



Alaska Alcoholic Beverage Control Board  
**Tourism Statement Form**

- A new, transfer, or renewal application for a Tourism Site License must be accompanied by this form which explains how the establishment satisfies the requirements listed under AS 04.11.400 (d), 3 AAC 304.325.
  - You must provide complete responses to all questions or your application will be returned and will not be scheduled for the next ABC board meeting until the application is deemed complete by AMCO staff.
- **All questions must be answered on this form. Do not attach other documents, or they will be returned.**
- **Do not provide documents and/or statements not requested.**

**Mandatory Points to be Included**

1. Explain how issuance of a liquor license at your establishment has/will keep encouraging tourism:

The restaurant and bar is located on-site and is within walking distance to the hotel rooms. This is favorable when booking a room and is preferred by the traveling public when selecting overnight accommodations. The resort business involves catering events to tourists and regional and local guests. Advertising in travel & tourism publications as well as local television and radio attracts event goers from within state and out of state to come to Wasilla, hold their catered event at the resort, and stay overnight at the hotel. The resort is a preferred location for wedding ceremonies where family and friends from all over the state as well as the country come to celebrate thus encouraging tourism because we can accommodate their food and beverage needs.

2. Explain how the facility was or will be improved in accordance with this application: (this includes planned renovations, repairs, updates to the facility/grounds)

The resort was completely renovated and updated in 2017. The renovation of the event spaces, added parking, extensive landscaping, motel updates etc... is ideal for travelers who want an overnight stay, with on-site food and beverage in a beautiful lake front location conveniently located between regular tourist destinations such as Valdez, Talkeetna, Anchorage and Denali.

AMCO  
DEC - 9 2020



Alaska Alcoholic Beverage Control Board  
**Tourism Statement Form**

3. Who operates the Liquor License?

Mat-Su Resort, LLC dba Everett's is the operator of the Liquor License. Gerald Neeser Revocable Trust UTAD 04/30/2001 is the member and owner of Mat-Su Resort, LLC and Gerald E. Neeser is the manager of all entities.

4. Do you offer room rentals to the traveling public? Yes  No  (if no, skip to question 5)

a. If so, how many of these rooms are available?

12 motel rooms and 3 cabins

b. Do any of the rental rooms have kitchen facilities (such as: a separate sink for food preparation and refrigeration/cooking appliance devices, including a microwave)? Yes  No

i. If yes, how many of the rental rooms have kitchen facilities that meet this definition?

15

c. Do you stock alcoholic beverages in guest rooms? Yes  No

5. Is your facility located within an airport terminal? Yes  No

6. Does your establishment include a dining facility? Yes  No

7. Are additional amenities available to your guests through your establishment? Yes  No

a. If Yes, list your available amenities that directly pertain to this license type:

The resort has amenities related to lake activities available to all guests such as Kayaks, peddle boats, paddle boards, and canoe rentals. Winter amenities include ice skating/hockey rinks, ice fishing, snowmobile races, charity plunge events. Other amenities include helicopter flight seeing tours, indoor and outdoor concert events and comedy venues held throughout the year.



Alaska Alcoholic Beverage Control Board

**Form AB-17: 2021/2022 License Renewal Application**

- This form and any required supplemental forms must be completed, signed by the licensee, and postmarked no later than 12/31/2020 per AS 04.11.270, 3 AAC 304.160, with all required fees paid in full, or a non-refundable \$500.00 late fee applies.
- Any complete application for renewal or any fees for renewal that have not been postmarked by 02/28/2021 will be expired per AS 04.11.540, 3 AAC 304.160(e).
- All fields of this application must be deemed complete by AMCO staff and must be accompanied by the required fees and all documents required, or the application will be returned without being processed, per AS 04.11.270, 3 AAC 304.105
- Receipt and/or processing of renewal payments by AMCO staff neither indicates nor guarantees in any way that an application will be deemed complete, renewed, or that it will be scheduled for the next ABC Board meeting.

**Establishment Contact Information**

Licensee (Owner):	Mat-Su Resort LLC	License #:	1563
License Type:	Beverage Dispensary - Tourism		
Doing Business As:	a Everett's		
Premises Address:	1850 E. Boagrd Road, Wasilla, AK 99654		
Local Governing Body:	Matanuska-Susitna Borough		
Community Council:	None		

If your mailing address has changed, write the NEW address below:

Mailing Address:					
City:		State:		ZIP:	

**Section 1 – Licensee Contact Information**

**Contact Licensee:** The individual listed below must be listed in Section 2 or 3 as an Official/Owner/Shareholder of your entity and must be listed on CBPL with the same name and title.

This person will be the designated point of contact regarding this license, unless the Optional contact is completed.

Contact Licensee:	Gerald E. Neeser	Contact Phone:	907-229-1348
Contact Email:	jerry@neeserinc.com		

**Optional:** If you wish for AMCO staff to communicate with anyone other than the Contact Licensee about your license, list them below:

Name of Contact:	Denise Tousignant	Contact Phone:	907-947-0313
Contact Email:	deniset@mat-suresort.com		

Name of Contact:		Contact Phone:	
Contact Email:			

Name of Contact:		Contact Phone:	
Contact Email:			



# Form AB-17: 2021/2022 License Renewal Application

## Section 2 – Entity or Community Ownership Information

Sole Proprietors should skip this Section.

Use the link from Corporations, Business and Professional Licensing (CBPL) below to assist you in finding the Entity #.

<https://www.commerce.alaska.gov/cbp/main/search/entities>

Alaska CBPL Entity #:	10036718
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READ BEFORE PROCEEDING: Any new or changes to Shareholders (10% or more), Managers, Corporate Officers, Board of Directors, Partners, Controlling Interest or Ownership of the business license must be reported to the ABC Board within **10 days** of the change and **must be accompanied by** a full set of fingerprints on FBI-approved card stock, AB-08a's, payment of \$48.25 for **each new officer** with a date-stamped copy of the CBPL change per AS 04.11.045, 50 & 55, or a Notice of Violation will be issued to your establishment and your application will be returned.

The **only exception** to this is a Corporation who can meet the requirements set forth in AS 04.11.050(c).

### DO NOT LIST OFFICERS OR TITLES THAT ARE NOT REQUIRED FOR YOUR ENTITY TYPE.

- Corporations of **any** type including *non-profit* must list **ONLY** the following:
  - All shareholders who own 10% or more stock in the corporation
  - Each President, Vice-President, Secretary, and Managing Officer regardless of percentage owned
- Limited Liability Corporations, of **any** type must list **ONLY** the following:
  - All Members with an ownership interest of 10% or more
  - All Managers (of the LLC, not the DBA) regardless of percentage owned
- Partnerships of **any** type, including *Limited Partnerships* must list **ONLY** the following:
  - Each Partner with an interest of 10% or more
  - All General Partners regardless of percentage owned

**Important Note:** All entries below must match our records, or your application will be returned per AS 04.11.270, 3 AAC 304.105. You **must** list full legal names, all required titles, phone number, percentage of shares owned (if applicable) and a full mailing address for each official of your entity whose information we require. **If more space is needed: attach additional completed copies of this page. Additional information not on this page will be rejected.**

Name of Official:	Gerald E. Neeser				
Title(s):	Manager	Phone:	907-337-7847	% Owned:	0%
Mailing Address:	340 Oceanview Drive				
City:	Anchorage	State:	Alaska	ZIP:	99515

Name of Official:	Gerald Neeser Revocable Trust UTAD 04/30/01				
Title(s):	Member	Phone:	907-337-7847	% Owned:	100%
Mailing Address:	340 Oceanview Drive				
City:	Anchorage	State:	Alaska	ZIP:	99515

Name of Official:					
Title(s):		Phone:		% Owned:	
Mailing Address:					
City:		State:		ZIP:	



# Form AB-17: 2021/2022 License Renewal Application

## Section 3 – Sole Proprietor Ownership Information

Corporations, LLC's and Partnerships of ALL kinds should skip this section.

**READ BEFORE PROCEEDING:** Any new or changes to the ownership of the business license must be reported to the ABC Board within 10 days of the change and must be accompanied by a full set of fingerprints on FBI approved cardstock, AB-08a's, payment of \$48.25 for each new owner or officer and a date stamped copy of the CBPL change per AS 04.11.045, or a Notice of Violation will be issued to your establishment and your application will be returned.

**Important Note:** All entries below must match our records, or your application will be returned per AS 04.11.270, 3 AAC 304.105. You must list full legal names, phone number, and mailing address for each owner or partner whose information we require.

**If more space is needed, attach additional copies of this page. Additional owners not listed on this page will be rejected.**

This individual is an:  Applicant  Affiliate

Name:				Contact Phone:	
Mailing Address:					
City:		State:		ZIP:	
Email:					

This individual is an:  Applicant  Affiliate

Name:				Contact Phone:	
Mailing Address:					
City:		State:		ZIP:	
Email:					

## Section 4 – License Operation

Check **ONE BOX** for EACH CALENDAR YEAR that best describes how this liquor license was operated:

- |   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
|   | 2019                                | 2020                                |
| 1. The license was regularly operated continuously throughout each year. (Year-round)   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. The license was only operated during a specific season each year. (Seasonal)<br><i>If your operation dates have changed, list them below:</i><br>_____ to _____  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 3. The license was only operated to meet the minimum requirement of 240 total hours each calendar year.<br><i>A complete AB-30: Proof of Minimum Operation Checklist, and all documentation must be provided with this form.</i>  | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 4. The license was not operated at all or was not operated for at least the minimum requirement of 240 total hours each year, during one or both calendar years. <i>A complete Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated.</i> | <input type="checkbox"/>            | <input type="checkbox"/>            |

**If you have not met the minimum number of hours of operation in 2020, you are not required to pay the fees, however a complete AB-29 is required with Section 2 marked "OTHER" and COVID is listed as the reason.**

## Section 5 – Violations and Convictions

Have ANY Notices of Violation been issued for this license OR has ANY person or entity in this application been convicted of a violation of Title 04, 3AAC 304 or a local ordinance adopted under AS 04.21.010 in 2019 or 2020? Yes  No

**If you checked YES, you MUST attach a list of all Notices of Violation and/or Convictions per AS 04.11.270(a)(2)**

**If you are unsure if you have received any Notices of Violation, contact the office before submitting this form.**



# Form AB-17: 2021/2022 License Renewal Application

## Section 6 – Certifications

As an applicant for a liquor license renewal, 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, are true, correct, and complete.

- I agree to provide all information required by the Alcoholic Beverage Control Board or requested by AMCO staff in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned and potentially expired if I do not comply with statutory or regulatory requirements.
- I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.
- I certify that this entity is in good standing with Corporations, Business and Professional Licensing (CBPL) and that all entity officials and stakeholders are current and accurately listed, and I have provided AMCO with all required changes of Shareholders (10% or more), Managers, Corporate Officers/Board of Directors, Partners, Controlling Interest or Ownership of the business license, and have provided all required documents for any new or changes in officers.
- I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of patrons have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, if applicable for this license type as set forth in AS 04.21.025 and 3 AAC 304.465.
- I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name from what is currently approved and on file with the Alcoholic Beverage Control Board.

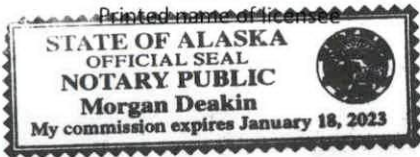
I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

Signature of licensee

Signature of Notary Public

Gerald E. Neeser

Notary Public in and for the State of: Alaska



My commission expires: January 18, 2023

Subscribed and sworn to before me this 19<sup>th</sup> day of November, 2020.

- Restaurant/Eating Place applications must include a completed AB-33: Restaurant Receipts Affidavit
- Recreational Site applications must include a completed Recreational Site Statement
- Tourism applications must include a completed Tourism Statement
- Wholesale applications must include a completed AB-25: Supplier Certification

All renewal and supplemental forms are available online

Any application that is not complete or does not include ALL required completed forms and fees will not be processed and will be returned per AS 04.11.270, 3 AAC 304.105.

### FOR OFFICE USE ONLY

License Fee:	\$ <u>2500</u>	Application Fee:	\$ 300.00	Misc. Fee:	\$
Total Fees Due:					\$ <u>2800</u>

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

**XXXX**

**ISSUED**

**03/10/2021**

**ABC BOARD**

**LIQUOR LICENSE**  
**2021 - 2022**

**1563**

LICENSE RENEWAL APPLICATION DUE  
DECEMBER 31, 2022 (AS 04.11.270(b))

THIS LICENSE EXPIRES MIDNIGHT  
FEBRUARY 28, 2023 UNLESS DATED BELOW

TYPE OF LICENSE: Beverage Dispensary

LICENSE FEE: \$2,500.00

1106

CITY / BOROUGH: Outside City Limits  
Matanuska-Susitna Borough

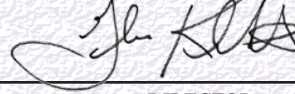
D/B/A: Everett's  
1850 Bogard Road

Mail Address:  
Mat-Su Resort LLC  
1850 E. Bogard Rd.  
Wasilla, AK 99654

This license cannot be transferred without permission  
of the Alcoholic Beverage Control Board

Special restriction - see reverse side

ISSUED BY ORDER OF THE  
ALCOHOLIC BEVERAGE CONTROL BOARD



DIRECTOR

04-900 (REV 9/09)

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

STATE OF ALASKA - ALCOHOLIC BEVERAGE CONTROL BOARD

LICENSE NUMBER

FORM CONTROL

**XXXX**

**ISSUED**

**03/10/2021**

**ABC BOARD**

**LIQUOR LICENSE**  
**2021 - 2022**

**1563**

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Matanuska-Susitna Borough

D/B/A: Everett's  
1850 Bogard Road

Mailing Address:  
Mat-Su Resort LLC  
1850 E. Bogard Rd.  
Wasilla, AK 99654

This license cannot be transferred without permission  
of the Alcoholic Beverage Control Board

Special restriction - see reverse side

ISSUED BY ORDER OF THE  
ALCOHOLIC BEVERAGE CONTROL BOARD

**COPY**

DIRECTOR

THIS LICENSE MUST BE POSTED IN A VISIBLE PLACE ON THE PREMISES

04-900 (REV 9/09)



Alaska Alcoholic Beverage Control Board

## Master Checklist: Renewal Liquor License Application

<b>Doing Business As:</b>		<b>License Number:</b>	
<b>License Type:</b>			
<b>Examiner:</b>		<b>Transaction #:</b>	

Document	Received	Completed	Notes
AB-17: Renewal Application			
App and License Fees			

Supplemental Document	Received	Completed	Notes
Tourism/Rec Site Statement			
AB-25: Supplier Cert (WS)			
AB-29: Waiver of Operation			
AB-30: Minimum Operation			
AB-33: Restaurant Affidavit			
COI / COC / 5 Star			
FP Cards & Fees / AB-08a			
Late Fee			

<b>Names on FP Cards:</b>	
---------------------------	--

	Yes	No
Selling alcohol in response to written order (package stores)?	<input type="checkbox"/>	<input type="checkbox"/>
Mailing address and contact information different than in database (if yes, update database)?	<input type="checkbox"/>	<input type="checkbox"/>
In "Good Standing" with CBPL (skip this and next question for sole proprietor)?	<input type="checkbox"/>	<input type="checkbox"/>
Officers and stockholders match CBPL and database (if "No", determine if transfer necessary)?	<input type="checkbox"/>	<input type="checkbox"/>

**LGB 1 Response:**

Waive   
  Protest   
  Lapsed

**LGB 2 Response:**

Waive   
  Protest   
  Lapsed





THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Commerce, Community,  
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West Seventh Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

March 10, 2021

Mat-Su Resort LLC

DBA: Everett's

Via Email: [Jerry@neeserinc.com](mailto:Jerry@neeserinc.com) ; [deniset@mat-suresort.com](mailto:deniset@mat-suresort.com)

Re: Beverage Dispensary – Tourism License #1563 DBA: Everett's

Dear Applicant:

I have received your application for renewal of your liquor license. Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to your local governing body, your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body will have 60 days to protest the renewal of your license or waive protest.

**A temporary license has been issued for this establishment.**

Your application will be scheduled for the *March 2021* board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the [alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov) email address if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Olivia Frank".

Olivia Frank  
Occupational Licensing Examiner

Department of Commerce, Community, and Economic Development  
**CORPORATIONS, BUSINESS & PROFESSIONAL  
 LICENSING**

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## ENTITY DETAILS

### Name(s)

Type	Name
Legal Name	Mat-Su Resort, LLC

**Entity Type:** Limited Liability Company

**Entity #:** 10036718

**Status:** Good Standing

**AK Formed Date:** 3/13/2016

**Duration/Expiration:** Perpetual

**Home State:** ALASKA

**Next Biennial Report Due:** 1/2/2022

**Entity Mailing Address:** 1850 E. BOGARD RD, WASILLA, AK 99654

**Entity Physical Address:** 1850 E. BOGARD RD, WASILLA, AK 99654

### Registered Agent

**Agent Name:** Ashburn & Mason, A Professional Corporation

**Registered Mailing Address:** 1227 W. 9TH AVENUE SUITE 200, ANCHORAGE, AK 99501

**Registered Physical Address:** 1227 W. 9TH AVENUE SUITE 200, ANCHORAGE, AK 99501

### Officials

Show Former

AK Entity #	Name	Titles	Owned
	Gerald E. Neeser	Manager	
	Gerald Neeser Revocable Trust utad 4/30/2001	Member	100.00

## Filed Documents

Date Filed	Type	Filing	Certificate
3/13/2016	Creation Filing	<a href="#">Click to View</a>	<a href="#">Click to View</a>
4/27/2016	Initial Report	<a href="#">Click to View</a>	
12/15/2017	Biennial Report	<a href="#">Click to View</a>	
3/18/2020	Biennial Report	<a href="#">Click to View</a>	
4/17/2020	Certificate of Compliance		<a href="#">Click to View</a>

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**Alaska Department of Commerce, Community, and Economic Development**

Division of Corporations, Business, and Professional Licensing  
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

**EVERETT'S**

1850 BOGARD ROAD, WASILLA, AK 99654

owned by

MAT-SU RESORT, LLC

is license by the department to conduct business for the period

November 6, 2018 to December 31, 2020  
for the following line of business:

72 - Accommodation and Food Services



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.  
It is not transferable or assignable.

Julie Anderson  
Commissioner