



MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: January 21, 2020

FROM: Glen Klinkhart, Interim Director

RE: 4236 Hilton Garden Inn
Anchorage

Requested Action: Transfer of ownership

Statutory and Regulatory 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 04.11.400(d): “The board may approve
- (1) the issuance of a new beverage dispensary or restaurant or eating place license without regard to (a) of this section if it appears that the issuance will encourage the tourist trade by encouraging the construction or improvement of
 - (A) a hotel, motel, resort, or similar business relating to the tourist trade with a dining facility or having kitchen facilities in a majority of its rental rooms and at least a minimum number of rental rooms required according to the population of the incorporated city, unified municipality, or population area established under (a) of this section in which the facility will be located, as follows:
 - (i) 10 rental rooms if the population is less than 1,501;
 - (ii) 20 rental rooms if the population is 1,501 — 2,500;
 - (iii) 25 rental rooms if the population is 2,501 — 5,000;
 - (iv) 30 rental rooms if the population is 5,001 — 15,000;
 - (v) 35 rental rooms if the population is 15,001 — 25,000;
 - (vi) 40 rental rooms if the population is 25,001 — 50,000; and
 - (vii) 50 rental rooms if the population is greater than 50,000; or
 - (B) an airport terminal; and”
 - (2) the renewal or transfer of ownership of a beverage dispensary or restaurant or eating place license issued under (1) of this subsection if the
 - (A) holder of the license operates a hotel, motel, resort, or similar business relating to the tourist trade that
 - (i) has a dining facility on the licensed premises or kitchen facilities in a majority of its rental rooms; and

- (ii) maintains at least the minimum number of rental rooms that the hotel, motel, resort, or similar business had at the time of initial licensure or that were required at the time of initial licensure; or
- (B) licensed premises are located inside an airport terminal.

Staff Rec.: Approve the transfer

Background: This is an application to transfer the ownership of a Beverage Dispensary – Tourism license in the Municipality of Anchorage.

AS 04.11.400(d)(2)(A)(ii) requires that the facility must maintain at least the minimum number of rental rooms required at original licensure. Staff has determined that the license was compliant with the room number requirements when originally issued.

The applicant offers 125 rental rooms and none of the rooms include a kitchenette. Alcohol is not stocked in the rental rooms, and the establishment has a full-service restaurant.

Attachment: Tourism Statement
AB-01/AB-00
AB-02

Tourism Statement

Hilton Garden Inn Anchorage

The Hilton Garden Inn first opened for business on June 8, 2002. Since its opening the HGI Anchorage has encouraged tourism in many ways. The Hilton Garden Inn is a strong and highly rated brand of Hilton Hotels. All Hilton Garden Inns are subject to very stringent brand standards and constantly monitored to insure that every guest experience is top notch. There is a very strong brand identity and loyalty from the Hilton Garden Inn guest who often times will choose a destination only if there is a HGI in the town they wish to stay in. The Hilton Garden Inn Anchorage also benefits from national advertising for the Garden Inn brand on the internet, TV, and print publications.

The Hilton Garden Inn Anchorage encourages tourism by advertising in Alaska Magazine, Bus & Route Tourism Maps, Visit Anchorage (Anchorage Convention and Visitors Bureau), and Alaska Business Magazine. Representatives from the hotel's Sales and Marketing department also attend the State & Associate Trade Show each July in Juneau and in February in Fairbanks. Our hotel draws in many out of state guests: During the summer months approximately 65-70% of our guests are from outside Alaska and in the "off season" the breakdown is 60% of our guests are corporate and 40% leisure.

The HGI has 125 guest rooms and has facilities to host small groups. The hotel is on a rotating schedule to replace worn items such as carpet, linens, etc. so the guest experience is always top notch. Plans for a remodel are in the planning stages at this time.

The HGI Anchorage offers its guest the following amenities:

- 24 hour Pavilion Pantry Market
- Automated Teller (ATM)
- Baggage Storage
- Bar Area
- Beverage Area, Complimentary
- Coin Laundry
- Elevators
- Laundry/Valet Service
- Local Area Transportation
- Lounge
- Luggage Hold
- Multi-Lingual Staff
- Room Service
- Safety Deposit Box
- Snack Shop
- Our Anchorage, AK hotel provides free high-speed Internet access in every guest room and secure remote printing to the 24-hour business center.
- Audio/Visual Equipment Rental
- Business Center

AMCO
OCT 23 2019

- Complimentary Printing Service
- Express Mail
- Fax
- Meeting Rooms
- Photo Copying Service
- Printer
- Fitness Room
- Pool

The hotel has a restaurant serving daily breakfast, Dinner and has a bar. All of these amenities are what Hilton Garden Inn guest expects when they choose a Hilton Garden Inn hotel.

Our General Manager will serve on the Tourism Board and our Sales team keeps current by attending meetings that promote the different tours and trips that are offered in the state. Some of the many trips our hotel arranges include:

- Guided fishing trips
- Glacier tours
- Whale Watching
- Flights to Talkeetna
- White Water Rafting
- Wildlife Conservation Center
- Alaska Train Tours
- Denali Trips

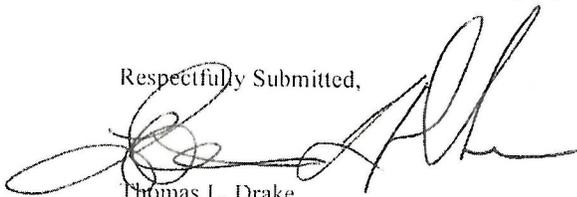
In addition our hotel staff recommends local restaurants whenever possible. This also helps tourism and the local economy.

The Hilton Garden Inn Anchorage works with travel agents such as US Travel, Euro Tour and Alaska Adventures Unlimited; these travel agents offer packages which also encourages tourism.

In summary, the Hilton Garden Inn Anchorage continues to encourage tourism by using a multi-faceted approach to draw tourists in and once they are at the hotel, to offer them a top quality guest experience that promotes the many activities Alaska has to offer .

If you have further questions or wish us to elaborate on any of the information contained in this tourism statement. Please feel free to contact my liquor license consultant Whitney Gillings at 972-354-6472.

Respectfully Submitted,



Thomas L. Drake

On behalf of CP Anchorage 4, LLC

Thomas Drake
Vice President,
Secretary/Treasurer

AMCO
OCT 23 2019

License# 4236

dba HILTON GARDEN INN ANCHORAGE

CP Anchorage 4, LLC

Transfer Application for Beverage Dispensary - Tourism

MANADATORYPOINTS TO BE INCLUDED:

1. **Explain how issuance of a liquor license at your establishment has/will encourage tourism:**
As a full-service hotel, it is our core mission to encourage tourism, as the very success of our business relies on it. To that end, responsible liquor service is a guest expectation.
2. **Explain how the facility was/will be constructed or improved in accordance with this application:** The continued responsible service of alcohol will enhance the guests' overall enjoyment of the property and hopefully foster a desire to return to Alaska again and again.
3. **Who operates the facility for which a liquor license is being applied?** Ownership has engaged the services of Columbia Sussex Management, LLC, a national recognized premiere hospitality manager.
4. **Do you offer room rentals to the traveling public? Yes**
 - a. **If so, how many of these rooms are available? Do any of the rental rooms have kitchen facilities (defined as: a separate sink for food preparation along with refrigeration and cooking appliance devices, including a microwave)? If yes, how many of the rental rooms have kitchen facilities that meet this definition? Do you stock alcoholic beverages in guest rooms?** 125 Rooms, all rooms provide microwaves and a mini- refrigerator to guests but none have separate sinks for food prep and the hotel does not stock alcoholic beverages in rooms.
 - b. **If not, is your facility located within an airport terminal?**
5. **Does your establishment include a dining facility? Yes - The Garden Grille & Bar is a full-service restaurant located on property as well as a sundry store, room service, and on-site catering.**
6. **Are additional amenities available to your guests through your establishment (eg: guided tours or trips, rental equipment for guests, other activities that attract tourists)? No.**





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:	BRE Select Hotels Properties, LLC	License #:	4236		
License Type:	Beverage Dispensary - Tourism AS	Statutory Reference:	04.11.400(d)		
Doing Business As:	Hilton Garden Inn				
Premises Address:	4555 Union Square Drive				
City:	Anchorage	State:	AK	ZIP:	99503
Local Governing Body:	City of Anchorage				

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

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



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:	CP Anchorage 4, LLC			
Doing Business As:	Hilton Garden Inn Anchorage			
Premises Address:	4555 Union Square Drive			
City:	Anchorage	State:	AK	ZIP: 99503
Community Council:	City of Anchorage			

Mailing Address:	740 Centre View Blvd.			
City:	Crestview Hills	State:	KY	ZIP: 41017

Designated Licensee:	Thomas LeRoy Drake		
Contact Phone:	859-578-1100	Business Phone:	859-578-1100
Contact Email:	tdrake@columbiasussex.com		

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

Section 3 – Premises Information

Premises to be licensed is:

- an existing facility a new building a proposed building

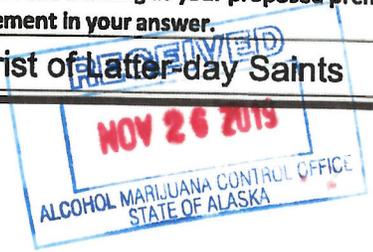
The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

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.

approximately 1500 feet to Family Partnership Charter K-12.

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.

approximately 2600 feet to the Church of Jesus Christ of Latter-day Saints





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:	N/A			
Address:				
City:		State:		ZIP:

This individual is an: applicant affiliate

Name:	N/A			
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:	CP Crestview, LLC			
Title(s):	Member	Phone:	859-578-1100	% Owned: 100
Address:	740 Centre View Blvd.			
City:	Crestview Hills	State:	KY	ZIP: 41017





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

Entity Official:	William John Yung III			
Title(s):	Affiliate, President of Crestview, LLC	Phone:	859-578-1100	% Owned: 0%
Address:	350 Kings Town Drive			
City:	Naples	State:	FL	ZIP: 34102

Entity Official:	Christopher John Ballad			
Title(s):	Affiliate, CFO of Crestview, LLC	Phone:	859-578-1100	% Owned: 0%
Address:	3040 Wold Ave			
City:	Cincinnati	State:	OH	ZIP: 45206

Entity Official:	Thomas LeRoy Drake			
Title(s):	Affiliate, VP/Secretary/Treasurer of CP Crestview, LLC	Phone:	859-578-1100	% Owned: 0%
Address:	709 Gallant Fox Lane			
City:	Union	State:	KY	ZIP: 41091

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 #:	10110116	AK Formed Date:	07/23/2019	Home State:	DE
Registered Agent:	Tracy Morgan		Agent's Phone:	(907) 762-7000	
Agent's Mailing Address:	101 West 48th Ave.				
City:	Anchorage	State:	AK	ZIP:	99503

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

Entity Official:	Derek Jon Haught				
Title(s):	Affiliate, VP of CP Crestview, LLC	Phone:	859-578-1100	% Owned:	0%
Address:	3107 Hudnall Lane				
City:	Edgewood	State:	KY	ZIP:	410174

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

Entity Official:	N/A				
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 #:	10110116	AK Formed Date:	07/23/2019	Home State:	DE
Registered Agent:	Tracy Morgan		Agent's Phone:	(907) 762-7000	
Agent's Mailing Address:	101 West 48th Avenue				
City:	Anchorage	State:	AK	ZIP:	99503

Residency of Agent:

Yes No

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





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):

Yes, see attached list for William J. Yung III, Christopher J. Ballard, Thomas L. Drake, and Derek J. Haught.

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:

Stacey Stone - Local Liquor Counsel
Whitney Gillings - Liquor License Consultant



AB-01 Section 6: Associated AK Liquor Licenses for
William J. Yung III
Christopher J. Ballard
Thomas L. Drake
Derek J. Haught

ST	City	Licensee	Property	License Nbr	License Type
AK	Anchorage	Columbia Properties Anchorage Limited Partnership	Anchorage Marriott Hotel 820 W. 7th Avenue Anchorage, AK 99501	3945	Beverage Dispensary Tourism
AK	Anchorage	CP Anchorage Hotel 2, LLC	Hilton Anchorage 500 W 3rd Ave Anchorage, AK 99501	1157	"Top of the World" - Beverage Dispensary
AK	Anchorage	CP Anchorage Hotel 2, LLC	Hilton Anchorage 500 W 3rd Ave Anchorage, AK 99501	1414	"Chartroom" - Beverage Dispensary
AK	Anchorage	CP Anchorage Hotel 2, LLC	Hilton Anchorage 500 W 3rd Ave Anchorage, AK 99501	1043	"Bruins" - Beverage Dispensary





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 of transferor

Brian Kim

Printed name of transferor

Subscribed and sworn to before me this 1st day of October, 2019.


Signature of Notary Public

JOSHUA R. PYNE
Notary Public, State of New York
No. 01PY6315788
Qualified in Kings County
Commission Expires 12/01/2022

Notary Public in and for the State of _____

My commission expires: _____

Signature of transferor

Brian Kim

Printed name of transferor

Subscribed and sworn to before me this 1st day of October, 2019.


Signature of Notary Public

JOSHUA R. PYNE
Notary Public, State of New York
No. 01PY6315788
Qualified in Kings County
Commission Expires 12/01/2022

Notary Public in and for the State of _____

My commission expires: _____



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 **Thomas Drake**
Vice President,
Secretary/Treasurer

Printed name

Subscribed and sworn to before me this 6 day of SEPTEMBER, 2019.

Signature of Notary Public

MARY SHEANSHANG

Notary I.D. 551949

Notary Public in and for the State of ~~Notary Public, Kentucky State at Large~~

My Commission Expires March 23, 2020

My commission expires: _____



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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-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:	CP Anchorage 4, LLC	License Number:	4236
License Type:	Beverage Dispensary - Tourism AS (04.11.400(d))		
Doing Business As:	Hilton Garden Inn Anchorage		
Premises Address:	4555 Union Square Drive		
City:	Anchorage	State:	AK
		ZIP:	99503





Alcohol and Marijuana Control Office

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Anchorage, AK 99501

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Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

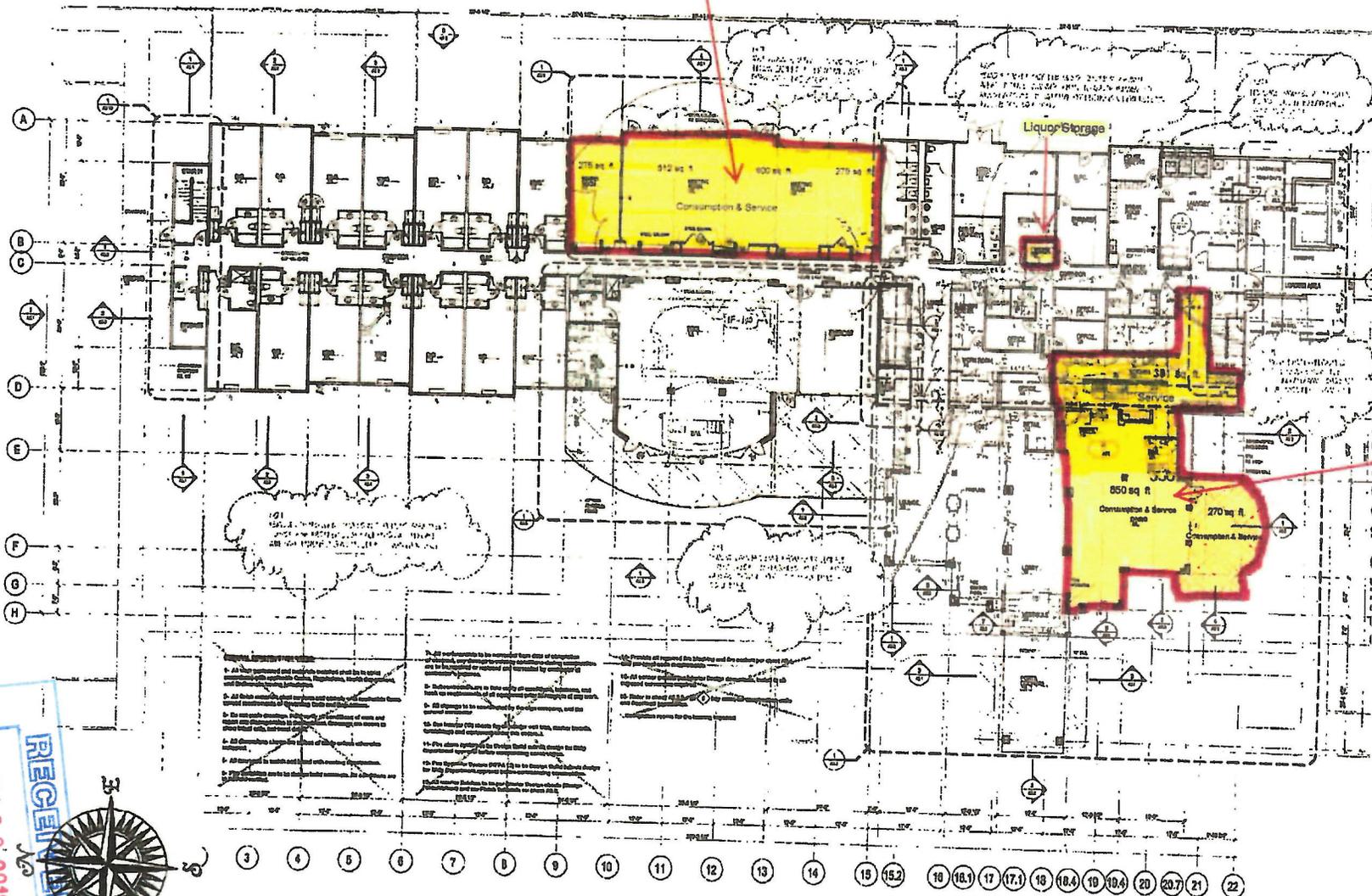
Section 2 – Detailed Premises Diagram

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.

See Attached



Consumption & Service



Consumption & Service

- 1. All floor surfaces and walls shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 2. All floor surfaces shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 3. All walls shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 4. All ceilings shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 5. All doors shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 6. All windows shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 7. All partitions shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 8. All stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 9. All elevators shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 10. All mechanical rooms shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 11. All electrical rooms shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 12. All plumbing rooms shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 13. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 14. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 15. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 16. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 17. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 18. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 19. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 20. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 21. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.
- 22. All fire escape stairs shall be finished with a smooth, non-absorbent, non-porous, and non-flammable material.

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 ALCOHOL MARILUANA CONTROL OFFICE
 STATE OF ALASKA



CP Anchorage 4, LLC
 Hilton Garden Inn Anchorage
 4555 Union Square Dr.
 Anchorage, AK 99503

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 ALCOHOL & TOBACCO OFFICE

4th Floor

402	404	406	408	410	412	414	416	418	420	422	424	426	Elevators	430	432	434	436	438
401	403	405	407	409	411	415	417	419	421	423	425	427	429	431	433	435	437	439

3rd Floor

302	304	306	308	310	312	314	316	318	320	322	324	326	Elevators	330	332	334	336	338
301	303	305	307	309	311	315	317	319	321	323	325	327	329	331	333	335	337	339

2nd Floor

202	204	206	208	210	212	214	216	218	220	222	224	226	Elevators	230	232	234	236	238
201	203	205	207	209	211	215	217	219	221	223	225	227	229	231	233	235	237	239

1st Floor

