



MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: October 25, 2021

FROM: Carrie Craig, RLS

RE: #4919 dba Northern Lights Liquor

Statutory & 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."

3 AAC 304.145(h) "The board may uphold a protest of an application or continued operation with a single abeyance period not to exceed 180 days if the local governing body indicates that the protest is subject to rescission and that it will be withdrawn if the applicant meets conditions set by the local governing body. If the local governing body notifies the board within the period of the abeyance that the protest has been removed, the application or continued operation is approved when all other applicable requirements have been met. If the local governing body has not notified the board within the period of the abeyance that it has removed the protest, the application or continued operation is denied. The period of abeyance may not be extended or renewed."

AS 04.11.395: "The board may, in the best interests of the public, impose conditions or restrictions on a license or permit issued under this chapter."

AS 04.11.480(c): "A local governing body may recommend that a license be issued, renewed, relocated, or transferred with conditions. The board shall consider recommended conditions and testimony received at a hearing conducted under AS 04.11.510(b)(2) or (4) when it considers the application or continued operation, and the recommended conditions and the record of the hearing conducted under AS 04.11.510(b)(2) or (4) shall be kept as part of the board's permanent record of its review. If the local governing body recommends conditions, the board shall impose the recommended conditions unless the board finds that the recommended conditions are arbitrary, capricious, or unreasonable. If a condition recommended by a local governing body is imposed on a licensee, the local governing body shall assume responsibility for monitoring compliance with the condition, except as otherwise provided by the board."

Background:

On September 28, 2021 the Anchorage Assembly voted to approve the special land use permit for the transfer application, but the license would be subject to the conditions listed in the Memorandum of Understanding.

At the August 17, 2021 meeting, the board upheld the protest by the Municipality of Anchorage with a 180-day abeyance.

Staff Recommendation:

The ABC Board considers the conditions put forth by the Midtown Community Council, which the Anchorage Assembly and the licensee agreed to, and place said conditions on license #4919 doing business as Northern Lights Liquor.

Attachments: Memorandum of Understanding
Board Action Letter
Municipality of Anchorage Protest
AB-01
AB-02

MEMORANDUM OF UNDERSTANDING
Between Alaska Liquor, Inc
and Anchorage **Midtown Community Council**
Effective Date: **September _____, 2021**

This Memorandum of Understanding (hereafter "Agreement") is hereby entered into by and between the Midtown Community Council (hereafter "MTCC"), within the Municipality of Anchorage, and Alaska Liquor, Inc. dba Northern Lights Liquor (hereafter "Northern Lights Liquor"), a licensed Package Store located at 343 W. Benson Blvd. Anchorage, Alaska 99503.

I. RECITALS

WHEREAS, the MTCC has a vested interest in ensuring that they represent the best interests of the Midtown Anchorage area; and

WHEREAS, the Package Store is seeking to operate a legitimate business within the Anchorage area; and

WHEREAS, the MTCC and the Package Store have a interest in fostering a mutually beneficial relationship to address communications and problem-solving; and

WHEREAS, this Agreement is intended to satisfy neighborhood responsibility planning requirements in municipal code;

Now, therefore, the parties agree as follows:

II. AGREEMENT BASICS

1. The point of contact for the Package Store is Valbon Dobrova 718-702-8804, President of Alaska Liquor, Inc, and COO Jeffrey Knauf, 907-331-7843. Contact may be outside of store hours if necessary to address issues as they arise. Changes to the point of contact or contact information shall be promptly shared with the MTCC.

2. The point of contact for the Community Council is the President. That person's name and contact information is posted on the MTCC website maintained by the Federation of Community Councils. Contact may be outside of regular business hours. Changes to the point of contact or contact information shall be promptly shared with the Package Store.

3. The following individuals are authorized to speak for the Package Store at Community Council meetings: Valbon Dobrova, Jeffrey Knauf or Jana Weltzin (attorney for applicant). Changes in individuals authorized to speak for the Package Store shall be promptly shared with the Community Council. Email addresses for Valbon Dobrova is valbondobrova@gmail.com, email address for Jeffrey Knauf is gpconcentrate@hotmail.com, and email address for Jana Weltzin is jana@jdwcounsel.com.

4. Alternate A: The Package Store shall engage with the Community Council and the residents and property owners within 500 feet of the proposed business location on the following schedule:

One Community Council meeting per year and by request at community council meetings
Alternate B: The Package store shall engage with the residents, businesses, and property owners within 500 feet of the Package store on a monthly basis and is encouraged to attend MTCC meetings at least quarterly. The Package store will also email MTCC any business updates that may affect or change this agreement, including notification of business hours.

5. When community council residents or businesses, the Community Council, or the Package Store raise issues of concern, the Community Council and the Package Store will take the following steps:

a. All parties involved will be notified via email and phone call.

b. The party that has been notified will have 10 days to respond to the complaint via email to the community council email directly/

c. Issue will be addressed at the following regularly scheduled MTCC meeting.

d. If the issue cannot be resolved to the satisfaction of both parties the MTCC president will call a special Community Council meeting to discuss the issue, notifying residents and businesses who are members of the MTCC via the MTCC email list. Both Assembly representatives and the Municipal Ombudsman will be invited.

6. The Package Store is encouraged to attend regular MTCC meetings. The Package Store will make a concerted effort to attend the MTCC meetings yearly, at a minimum.

7. The Package Store will not sell "shooters" in the facility whatsoever.

8. The Package Store will not carry "fortified beer" in single units that are in excess of 8.5% alcohol content.

9. The Package Store will identify all hard liquor that is sold from its store with a sticker that identifies that it came from Northern Lights Liquor.

10. The Package Store will ensure its staff cleans the parking lot of the strip mall in which the store is proposed to be located in the morning at the end of the day either slightly before closing or slightly after closing to ensure no liquor bottles or liquor related trash is left in parking lot.

11. The Package Store shall submit its proposed signage to the MTCC prior to applying for a sign permit to gather input from the community to ensure the signage is consistent with the look and feel of the neighborhood.

12. Prior to operation, the Package Store shall file a business name change via a AB13 to modify the existing business name of Northern Lights Liquor to Aqua Vitae.

III. ASSEMBLY AUTHORITY

Each party recognizes and agrees that the authority to approve or deny a municipal license and special land use permit for a Package Store liquor license rests exclusively with the Anchorage Municipal Assembly.

IV. NO FORMAL PARTNERSHIP

This Agreement is mutually beneficial to the MTCC and the Package Store. The parties understand and acknowledge that they do not intend to create a formal partnership. Nothing in this agreement shall be

construed or interpreted to create any fiduciary responsibility between them. Neither party shall have any authority, express or implied, to act for or to assume any obligation or responsibility on behalf of the other party. Neither party shall be responsible for the liabilities of the other.

IV. TERM OF AGREEMENT

The parties have executed this Agreement as of the effective date. The Agreement may be updated from time to time with the concurrence of both parties and shall remain in effect as long as Northern Lights Liquor is licensed to operate at the identified location.

Vice President - Midtown Community Council

Date: 9/11/2021

By: Al Tamagni

Signature: [Signature]

President - Alaska Liquor, Inc

Date: 9-26-2021

By: Valbon Dobrova

Signature: [Signature]

COO - Alaska Liquor, Inc

Date: 9/26/2021

By: Jeffrey Knauf

Signature: [Signature]

From: [AMCO Local Government Only \(CED sponsored\)](#)
To: [Alcohol Licensing, CED ABC \(CED sponsored\)](#)
Subject: FW: AR 2021-248 Alaska Liquor, Inc (Lic. #4919)
Date: Wednesday, September 29, 2021 11:14:43 AM
Attachments: [Fully executed MOU.pdf](#)
[image002.png](#)

From: Belser, Kiana D. [mailto:kiana.belser@anchorageak.gov]
Sent: Wednesday, September 29, 2021 10:30 AM
To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; Craig, Carrie D (CED) <carrie.craig@alaska.gov>
Cc: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Subject: FW: AR 2021-248 Alaska Liquor, Inc (Lic. #4919)

Good morning,

Please see attached Midtown Community Council MOU from the Planning Department to be attached to Alaska Liquor, Inc., LL. #4919.

Thank you!

Kiana Belser

Scheduling and Business License Specialist

Municipal Clerk's Office

632 W. 6th Avenue, Suite 250

Anchorage, AK 99501

Phone: (907) 343-4264

MuniFax: (907) 249-7591

Email: MuniLicenses@muni.org

www.muni.org

From: McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>
Sent: Wednesday, September 29, 2021 9:00 AM
To: Sleppy, Karissa M. <karissa.sleppy@anchorageak.gov>; Belser, Kiana D. <kiana.belser@anchorageak.gov>
Cc: McNulty, Michelle J. <michelle.mculty@anchorageak.gov>; Demboski, Amy <Amy.Demboski@anchorageak.gov>
Subject: FW: AR 2021-248 Alaska Liquor, Inc (Lic. #4919)

Karissa – Last night, the Assembly approved AR 2021-248 with a Floor Amendment to attach this document. It goes behind the AR and before the AM in the final signed AR because it includes several required conditions of approval. This is a rare occurrence, so let me know if you need examples from other approved ARs.

Kiana – The Assembly incorporated this Midtown Community Council MOU into the AR, so it is required. I would greatly appreciate it if you would please send this to AMCO to be attached to Alaska Liquor, Inc., Lic. #4919.

Thank you,
Francis



Francis D. McLaughlin
Senior Planner • Planning Department
Current Planning Division - Zoning & Platting
Email: francis.mclaughlin@anchorageak.gov
Phone: (907) 343-8003
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

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

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

August 23, 2021

Alaska Liquor, Inc.
343 West Benson Blvd. #10
Anchorage, AK 99503
Email: valbondobrova@gmail.com; jana@jdwcounsel.com

Re: Northern Lights Liquor #4919

Dear Licensee:

At the August 17, 2021, regular meeting of the Alcoholic Beverage Control Board in Nome, Alaska, the board upheld the protest of the license transfer application by the Municipality of Anchorage, and denied the application with a 180-day abeyance. This means that the Municipality of Anchorage must withdraw its protest of your license application by February 19, 2022; otherwise the application is denied.

The Municipality protested pending the approval of the special land use permit and certification from Land Use Enforcement.

If the protest is lifted by the deadline, your license application is approved with delegation, meaning the it can be effectuated as soon as all outstanding approvals are received.

Please contact alcohol.licensing@alaska.gov with any questions.

A handwritten signature in blue ink, appearing to read "Carrie Craig".

Carrie Craig
Records and Licensing Supervisor

For
Glen Klinkhart, Director

cc: License File
Municipality of Anchorage



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>

Office of the Municipal Clerk Licensing

November 18, 2020

Ms. Carrie Craig
Alaska Alcohol and Marijuana Control Office
550 W 7th Ave. Ste. 1600
Anchorage, Alaska 99501

RE: Anchorage Assembly Action on Liquor Licenses

Dear Ms. Craig:

The Anchorage Municipal Assembly at its regular meeting on **November 17, 2020** took the following final actions:

WAIVE OF PROTEST

Renewal Liquor License

- **Restaurant/Eating Place**
A Taste of Thai LL#4727 – AM 639-2020
- **Beverage Dispensary**
Club Paris LL#258 – AM 638-2020

Transfer Liquor License

- **Beverage Dispensary**
Lil Babes Bar and Grill LL#1811 – AM 640-2020

PROTEST

Transfer Liquor License

- **Package Store**
Northern Lights Liquor LL#4919 – AR 2020-399
Pending full payment of taxes owed to the Municipality in the amount of \$749.16, special land use permit is approved by the Assembly, and certification from Land Use Enforcement has been received.-Per 3 AAC 304.145(d) the applicant was given the opportunity to defend their application by public hearing at the November 17, 2020 Assembly Meeting.

If you require additional information or if I can be of any assistance, please call me.

Cordially,

Kiana Belser
Business License Specialist

CC: Business Owners – Via Email



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:	KDAJ Investment Group, Inc	License #:	4919
License Type:	Package Store	Statutory Reference:	AS.04.11.150
Doing Business As:	Alaska Liquor		
Premises Address:	2844 E. Tudor Road		
City:	Anchorage	State:	Alaska
		ZIP:	99507
Local Governing Body:	Municipality 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:		BR#:	



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:	Alaska Liquor, Inc				
Doing Business As:	Northern Lights Liquor				
Premises Address:	343 W. Benson Blvd #10				
City:	Anchorage	State:	Alaska	ZIP:	99503
Community Council:	Midtown Community Council				

Mailing Address:	343 W. Benson Blvd #10				
City:	Anchorage	State:	Alaska	ZIP:	99503

Designated Licensee:	Valbon Dobrova				
Contact Phone:	7187028804	Business Phone:			
Contact Email:	valbondobrova@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.

699.73 feet from entrance of proposed location to outer boundary of Frontier Charter School Property

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.

1,448.40 feet from entrance of proposed location to outer boundary of Anchorage New Life Church Property



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:	Valbon Dobrova				
Title(s):	President, VP, Secretary	Phone:	7187028804	% Owned:	100
Address:	262 Wilson Avenue				
City:	Staten Island	State:	New York	ZIP:	10308



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:					
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:	

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 #:	10131117	AK Formed Date:	04/30/2020	Home State:	Alaska
Registered Agent:	Jana Weltzin	Agent's Phone:	9072313750		
Agent's Mailing Address:	901 Photo Avenue, Second Floor				
City:	Anchorage	State:	Alaska	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):

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:

JDW, LLC. Attorney Jana Weltzin and staff



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.

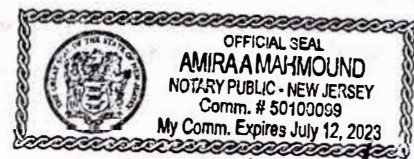
I declare under penalty of perjury that the undersigned represents a controlling interest of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of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

Valbon Dobora

Signature of transferor

Valbon Dobora - Power of Attorney for Kira Smaw

Printed name of transferor



Subscribed and sworn to before me this 18 day of June, 2020.

[Signature]
Signature of Notary Public

Notary Public in and for the State of NJ

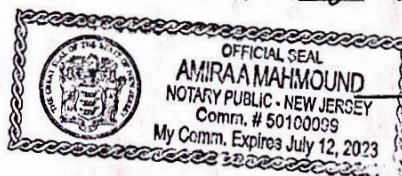
My commission expires: 7/12/23

Valbon Dobora

Signature of transferor

VALBOW Dobora - Power of Attorney for Kira Smaw

Printed name of transferor



Subscribed and sworn to before me this 18 day of June, 2020.

[Signature]
Signature of Notary Public

Notary Public in and for the State of NJ

My commission expires: 7/12/23



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

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.

VD

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

VD

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.

VD

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.

VD

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

VD

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.

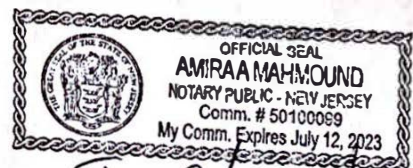
Valbon Dobrova

Signature of transferee

Valbon Dobrova

Printed name

Subscribed and sworn to before me this 18 day of June, 2020



Signature of Notary Public

Notary Public in and for the State of NJ 7/12/23

My commission expires: 7/12/23



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:	Alaska Liquor, Inc	License Number:	4919
License Type:	Package Store		
Doing Business As:	Northern Lights Liquor		
Premises Address:	343 W. Benson Blvd #10		
City:	Anchorage	State:	Alaska
		ZIP:	99503



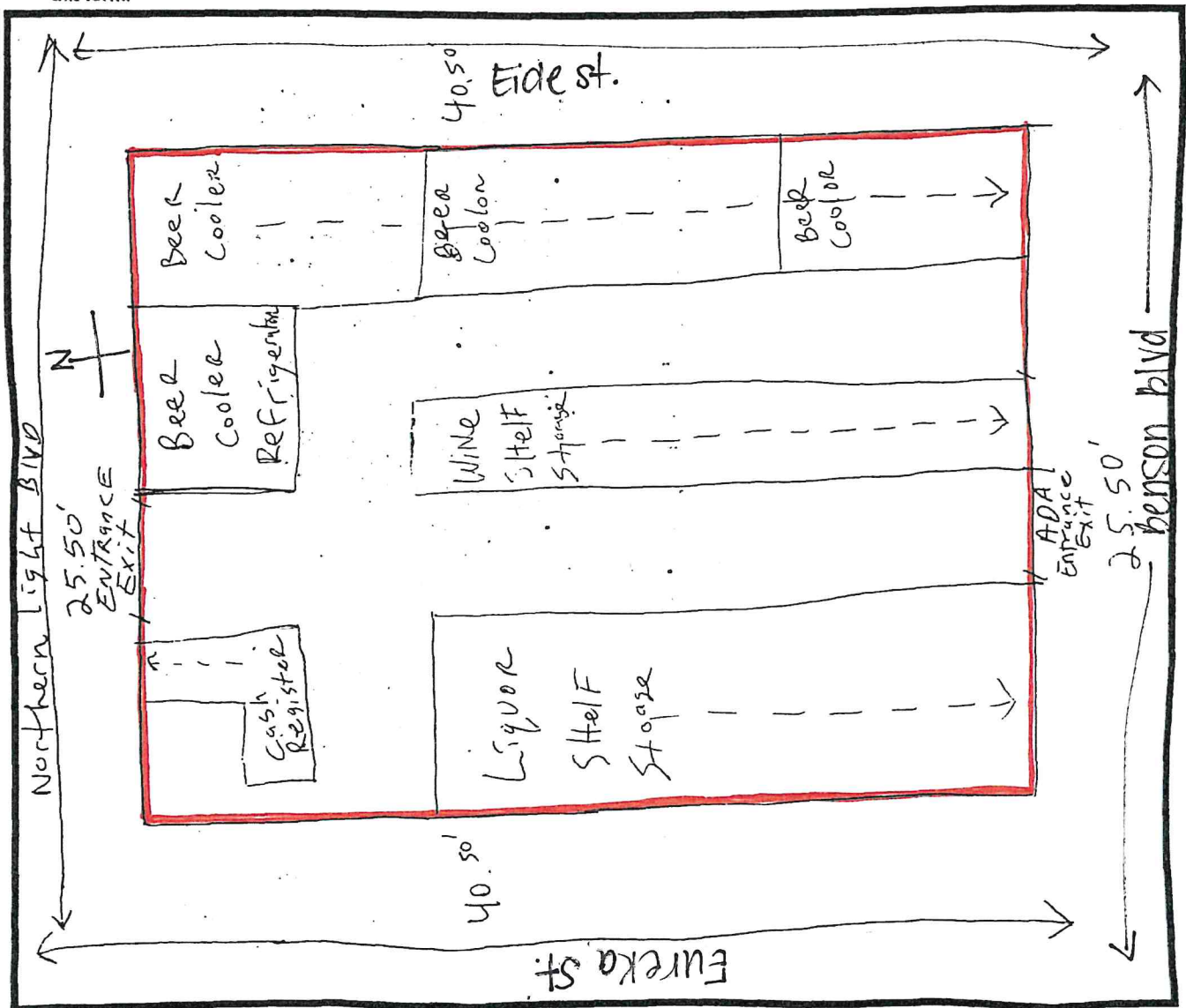
Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-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.



Salon Ete unit #1

Lucy Nails unit #2

Arthur Lynn unit #3

Salam Halal Market unit #4

Tudor Tabs units 5 & 6

Evelyn's Floral unit #7

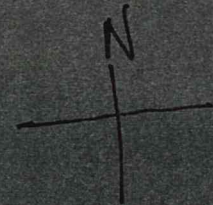
VIP Benson Spa unit #8

Heads up Beauty Salon unit #9

ASiana Video unit #10

Monster Pizza unit #11

Smokin' Deals INC. unit #12





2