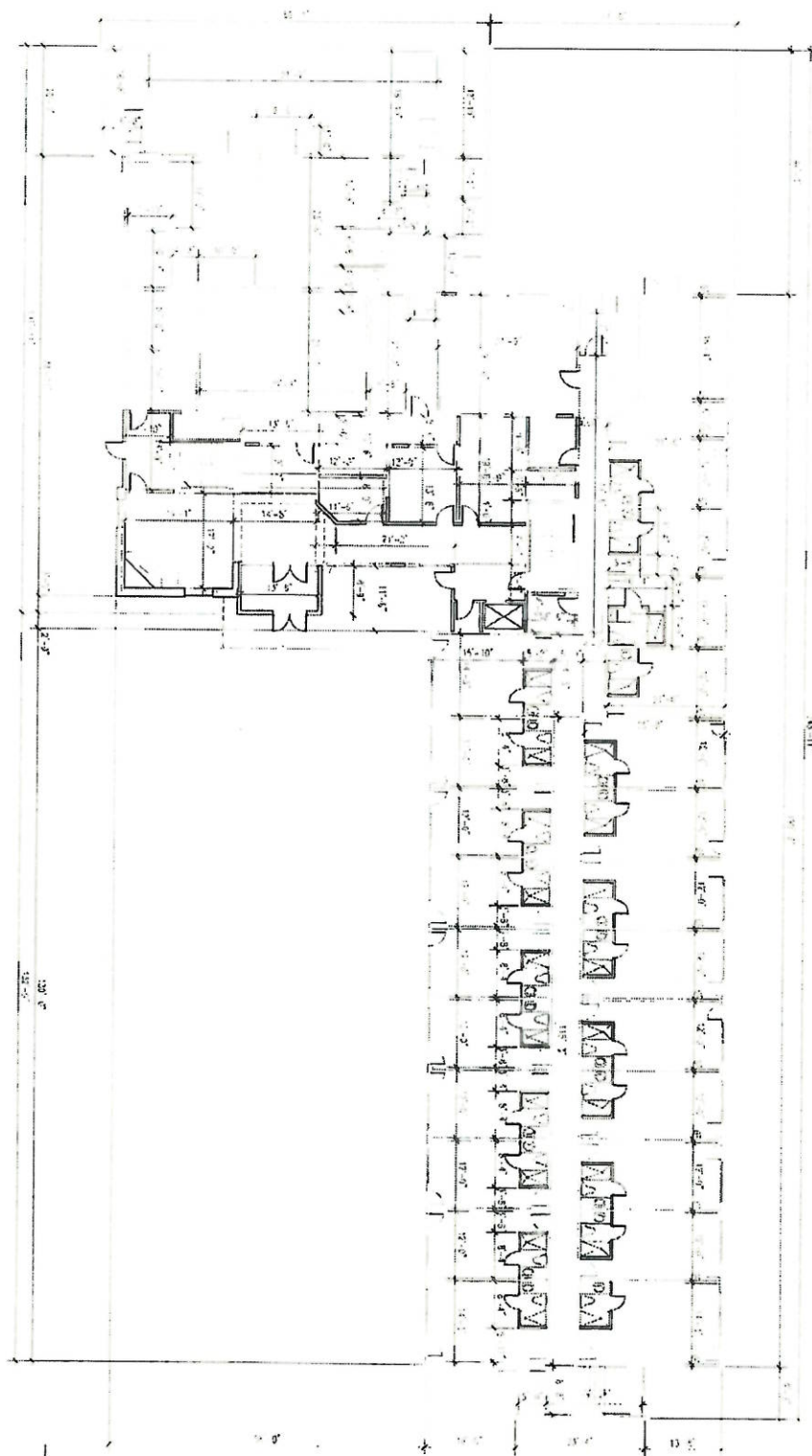
<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

### 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.

---



1 FIRST FLOOR PLAN  
VER 1.0

AMCO

JUN -6 2019

RECORD DRAWING  
This drawing is a record drawing and is not to be used for construction purposes.  
It is the responsibility of the user to verify the accuracy of the information contained herein.  
The user is advised that this drawing is not a contract and does not constitute an offer of insurance or any other financial product.  
The user is advised that this drawing is not a contract and does not constitute an offer of insurance or any other financial product.

A1.01	FIRST FLOOR PLAN
-------	------------------

HOWARD JOHNSON HOTEL  
RAMADA ANCHORAGE  
115 E. 3RD AVE. ANCH. AK 99501  
Anchorage, Alaska

KUMIN ASSOCIATES, INC.  
ARCHITECTS  
1000 W. 10TH AVE. SUITE 100  
ANCHORAGE, AK 99501  
TEL: 273-1234 FAX: 273-1234



## SECURITY PLAN FOR DECK AT SLIPPERY SALMON BAR & GRILL, LICENSE #1036

Primary access to the deck at the Slippery Salmon Bar & Grill is through the restaurant where all guests are monitored. Staff also monitors it via frequent service appearances and a viewing window located adjacent to the deck. The deck is elevated to approximately 30 inches above ground with 40 inch walls on all sides. Secondary access could be obtained through the exit only stairwell, though it is easily visible from the viewing window. Proper signage required by AS 04.21.065 is in place on the door to the deck and by the exit only stairwell, as well as any other required signage, and frequent staff appearances ensure that no unaccompanied minors are allowed on the deck.

