



Department of Commerce, Community, and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600 Anchorage, AK 99501 Main: 907.269.0350

TO: Alcoholic Beverage Control Board

FROM: Sonya Irwin, Licensing Supervisor

RE: Competing Applications: 16269 Harbor Mountain Brewing Company and 16477 Sitka Spirits

DATE: June 18, 2025

The office received competing applications under 3 AAC 305.100(c), competing applications.

16269 Harbor Mountain Brewing Company 16477 Sitka Spirits

Sec. 04.11.320(a). Denial of new licenses and permits. (a) An application requesting issuance of a new license or endorsement shall be denied if

(1) the board finds, after review of all relevant information, that issuance of the license or endorsement would not be in the best interests of the public;

(2) issuance of the license is prohibited by <u>AS 04.11.410</u>, relating to location of premises near churches and schools;

(3) the application has not been completed in accordance with <u>AS 04.11.260;</u>

(4) issuance of the license or endorsement would violate the restrictions pertaining to the particular license or endorsement imposed under this title;

(5) issuance of the license is prohibited under this title as a result of an election conducted under $\underline{AS \ 04.11.507}$;

(6) the requirements of <u>AS 04.11.420</u> — 04.11.450 relating to zoning, ownership and location of the license, and the identity and financing of a licensee have not been met or the requirements of <u>AS 04.11.430</u>(b) relating to location of the endorsement have not been met;

(7) issuance of the license is prohibited under <u>AS 04.11.400</u>(a) or prohibition of issuance of the license is found necessary under <u>AS 04.11.400</u>(b);

(8) the application contains false statements of material fact;

(9) the license is sought for the sale of alcoholic beverages in a first or second class city where there are no licensed premises at the time of application unless a majority of the voters have voted not to approve a local option to restrict or prohibit the sale of alcoholic beverages under AS 04.11.491, have voted to approve a local option to allow the type of premises under AS 04.11.491(a)(2) or (3), or have voted to remove a restriction or prohibition on the sale of alcoholic beverages under AS 04.11.491 (a)(2) or (3), or have voted to remove a restriction or prohibition on the sale of alcoholic beverages under AS 04.11.495; or

(10) the license is sought for the sale of alcoholic beverages in an established village where there are no licensed premises at the time of application unless a majority of the voters have voted not to approve a local option to restrict or prohibit the sale of alcoholic beverages under <u>AS 04.11.491</u>, have voted to approve a local option to allow the type of premises under <u>AS 04.11.491</u>(b)(2), or have voted to remove a restriction or prohibition on the sale of alcoholic beverages under <u>AS 04.11.491</u>(b)(2).

AS 04.11.400. Population limitations. AS 04.11.400(a)(2)(B). Except as provided in (f), (i), and (k) of this section and <u>AS 04.11.405</u>, a new license may not be issued...a unified municipality if, after the issuance..., there would be inside...the unified municipality more than...one distillery retail license for each 9,000 population or fraction of that population.

3 AAC 305.100. Procedure for mutually exclusive and competing applications. (a) If the board receives an application for a license that requires denial because it would exceed the amount of licenses available for that license type under AS 04.11.400(a), the application will be considered "mutually exclusive."

(b) The board will consider, and grant or deny, mutually exclusive applications in the order in which they are received. However, all "competing applications," as defined under (c) of this section, will be treated as if they were received at the same time, and will be considered together.

(c) For the purpose of this section, competing applications are those mutually exclusive applications for licenses, with or without an endorsement, that,

(1) inside a unified municipality,...(B) are for the last available license...and are received during the 30-day period beginning on the date the board received the first application for the license.

<u>3 AAC 305.105. Selection among mutually exclusive and competing applications.</u> (a) Within an incorporated city, organized borough, or unified municipality, all competing applications, as defined in <u>3 AAC 305.100</u>(c) will be considered together by the board under this section.

(b) If affiliates, or persons who are related by birth or marriage, have filed competing applications for premises at a single location, the board will deny all but one of those applications.

(c) The board will deny any competing applications which are required to be denied under <u>AS 04.11.320</u>, 04.11.340, 04.11.480, or <u>3 AAC 305.110</u>.

(d) If the denial of one or more competing applications under (b) or (c) of this section makes any other competing applications no longer mutually exclusive, the board will approve the applications that are no longer mutually exclusive.

(e) If competing applications remain after the board takes action under (b), (c), or (d) of this section, the board may grant any applications the board considers to be most in the public interest. In determining the public interest, the board may consider factors including

(1) the safety, suitability, and proximity of the proposed premises to other licensed premises;

(2) the size of the proposed premises;

(3) community amenities associated with the premises including entertainment, dining facilities, and tourist accommodations; and

(4) preferences or priorities expressed by the local governing body.

(f) If competing applications remain after the board takes action under (b), (c), (d), or (e) of this section, the board may conduct a drawing to determine which remaining competing applications to approve.

(g) A competing application not granted under this section will be denied without prejudice to future application.

(h) A license, with or without an endorsement, granted under this section will be issued after the time within which unsuccessful competing applicants may appeal the denial of their applications, and after all statutory requirements are met by the successful applicant.



Document reference ID: 3738

Licensing Application Summary

3738
Sitka Spirits Llc
Distillery Retail License (DIRL) (AS 04.09.340)
In Review
11/01/2024 10:21 AM AKDT

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	
Member Managed or Manager Managed:	Member Managed
Alaska Entity Number (CBPL):	10234016
Alaska Entity Formed Date:	05/23/2023
Home State:	AK

Entity Contact Information

Name	Phone	Email	Relation
Andrew Wilson	650-704-7342	drew@sitkaspirits.co m	Designated Licensee
Entity Address:	603 O Cain St, Sitka, AK, 99835, USA		

Initial Application Information

Authority Type:	I am authorized user by the designated licensee with binding authority
Legal First Name:	Andrew
Legal Last Name:	Wilson
Email Address:	drew@sitkaspirits.com
Phone Number:	650-704-7342

Additional Authorized Users

Legal Name	Relation with Applicant
Jessica Brown	Legal Counsel
Andrew Klair	Legal Counsel

Registered Agent Information

Name	Andrew Wilson
Agent's Phone Number	650-704-7342
Agent's Email	dew@sitkaspirits.com
Address	603 O Cain St, Sitka, AK, 99835, USA
The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?	Yes

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Sitka Spirits Llc	Andrew Wilson	Manager, Member	100

Premises Address

Address:	328 Lincoln St, Sitka, AK, 99835, USA	
Mailing Address:	603 O Cain Ave, Sitka, AK, 99835, USA	
Does the proposed site include a valid street address?	Yes	
Primary license number	,	
Primary License Information	Application ID - 3593 - New Distillery Manufacturer License Application - In Review	
I have read AS 04.09.050. The annual production of the Manufacturer licen retail license attaches to falls under:	se this	
Basic Business informat	tion	
Business/Trade Name:	Sitka Spirits	
What is your primary business at this location?	s Manufacturer	
Premises Contact Detai	ls	
Contact Person Name	Andrew Wilson	
Business Phone Number	650-704-7342	
Email Address	drew@sitkaspirits.com	
Address:	603 O Cain Ave, Sitka, AK, 99835, USA	

Local Government and Community Council Details

City/Municipality

Sitka (City and Borough of)

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?	No
Property Utilization Status	An Existing Facility
Are you operating under?	Lease
Add Copy of Lease\Sublease document	Lease of 328 Lincoln Street.pdf

Premises Diagram

Will the license or permit embrace the entire No premises address?

Premises Diagram

Sitka Spirits DSP.pdf

Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days?	Yes
What was the other conspicuous location of your post? (Please Include the full address)	US Post Office, 1207 Sawmill Creek Rd., Sitka, AK 99835
What was the first day you posted your application?	10/16/2024

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

I hereby attest that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Attestations

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

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 305.700.

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

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

I certify that I and any individual identified in the business entity ownership section of this application, has or will read AS 04 and its implementing regulations.

Signature

This application was digitally signed by : Andrew Wilson on 10/14/2024 03:56 PM AKDT

Payment Info

Payment Type : CC

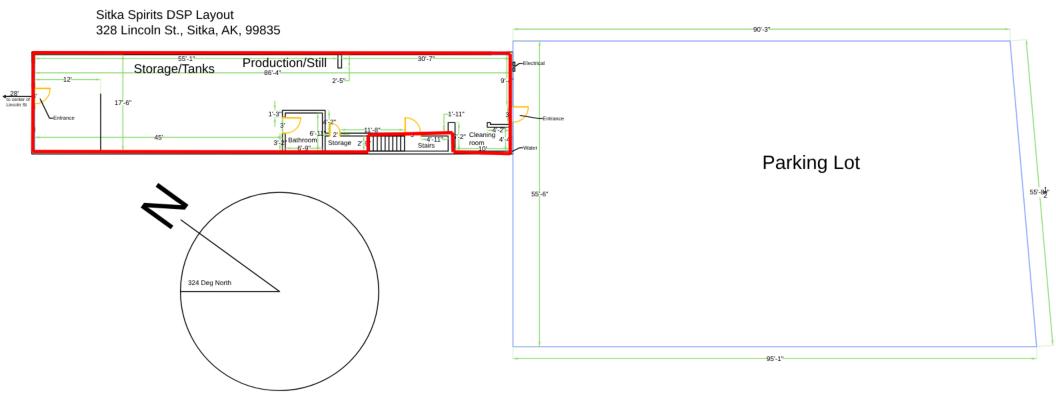
Payment Id: 2a7dd521-d615-4465-99d2-ca64bf24c075

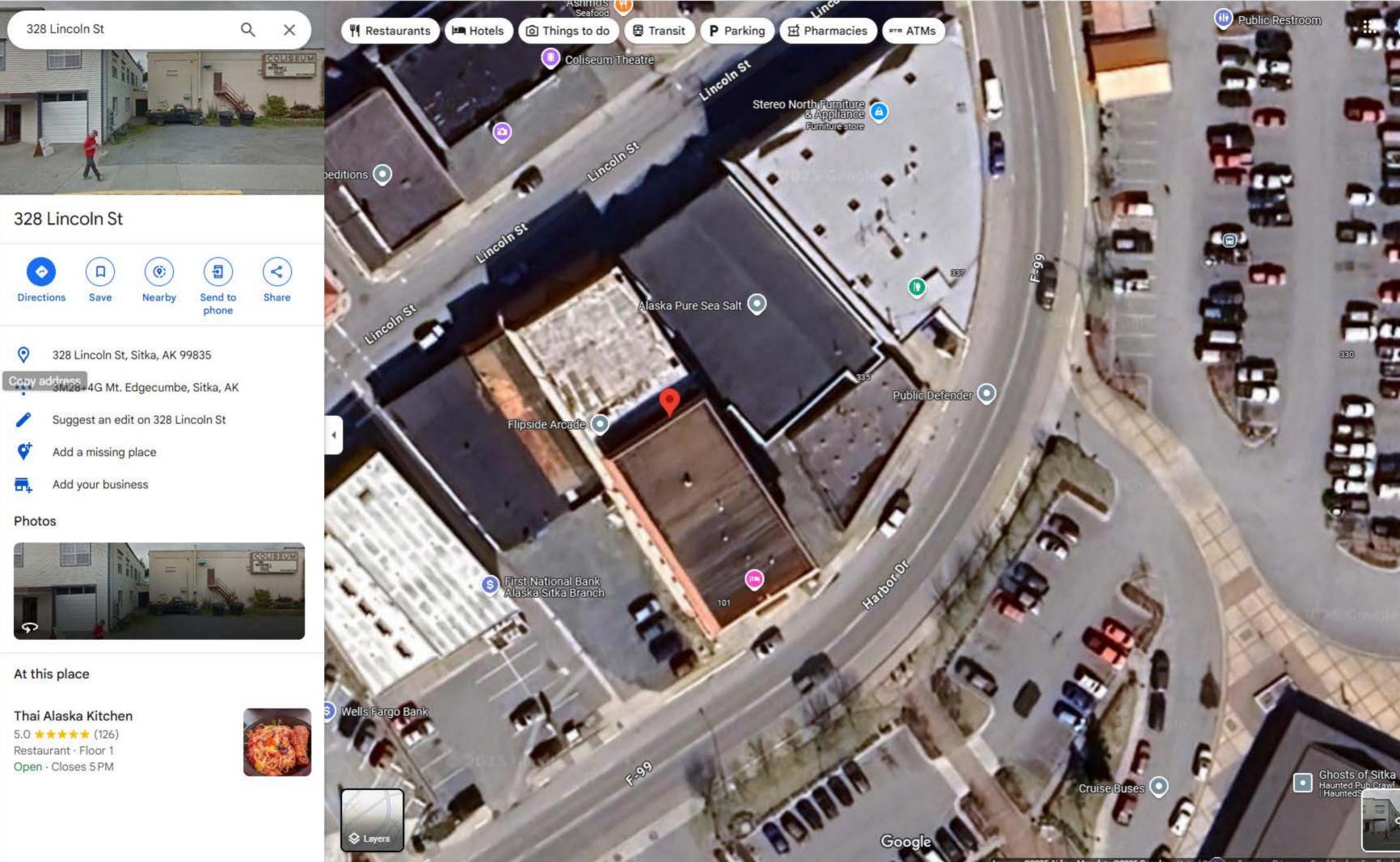
Receipt Number: 100947248

Payment Date: 11/01/2024 10:23 AM AKDT

Documents

#	File Name	Туре	Added On
1	Lease of 328 Lincoln Street.pdf	License Lease\Sublease document	10/14/2024 03:54 PM AKDT
2	Sitka Spirits DSP.pdf	License Location Diagram Document	10/14/2024 03:55 PM AKDT





Sign in

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DEPARTMENT OF THE TREASURY – ALCOHOL AND TOBACCO TAX AND TRADE BUREAU	1. PERMIT NUMBER		
	AK-S-20023		
BASIC PERMIT	2. DATE OF PERMIT		
(Under Federal Alcohol Administration Act)	10/16/2024		
5. NAME AND ADDRESS OF PERMITTEE (Number and street, city or town, State and Zip Code)	3. REGISTRY NUMBER (if applicable)		
SITKA SPIRITS LLC	DSP-AK-20020 4. DATE OF APPLICATION		
	09/24/2024		
328 LINCOLN ST SITKA, AK 99835 6. TRADE NAMES AUTHORIZED BY THIS PERMIT (Trade name approval does not constitute approval as a brand name for labeling purposes. If needed, list on reverse or use continuation sheet.)	CONVERSE OF THE OWNER		
7. PERMIT GRANTED FOR (ONE TYPE OF OPERATION ONLY)			
Pursuant to the application of the date indicated in item 4, you are authorized and permitted to engage,	at the above address, in the business of:		
a. X Distilled Spirits - X distiller rectifier (processor) X warehouseman and/or warehouseman and bottler and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the distilled spirits so distilled or rectified, or warehoused and bottled, or the wines so rectified,			
b. Wine - producer and blender blender and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the wine so produced or blended,			
c. Importer - importing into the United States the following alcoholic beverages: while so engaged, to sell, offer to deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so imported,			
 Wholesaler – Purchasing for resale at wholesale the following alcoholic beverages: while so engaged, to receive or to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so Purchased. 			
This Permit is conditioned upon your compliance with the Federal Alcohol Administration Act; the Two enforcement; all other Federal laws relating to distilled spirits, wine, and malt beverages, including ta Pollution Control Act; and, all applicable regulations made pursuant to law which are now, or may her	xes with respect to them; the Federal Water		
This basic permit is effective from the date shown above and will remain in force until suspended, revoked, annulled, voluntarily surrendered, or automatically terminated.			
THIS PERMIT WILL AUTOMATICALLY TERMINATE THIRTY DAYS AFTER ANY CHANGE IN PRO BUSINESS, unless an application for a new basic permit is made by the transferee or permittee withi a new basic permit is timely filed, the outstanding basic permit will continue in effect until the applicat Alcohol and Tobacco Tax and Trade Bureau.	n the thirty day period. If an application for		
THIS PERMIT IS NOT TRANSFERABLE. ANY CHANGE IN THE TRADE NAME, CORPORATE NA BUSINESS COVERED BY THIS PERMIT, OR ANY CHANGE IN STOCK OWNERSHIP (MORE THA NATIONAL REVENUE CENTER OR PUERTO RICO FIELD OFFICE WITHOUT DELAY.	-		
THIS IS AN X ORIGINAL PERMIT			
REASON FOR AMENDMENT	DATE OF AMENDMENT		
SIGNATURE AND TITLE OF AUTHORIZED TTB OFFICIAL			

AUTHORIZED TRADE NAMES

*Used for Contract Bottling or Packaging/Branding Purposes

PERMIT NUMBER: AK-S-20023

REGISTRY NUMBER: DSP-AK-20020

TYPE

TRADE NAME

REASON FOR AMENDMENT



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

State of Alaska / Commerce / Corporations, Business, and Professional Licensing / Search & Database Download / Corporations / Entity Details

ENTITY DETAILS

Name(s)

Туре	Name
Legal Name	Sitka Spirits LLC
Entity Type:	Limited Liability Company
Entity #:	10234016
Status:	Good Standing
AK Formed Date:	5/24/2023
Duration/Expiration:	Perpetual
Home State:	ALASKA
Next Biennial Report Due:	1/2/2027
Entity Mailing Address:	328 LINCOLN STR, SITKA, AK 99835-8002
Entity Physical Address:	328 LINCOLN STR, SITKA, AK 99835-8002
Registered Agent	
Agent Name:	Drew Wilson

Registered Mailing Address: 603A O CAIN AVE, SITKA, AK 99835-8005

Registered Physical Address: 603A O CAIN AVE, SITKA, AK 99835-8005

Officials

Show Former

AK Entity #	Name	Titles	Owned
	Drew Wilson	Manager, Member	100.00

Filed Documents

Date Filed	Туре	Filing	Certificate
5/24/2023	Creation Filing	Click to View	Click to View
8/13/2023	Initial Report	Click to View	
4/26/2025	Biennial Report	Click to View	

 $\mathsf{COPYRIGHT} \circledcirc \mathsf{STATE} \ \mathsf{OF} \ \mathsf{ALASKA} \cdot \underline{\mathsf{DEPARTMENT}} \ \mathsf{OF} \ \mathsf{COMMERCE}, \ \mathsf{COMMUNITY}, \ \mathsf{AND} \ \mathsf{ECONOMIC} \ \mathsf{DEVELOPMENT} \cdot \mathsf{OPARTMENT} \ \mathsf{OPARTMEN$

CONTACT US

ARTICLES OF ORGANIZATION

OF

SITKA SPIRITS LLC

A Limited Liability Company

Article I. Name

The name of the limited liability company is Sitka Spirits LLC.

Article II. Registered Office and Agent

The registered office of the limited liability company is to be located at:

603 O Cain Ave

Sitka, Alaska 99835

The name and address of the registered agent of the limited liability company is to be:

Drew Wilson

603 O Cain Ave

Sitka, Alaska 99835

Article III. Purpose

The purpose of Sitka Spirits LLC is to engage in the activities of distilling alcohol, selling alcohol, and operating a tasting room, as well as any other lawful activities related to the craft distillery business for which limited liability companies may be organized under the Alaska Limited Liability Company Act.

Article IV. Management

The management of the limited liability company shall be vested in a manager or managers. The manager or managers shall be appointed by the members of the limited liability company.

Article V. Capital

The initial capital of the limited liability company shall be \$10,000.00.

Article VI. Members

The initial members of the limited liability company are: Drew Wilson 603A O Cain Ave Sitka, Alaska 99835

Article VII. Amendments

These Articles of Organization may be amended by a majority

vote of the members of the limited liability company.

Article VIII. Dissolution

The limited liability company shall dissolve upon the happening of any of the following events:

(a) The unanimous consent of the members of the limited liability company;

(b) The entry of a decree of dissolution by a court of competent jurisdiction; or

(c) The occurrence of any other event specified in the Articles of Organization.

Article XI. Duration

The duration of Sitka Spirits LLC shall be perpetual, unless otherwise dissolved according to law.

Article X. Dissolution

Sitka Spirits LLC may be dissolved in accordance with the provisions of the Alaska Limited Liability Company Act and the Operating Agreement, if any.

Article XII. Limitation of Liability

No member or manager of Sitka Spirits LLC shall be personally liable for any debts, obligations, or liabilities of the Limited Liability Company, except as provided by the Alaska Limited Liability Company Act. Article XIII. Operating Agreement

The member of Sitka Spirits LLC may enter into an Operating Agreement to govern the internal affairs of the Limited Liability Company. The Operating Agreement may be amended or repealed as provided therein or by the Alaska Limited Liability Company Act.

Signed,

Cn Zie

Drew Wilson

May 24, 2023

Alaska Business License # 2217724

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 the owner

Sitka Spirits LLC

is licensed by the department to do business as

Sitka Spirits

603 O Cain Str, Sitka , AK 99835

for the period

June 10, 2025 to December 31, 2026 for the following line(s) of business:

31-33 - Manufacturing



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 Sande Commissioner

Sitka Spirits 603 O Cain Str Sitka , AK 99835

First Amended Lease Agreement

Between: Drew Wilson (Landlord) And: Sitka Spirits LLC (Tenant)

Premises Description:

The premises located at 328 Lincoln Street, which includes the entire property as described and any attachments or appurtenances thereto.

Lease Term:

This lease shall remain in effect in perpetuity, until terminated by either party. Either party may terminate this lease at any time by providing 30 days' written notice to the other party.

Rent:

The monthly rent shall be \$888.00, payable by the Tenant to the Landlord. Rent is due on the first day of each month. Payment methods may include checks, bank transfers, or any other agreed-upon methods.

Permitted Use of Premises:

The Tenant, Sitka Spirits, is hereby granted use of the premises explicitly for the production of distilled spirits and operation of a distilled spirits plant. This includes, but is not limited to, the use for manufacturing, processing, and packaging of spirits, as well as associated retail activities, subject to compliance with all applicable federal, state, and local laws and regulations governing distilled spirits production.

Compliance with Laws:

The Tenant agrees to comply with all federal, state, and local laws applicable to the operation of a distilled spirits plant, including obtaining all necessary licenses and permits. The Tenant is responsible for ensuring that the premises meet all zoning, health, and safety regulations for its intended use.

Alterations and Improvements:

The Tenant may make alterations or improvements to the premises with the prior written consent of the Landlord. All improvements shall become the property of the Landlord upon installation and shall remain with the premises upon termination of the lease unless otherwise agreed in writing.

Insurance:

The Tenant shall obtain and maintain adequate insurance coverage for the premises, including liability insurance and insurance for the distilled spirits and equipment. Proof of insurance must be provided to the Landlord prior to the commencement of the lease

term and upon renewal of policies.

Maintenance and Repairs:

The Tenant is responsible for all routine maintenance and repairs of the premises. Major structural repairs will be the responsibility of the Landlord unless damage is caused by negligence or misuse by the Tenant.

Termination:

This lease may be terminated by either party upon 30 days' written notice to the other party.

Miscellaneous:

- Any other clauses necessary to protect the interests of both parties, such as confidentiality agreements or use of common areas.
- A severability clause to ensure the remainder of the lease remains valid if one part is found to be invalid.
- Governing Law: This agreement shall be governed by and construed in accordance with the laws of the state where the property is located.

Signatures:

Landlord/Lessor - Drew Wilson

Tenant/Lessee - Sitka Spirits LLC

Signed: Con Zhie

Name: Drew Wilson Date: 6/10/2025

Signed: Conzine

Name: Drew Wilson Date: 6/10/2025

Affidavit of Publication

STATE OF ALASKA FIRST JUDICIAL DISTRICT) ss. AT SITKA, ALASKA
SMANMICH, being first swom, says she or he
is the publisher, managing editor or business manager of the DAILY SITKA
SENTINEL, a newspaper printed and published in Sitka, Alaska, and le-
gally qualified as a medium of official and legal publications, and that the
which is hereto annexed, was published in the Daily Sitka Sentinel on:
10/16/24 10/23/24 10/30/24
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Signature SMan Smith
Swom and subscribed to
before me this 30th day of OCTOPEC, 20 24
as the second
Notary Public for Alaska
STATE OF ALASKA NOTARY PUBLIC AMABEL F. POULSON

LEGAL NOTICE - LIQUOR LICENSE

My Commission Expires

1112/26

Sitka Spirits LLC is making application for a new Distillery Retail AS 04.09.340 liquor license doing business as SitkaSpirits located at 328 Lincoln Street, Sitka, AK 99835. Interested persons should submit written comment to their local governing body, the applicant, and to the Alcoholic Beverage Control Board at 550 West 7th Ave. Suite 1600Anchorage AK 99501 or alcohol.licensing@alaska.gov

Published: October 16, 23, and 30, 2024

NOV 1 2024

RECEIVED