



MEMORANDUM

TO: Bob Klein, Chair, and Members of the Alcoholic Beverage Control Board DATE: November 12, 2019

FROM: Erika McConnell, Director RE: 5849 Borealis Basecamp

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 04.11.225(c): “In this section, “outdoor recreation lodge” means a licensed business that provides overnight accommodations and meals, is primarily involved in offering opportunities for persons to engage in outdoor recreation activities, and has a minimum of two guest rooms.”

Staff Rec.: Approve the new license application

Background: This is a new license application for an Outdoor Recreation Lodge license in the Fairbanks North Star Borough. The applicant proposes to offer Aurora Viewing, ATV Tours, Dog Kart, Dog Mushing, Snowmobiling, Outdoor Photography, and Sightseeing. They have 15 rooms available for rent and provide meals to their overnight guests.

Attachment: Outdoor Recreation Lodge Statement
AB-00
AB-02

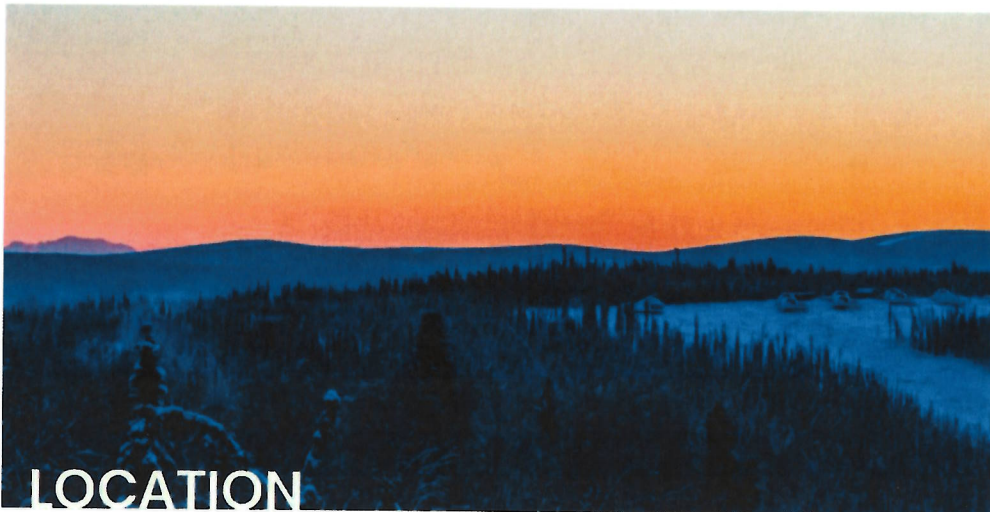


Jana D. Weltzin
Licensed in Alaska & Arizona
901 Photo Ave.
Anchorage, Alaska 99503
Phone 630-913-1113
Main Office 907-231-3750
JDW, LLC
jana@jdwcounsel.com

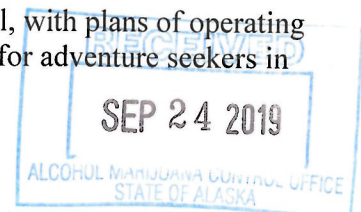
We are pleased to introduce to you, Borealis Basecamp, a unique outdoor recreation lodge. This is a recreational retreat located an hour from Fairbanks. Guests of Borealis Basecamp will stay in spacious outdoor domes with spectacular views, guided outdoor recreational adventures, uniquely Alaskan overnight accommodations and a true culinary experience with their onsite top-rated chef.

There will be a total of 15 guest domes with a kitchenette provided in each individual dome and a full kitchen on site where a private chef will prepare exquisite meals for guests. Alcoholic beverages will be available for purchase by overnight guests to consume in the dining area, lounge area, outdoor deck or viewing deck. Guests will be required to show proof that they are at least 21 years of age when they attempt to purchase any liquor at Borealis Basecamp.

During the guests stay, they will have 100 acres of pristine boreal forest to wander and explore. Guests have the option to relax in their individual private domes or choose from the wide variety of amenities and activities Boreal Basecamp has to offer.



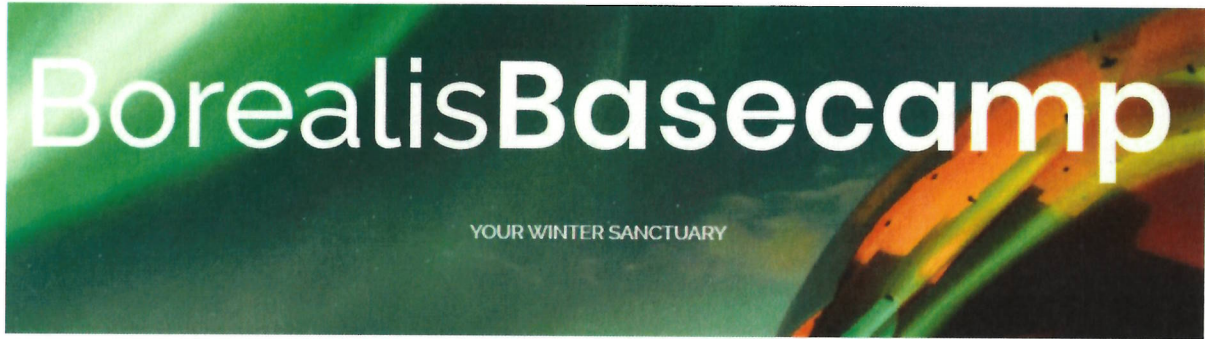
Borealis Basecamp will operate through the months of August to April, with plans of operating year-round in the next 1-2 years offering outdoor recreation activities for adventure seekers in



both fall and winter months including, but not limited to:

- Aurora Viewing
- ATV Tours
- Dog Kart
- Dog Mushing
- Snowmobiling
- Outdoor Photography
- Sightseeing
- As well as gear rental





Borealis Basecamp Menu Items:

Breakfast:

Fresh Juice | Coffee | Tea

Continental Breakfast – meats, cheeses, hot and cold cereals, and fresh fruit

Lunch:

Daily Soup Options

French Dip Sandwich | Spicy Roast Beef Sandwich | Grilled Cheese

Turkey Melt | Spicy Chicken Sandwich

Dinner:

Soup or House Salad

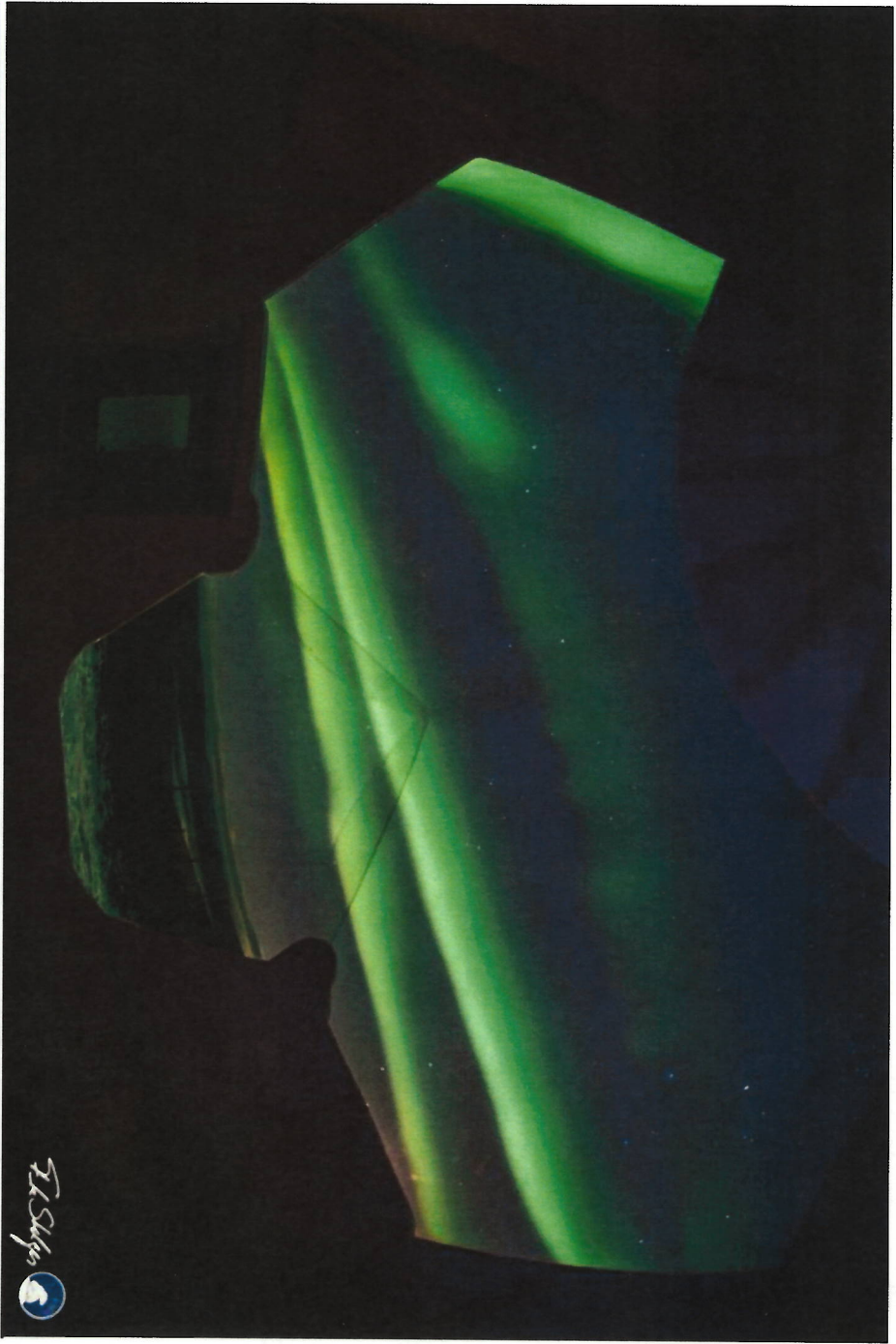
Ribeye Steak | Grilled Chicken Breast | Alaskan Rockfish

Alaska Sockeye Salmon | Alaskan King Crab

Dessert:

House Made Cheesecake | Chia Seed Pudding

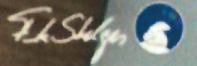




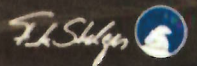
ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA
SEP 24 2019



LIVING SPACE



KITCHENETTE



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STATE OF ALASKA



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 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-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:	Borealis Basecamp, LLC		
License Type:	Outdoor Recreation Lodge	Statutory Reference:	04.11.225
Doing Business As:	Borealis Basecamp		
Premises Address:	2640 Himalaya Road		
City:	Fairbanks	State:	Alaska
		ZIP:	99712
Local Governing Body:	Fairbanks North Star Borough		
Community Council:			

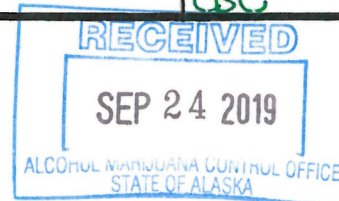
Mailing Address:	PO Box 111831		
City:	Anchorage	State:	Alaska
		ZIP:	99511

Designated Licensee:	Adriel Butler		
Contact Phone:	360-359-2136	Business Phone:	
Contact Email:	adriel@aexak.com		

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

OFFICE USE ONLY			
Complete Date:	10/2/19	License Years:	License #: 5849
Board Meeting Date:	11/12/19	Transaction #:	1095012
Issue Date:		BRE:	CDC

[Form AB-00] (rev 10/10/2016)



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 AMCO
 AUG 28 2019



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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.

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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.

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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:					
Address:					
City:		State:		ZIP:	

This individual is an: applicant affiliate

Name:					
Address:					
City:		State:		ZIP:	



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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:	AW Go, LLC -			
Title(s):	Member	Phone:		% Owned: 30%
Address:	PO Box 11831			
City:	Anchorage	State:	Alaska	ZIP: 99511

Entity Official:	Adriel Butler			
Title(s):	Manager	Phone:	360-359-2136	% Owned: 0%
Address:	BOX 11831			
City:	Anchorage	State:	Alaska	ZIP: 99511

Entity Official:	Jeremy Rogers			
Title(s):	Manager	Phone:	256-710-3882	% Owned: 0%
Address:	3121 N. Paradise LN			
City:	Wasilla	State:	Alaska	ZIP: 99623

Entity Official:	Revontulet Holdings, LLC			
Title(s):	Member	Phone:		% Owned: 30
Address:	3121 N Paradise Lane			
City:	Wasilla	State:	Alaska	ZIP: 99623





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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:	Lulutrip, Inc				
Title(s):	Member	Phone:		% Owned:	40
Address:	2890 Zanker Rd., #203				
City:	San Jose	State:	California	ZIP:	95134

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

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

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



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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 #:	10062473	AK Formed Date:	10/05/2018	Home State:	Alaska
Registered Agent:	Adriel Butler		Agent's Phone:	360-359-2136	
Agent's Mailing Address:	3551 E. 144th Avenue				
City:	Anchorage	State:	Alaska	ZIP:	99516

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):

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:

JDW, LLC and employees. Attorney assisting in application process

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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.

AB

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

AB

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.

AB

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.

AB

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

AB

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.

Adriel Butler
 Signature of licensee

Adriel Butler
 Printed name of licensee

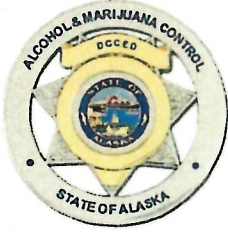


Kelly S Macmillan
 Signature of Notary Public

Notary Public in and for the State of Washington

My commission expires: 10/19/22

Subscribed and sworn to before me this 9th day of August, 2019.



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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.

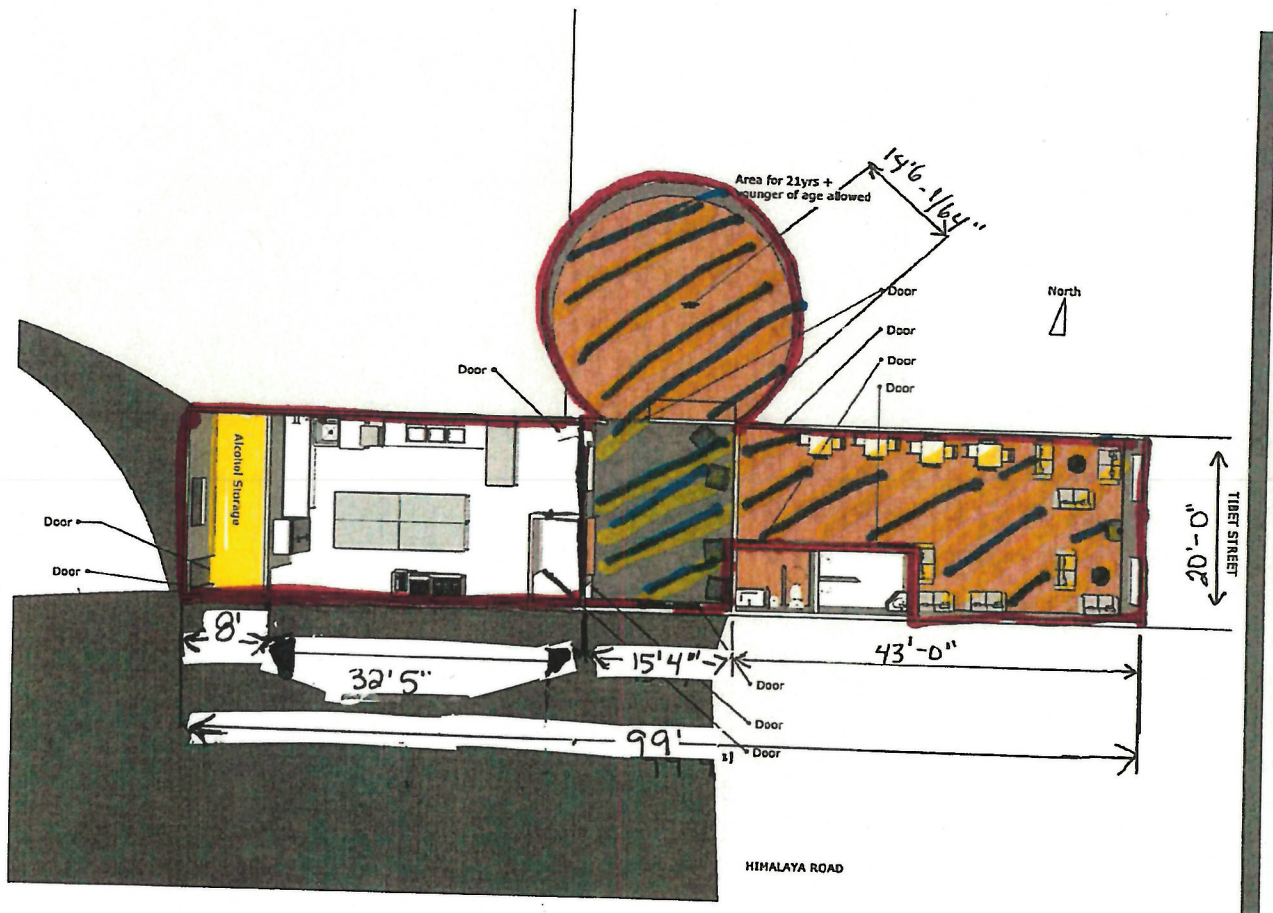
Section 1 – Establishment Information

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

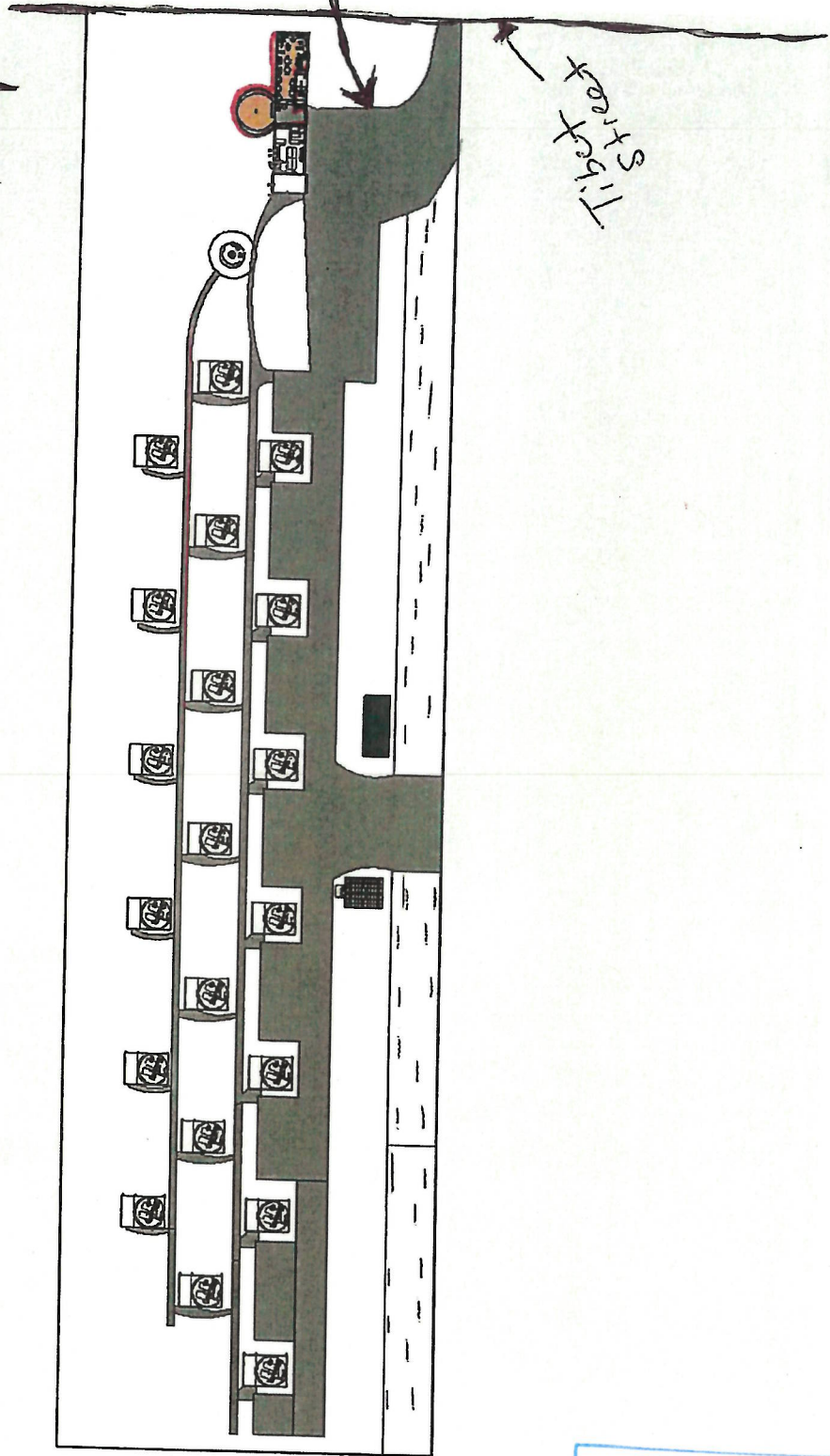
Licensee:	Borealis Basecamp, LLC	License Number:			
License Type:	Outdoor Recreation Lodge				
Doing Business As:	Borealis Basecamp				
Premises Address:	2640 Himalaya Road				
City:	Fairbanks	State:	Alaska	ZIP:	99712

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 = Area for 21 years & younger of age allowed



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Himalaya Road

St. Francis

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