

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

MEMORANDUM

TO: Alcoholic Beverage Control Board

FROM: Sonya Irwin, Licensing Supervisor

DATE: September 4, 2025

RE: 16816 Hightide Coffee, Licensee MTM Real Estate LLC, Bona Fide Restaurant, Municipality of Anchorage

protest

Applicable Statute: AS 04.09.210. Restaurant or eating place license.

(a) A restaurant or eating place license authorizes a restaurant or eating place to

(1) sell brewed beverages and wine for consumption only on the licensed premises...

(c) The board may issue or renew a license under this section only if the

(1) board determines that

(A) the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b)...

(2) sale and service of food and alcoholic beverages and any other business conducted on the licensed premises of the restaurant or eating place is under the sole control of the licensee.

(e) The holder of a restaurant or eating place license shall ensure that gross receipts from the sale of food for consumption on the licensed premises are not less than the total of the gross receipts from the sale of alcoholic beverages for consumption on the licensed premises in each calendar year. At the time the holder submits an application for renewal of the license, the holder shall submit a statement to the board certifying that the holder has met the requirement under this subsection for the designated period of the license under AS 04.11.680. The board may renew a restaurant or eating place license only if the licensee's statement provides evidence satisfactory to the board that, during the designated period of the license under AS 04.11.680, the gross receipts from the sale of food for consumption on the licensed premises were not less than the total of the gross receipts from the sale of alcoholic beverages for consumption on the licensed premises.

AS 04.21.080. Definitions. (a) In this title...

- (3) "bona fide restaurant" means an establishment or a portion of an establishment where, during all times alcoholic beverages are served or consumed,
 - (A) the patron's principal activity is consumption of food; and
 - (B) a variety of types of food items appropriate for meals is prepared on site and available for sale as shown on a menu provided to patrons and filed with the board

Applicable Regulation: 3 AAC 305.312. Unlicensed portion of business holding restaurant or eating place or seasonal restaurant or eating place tourism licenses. (a) In considering an application for issuance, transfer, or relocation of a restaurant or eating place license or a seasonal restaurant or eating place tourism license, the board will determine the portion of the premises or proposed premises that constitutes a restaurant or eating place and will license only that portion for the sale and consumption of alcoholic beverages.

3 AAC 305.397. Definitions. For the purposes of AS 04.21.080(b) "a variety of types of food items appropriate for meals is prepared on site" means that the meals are prepared on site in a commercial kitchen and that the majority of meal preparation involves more than warming or rewarming food in movable kitchen appliances, such as slow-cookers and microwave ovens.

3 AAC 305.085(h) The board may uphold a protest of an application or continued operation with an initial abeyance period of not more than 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 will be 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 the local governing body has removed the protest, the application or continued operation is denied.

If the protest is not a conditional protest, then other rules apply and... the board shall deny the application or continued operation unless the board finds that the protest is arbitrary, capricious, or unreasonable – AS 04.11.480

Background: On June 5, 2025, a representative of Hightide Coffee came into the AMCO office to speak to the application for the Restaurant/Eating Place License. In the meeting with the representative, the office communicated that a requirement of the license type that was being applied for, was to qualify as a bona fide restaurant. The representative assured the office that was not a problem and that they would be submitting a menu. On June 6, 2025, the office followed up with an email stating that the premises diagram doesn't include a stove, oven or triple sink. The email went on to explain that the menu didn't indicate that food is being prepared on site either. The office stressed that any application for a Restaurant/Eating Place License needs to qualify as a bona fide restaurant which means that food needs to be prepared and cooked on premises, not just heated up. June 9, 2025, the representative emailed stating that they do not need a stove or an oven and are not technically a restaurant. June 10, 2025, AMCO received an email stating that the applicant will continue to "be recognized as a restaurant/bar."

Background Update: Licensee has been working with the office to complete application.

Staff Recommendation: The office recommends tabling until December 2025 meeting to allow for more time so that the licensee may complete the application.

Attachments: AB-00, AB-02, Security Plan, AB-38, Restaurant Questionnaire, Menu, Municipality of Anchorage Permit, website menu, and protest letter from Municipality of Anchorage.



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https://www.commerce.alaska.gov/web/amco

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Why is this form needed?

This application for a license is required for all individuals or entities seeking to apply for a new alcoholic beverage license. Applicants should review Title 04 of Alaska Statutes and Chapter 305 of the Alaska Administrative Code. All fields of this form must be completed, per AS 04.11.260 and 3 AAC 305.045.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and fees before any license application will be considered complete and placed in the queue for a licensing examiner review.

	ection 1 – Esta		t and	Contact Inf	ormatio	n	
Enter information for the bus Applicant:	TMT REAL ES		C		- S		
License Type:	.			Statutory R	leference:		AS.04.09.210
	-	obtained the training is not to the second of the second o					A3.04.09.210
Doing Business As:	Hightide Coffe	ee					
Premises Address:	826 K St	11					
City:	Anchorage		State:	Alaska		ZiP:	99501
Local Governing Body/Bodies:	Municipal	ity of A	ncho	rage			
Community Council, (If applicable):	Downto	wn Co	omr	nunity	Cour	nci	
Mailing Address:	PO BOX 2010)19					
City:	Anchorage		State:	Alaska		ZIP:	99520
Designated Individual with Binding Authority to apply for this License:	Taylor Hauk Eve	enson					
Contact Phone:	907-602-0520		Busines	ss Phone:	907-72	20-88	351
Contact Email:	taylorevenson	10@gmail	.com				
Yes Seasonal License?	I V I	", write your o	•	g period not exc	eeding		
			JSE ONLY		T.,		
Complete Date:		License Years:			License	e #:	
Board Meeting Date:			7	ransaction #:			
Issue Date:			E	xaminer:	DEG	rin s r	WE'R
		. (77)	

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Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

	Section 2 – Premi	ises (n	formation		
Premises to be licensed					
an existing facility	a new building	a propo	sed building		
The next two questions mupackage store applicant on	st be completed by an applicant for a <u>be</u> lv:	verage dis	pensary or beverage disper	nsary to	urism license and
What is the distance of the	shortest pedestrian route from the publ arest school grounds? Include the unit c	ic entrance of measure	e of the building of your proment in your answer.	oposed	premises to the
What is the distance of the public entrance of the near	shortest pedestrian route from the publest church building? Include the unit of	ic entrance measurem	of the building of your project in your answer.	oposed	premises to the
S	section 3 – Sole Proprieto	r Owne	ership Informatio	n	
	eted by any <u>sole proprietor</u> who is apply		<u>-</u>		on 4.
	ease attach a separate sheet with the re				
	ust be completed for each licensee and e	ach amiliat	e (spouse).		
This individual is an:	applicant affiliate				
Name:					
Address:					
City:	S	itate:		ZIP:	
Email:	F	hone Nur	nber:		
This individual is an:	applicant affiliate				
Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone N	lumber:		
-			RECEIVED		
			JAN 2 3 2025		



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Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 4 - Entity Ownership Information

This section must be completed by any <u>entity</u>, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 5.

- If more space is needed, please attach a separate sheet with the required information.
 If the applicant is a <u>corporation</u>, the application shall be executed by an authorized officer of the Corporation. Information must be
- completed below 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 <u>limited liability organization</u>, whether manager managed or member managed, the following
- information must be completed for each *member with an ownership interest of 10% or more* and for each *manager regardless of ownership share*.
- If the applicant is a <u>partnership</u>, including a <u>limited partnership</u>, the following information must be completed for each *partner* with an interest of 10% or more, and for each *general partner*.
- For any entity, identify all affiliates for your organization as defined at 3 AAC 305.950

Entity Official:	y all allimates for your organization as ut					
Title(s):	Taylor Evenson Affiliate	Phone:	907-602-0520	% Ow	ned:	\mathcal{D}
		- 1101101	907-002-0320	70 011		
Address:	4020 Crosson Dr	r				
City:	Anchorage	State:	Alaska	ZIP:	995	517
Email:	taylorevenson10@gmail	.com				
Entity Official:	Michael Joseph Baccari					
Title(s):	Affiliate	Phone:		% Ow	ned:	\mathcal{D}
Address:	3318 Upland Drive					
City:	Anchorage	State:	Alaska	ZIP:	995	504
Email:	mbaccari20@gmail.com					
Entity Official:	Teague Nelson Russell					
Title(s):	Member	Phone:	339-788-1117	% Ow	ned:	25
Address:	1301 W 78th Avenues U	nite A	76			
City:	Anchorage	State:	Alaska	ZIP:	995	518
Farin Official	T. A					
Entity Official:	MT! LLC					
Title(s):	Member	Phone:	907-602-0520	% Ow	ned:	75%
Address:	P.O. Box 201019 Anchorage					
City:	Anchorage	State:	ANDERVIOL	ZIP:	99	520
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Form AB-00: New License Application

This subsection must be completed by any applicant that is a corporation or LLC or who has registered as a business entity with the Division of Corporations, Business, and Professional Licensing (CBPL). Any entity registered or required to be registered with CBPL must be in good standing and have a registered agent as defined at AS 04.11.430.

	10227043	AK Formed Date:	3/21/23	Home State:	AK
egistered Agent:	Michael	Baccari	Agent's Phone:	907-602-0	520
Agent's Mailing Address:	PO BOX 201				
City:	Anchorage	State:	AK	ZIP:	99520
mail:	+ Mbaccan	ri 20@ gmail	.com		
Ooes your registered agent sa	tisfy the requirement	t of AS 04.11.430?			Yes No
	Sec	tion 5 – Other l	icenses		
wnership and financial intere	st in other alcoholic l	beverage businesses.			Yes No
oes any representative or owr coholic beverage business tha	ner named in this app at does business in o	lication have any direct r is licensed in Alaska?	or indirect financial i	nterest in any othe	er 🔲 🗸
	Sec	ction 6 – Autho	rization		
Communication with AMCO st		ction 6 – Autho	rization		Yes No
Does any person other than a	taff:		, To	cense with AMCO	Yes No
Does any person other than a staff?	taff: licensee named in thi	is application have autho	ority to discuss this li		
Communication with AMCO state and person other than a staff? If "Yes", disclose the name of for this authorization:	taff: licensee named in thi	is application have autho	ority to discuss this li		
Does any person other than a staff?	taff: licensee named in thi	is application have autho	ority to discuss this li		



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Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 7 – Attestations

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 applicate	tion.
I certify that I understand that providing a false statement on this form or any other form provided by AMCO grounds for rejection or denial of this application or revocation of any license issued.	is TE
I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identifica of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, whil selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocop the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.	le TE
I agree to provide all information required by the Alcoholic Beverage Control Board in support of this applicat	ion, TE
I hereby certify that I am the person herein named and subscribing to this application and I know the full cont thereof. I declare that all of the information contained herein, and evidence or other documents submitted at 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 11.56.23 to falsify an application and commit the crime of unsworn falsification.	TE
I certify that all proposed licensees have been listed with Division of Corporation, Business and Professional Licensing.	TE
I certify that I and any individual identified in the business entity ownership section of this application, has or read AS 04 and its implementing regulations.	will TE
Taylor Evenson	
Printed name of licensee	



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Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

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Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. 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.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.

The diagram MUST include:

- You must use a solid, contiguous red line to outline the outer perimeter of your premises with no breaks or separations.
 - o The red outline is required to follow a physical barrier (wall, fence and even across doorways).
 - o There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
 - o Stored
 - o Served/Sold
 - o Manufactured
 - o Consumed
- All diagrams must include:
 - o Dimensions (AMCO does not accept diagrams drawn to scale)
 - o Cross streets
 - o Points of reference, such as a compass rose indicating True North
 - o All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
 - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify
 the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- 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.
- Any license applications that include outdoor space are required to submit a security plan that includes
 information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not
 introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during
 the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.

Section 1 - Establishment Information

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

Licensee:	TMT REAL ESTATE LLC	License	Number:		
License Type:	Restaurant/Eating Place				
Doing Business As:	Hightide Coffee				
Premises Address:	826 K St				
City:	Anchorage	State:	AK	ZIP:	99501



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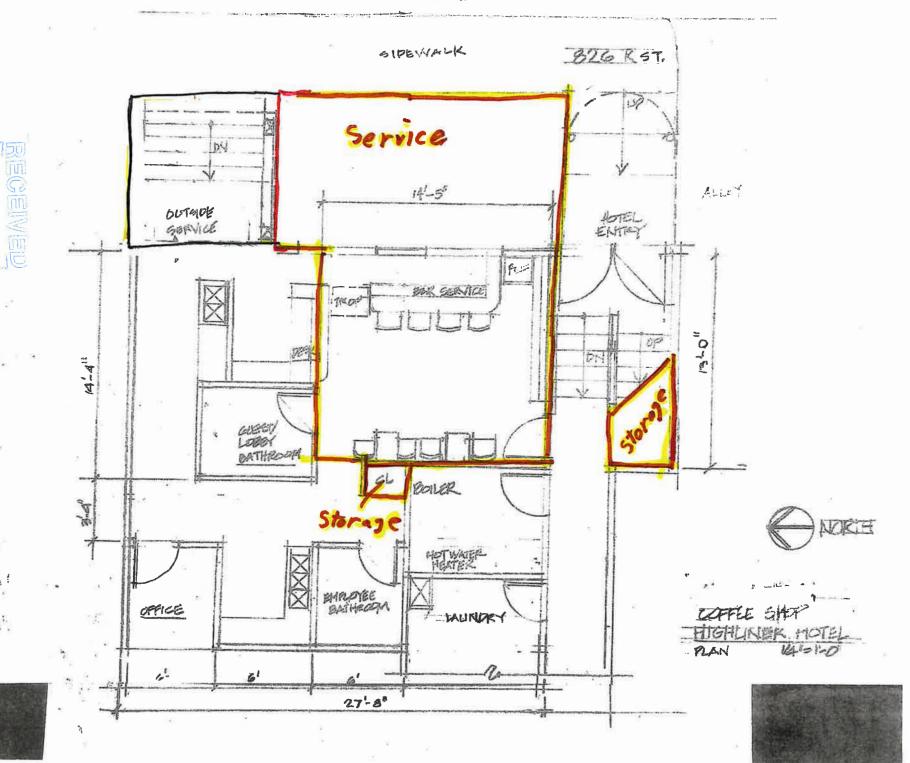
Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

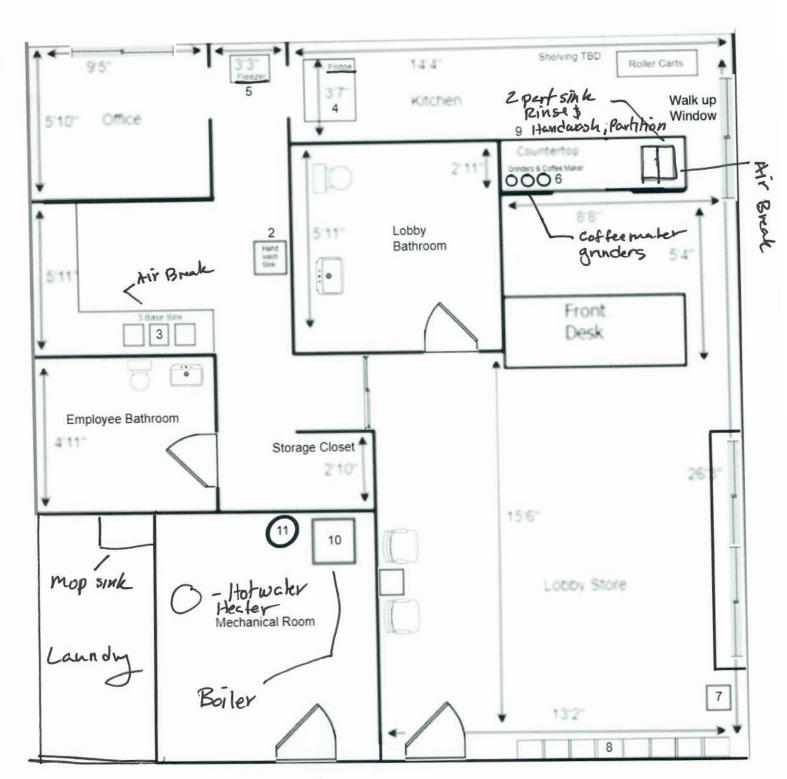
Form AB-02: Premises Diagram

Section 2 - Detailed Premises Diagram

Clearly indicate the boundaries of the premises and the proposed licensed area within that property. See above for detailed instructions.			
	а		
			8



Mpa



Highliner Hotel coffee shop 5/1/24 826 Kst

TMT Real Estate dba Highliner Hotel Outdoor/Indoor Serving Security Plan

- 1. All minors must be accompanied by an adult (age over 21) while in the restricted area when any alcohol is being served/sold/consumed.
- 2. All new patrons are carded upon ordering alcohol.
- 3. All staff is trained in the identification of fake IDs.
- 4. The height of the fence is 4' locking fence enclosing and blocking off the side area of the premises around the corner of the servicing area.
- 5. Underaged persons will be monitored closely by our professionally trained alcohol servers.
- 6. Proper egress from the outdoor service area will always remain unobstructed. 7. ABC mandated posters as required by law are posted inside Highliner Hotel and at the entrances of the outdoor seating area.
- 8. All entrances and exits will provide clear notice that NO ALCOHOL IS ALLOWED BEYOND THE OUTDOOR SEATING AREA.
- 9. Keeping outdoor seating area viable without any increased risk to minors exposed to alcohol WILL continue to be a part of our training for our staff.
- 10. All safety related operations for our current liquor service will additionally be enforced in the new service area.
- 11. Proper signage at points of entry indicating no minors without a parent or legal guardian will be posted.
- 12. All servers will closely monitor that only the guests that have been carded will have alcoholic beverages.
- 13. Our top priority continues in providing safety for all guests regarding the service of alcoholic beverages.
- 14. Servers will be present in the outdoor area to monitor consumption.



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Alcohol and Marijuana Control Office 550 W 7th Avenue, Suite 1600 Anchorage, AK 99501

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-38: Off-Site Warehouse/Storage Application

Why is this form needed?

Per AS 04.21.060, 3 AAC 304.415, AS 04.16.140 and AS 04.16.130, alcoholic beverages cannot be sold or consumed at an approved storage facility. Alcoholic beverages cannot be removed from the approved storage facility except at the direction of the licensee.

A detailed diagram of the proposed Off-Site Warehouse/Storage location is required. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage. 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 may not be required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The remaining pages 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.

his form must be completed and submitted to AMCO's Anchorage office for review and consideration before utilizing the space.					
Yes	No				
V					
	Yes				

Section 1 - Establishment Information

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

Licensee:	TMT Real Estate License Number: 16816				
License Type:	Restauarnt/Eating Place				
Doing Business As:	Hightide Coffee				
Off-Site Address:	826 K Street				
City:	Anchorage	State:	AK	ZIP:	99501
Contact Person:	Scott Onello	Contact Phone: 978-39		95-6950	
Contact Email:	mtillc.realestate@gmail.com				

[Form AB-38] (rev 8/1/2022) Page 1 of 4



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Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board

Form AB-38: Off-Site Warehouse/Storage Application

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.

[Form AB-38] (rev 8/1/2022) Page 2 of 4



Alaska Alcoholic Beverage Control Board

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Form AB-38: Off-Site Warehouse/Storage Application

Section 3 - Off-Site Location Information Yes No Is this location within 200 feet of a school or church grounds? Does this location comply with local zoning limitations? Will this location be available for inspection? Is the location another licensed premises? If yes, provide the license number and DBA: _ Are you anticipating, or in the process of applying for a liquor license for the location listed above? Describe how the location will be secured? The location is secured by a locked door with keyed access only available to the Highliner Hotel staff



Alaska Alcoholic Beverage Control Board

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Form AB-38: Off-Site Warehouse/Storage Application

Section 4 - Certifications and Approvals Initials Read each line below, and then sign your initials in the box to the right of each statement: 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. Teague Russell que Russell (Jun 10, 2025 12:50 AKDT) Signature of licensee Printed name of licensee Denied Approved **AMCO Enforcement Review:** Date Signature of AMCO Enforcement Supervisor Printed name of AMCO Enforcement Supervisor **Enforcement Recommendations:**

[Form AB-38] (rev 8/1/2022)

AB - 38 Highliner Hotel

Final Audit Report 2025-06-10

Created: 2025-06-10

By: Scott Onello (scottonello112@gmail.com)

Status: Signed

Transaction ID: CBJCHBCAABAAPtcqDVllzpzxlhyxQ_NtguX1pZgXUd_n

"AB - 38 Highliner Hotel" History

Document created by Scott Onello (scottonello112@gmail.com) 2025-06-10 - 8:48:47 PM GMT- IP address: 63.140.93.2

Document emailed to teaguerussell@hotmail.com for signature 2025-06-10 - 8:48:54 PM GMT

Email viewed by teaguerussell@hotmail.com 2025-06-10 - 8:49:10 PM GMT- IP address: 172,224.243.16

Signer teaguerussell@hotmail.com entered name at signing as Teague Russell 2025-06-10 - 8:50:03 PM GMT- IP address: 107.122.81.24

Document e-signed by Teague Russell (teaguerussell@hotmail.com)

Signature Date: 2025-06-10 - 8:50:05 PM GMT - Time Source: server- IP address: 107.122.81.24

Agreement completed. 2025-06-10 - 8:50:05 PM GMT



Restaurant Endorsement Application

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

This endorsement application form is required to apply for a restaurant endorsement to support your underlying license or pending license application. Applicants should review and become familiar with AS 04.09.450, **Title 04** of **Alaska Statutes** and **Chapter 305** of the **Alaska Administrative Code**. This form must be completed and submitted along with all other required forms and documents before any endorsement application will be considered complete and placed in the queue for our licensing examiners review.

Section 1 – Establishment and Contact Information

Enterinformation for the *current* licensee and licensed establish.

Licensee:	TMT Real Estate LLC		License #:		16816
Doing Business As:	Hightide Coffee		License Type:		Restaurant/Eating Place
Licensee Mailing Address:	PO Box 201019, Anchorage AK 99520		Phone Number:		907-531-7002
Full Premises Address:	826 K Street				
City:	Anchorage	State:	AK	ZIP:	99501
Local Governing Body:	Municipality of Anchorage	Email:	mtillc.realestate@gmail.com		

Section 2 - Endorsement Requested

Restaurant Endorsement:	AS 04.09.450. A restaurant endorsement authorizes the holder of a beverage dispensary license, fair license, golf course license, sporting activity or event license, club license, outdoor recreation lodge license, destination resort license, or beverage dispensary tourism license. The biennial fee for a
	restaurant endorsement is \$200 with a \$25 application fee.

An application for a restaurant endorsement must specify the establishment or portion of the establishment that constitutes a bona fide restaurant, that there is supervision on the premises adequate to reasonably ensure that a person under 21 years of age will not obtain alcoholic beverages. This **endorsement** application is for the request of a designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

- 1. X Dining after standard closing hours: AS 04.16.010(c)
- **2. X** Dining by persons **16 20** years of age: AS 04.16.049(a)
- 3. X Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a) 4. Employment for any persons under 21 years of age: AS 04.16.049(c)

NOTE: Under AS 04.16.049(d), a Department of Labor and Workforce Development work permit is not required to employ a person 18 - 20 years of age.

Review AS 04.16.049(a); AS 04.16.049(c)

Be specific in your list where within the premises persons under 21 years of age are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Persons under 21 years of age will only be allowed in the dining area OR will only be employed and present in the kitchen).

Persons under the age of 21 must be accompanied by a parent/guardian in order to sit and be served at the bar top or hightop located in the hotel lobby. No drinks will be consumed or taken from the bar top which will be monitored by the beer and wine manager on staff during all business hours at the premises. If guests would like, they can take the beer and wine to the gravel pit which will be fenced, gated, locked and have a 2 foot setback from the sidewalk. observed by an on-staffed and qualified beer and wine manager.

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Alaska Alcoholic Beverage Control Board

Restaurant Endorsement Application

Describe the policies, practices and procedures that will be in place to ensure that persons under 21 years of age do not gain access to alcoholic beverages while dining or employed at your premises. Outline how and where alcoholic beverages are stored on premises. Acknowledge that employees who sell and serve alcoholic beverages must have a current Server Education Card.

The Highliner Hotel is committed to maintaining strict compliance with all state and local laws governing the sale and service of alcoholic beverages. To ensure that persons under 21 years of age do not gain access to alcohol while dining or employed at our premises, we will implement the following policies, practices, and procedures:

Age Verification Procedures:

- All guests will have to be verified by a liscensed beer and wine manager.
- Acceptable forms of ID include a state driver's license, identification card, passport, or military ID. IDs will be physically examined to confirm authenticity and checked for expiration.
- Upon hiring where one is to have the responsibility of serving alcohol, they must have a valid ServeSafe Certification.

Signage:

Prominent signage stating "No Alcohol Service to Persons Under 21" will be posted in accordance with stats and regs.

Employee Training and Accountability:

- All employees who serve or sell alcoholic beverages are required to possess a current Alcohol Server Education Card in accordance with Alaska state regulations.
- Training includes instruction on identifying fake IDs, recognizing signs of intoxication, and understanding legal responsibilities.
- Staff will be regularly updated on any changes in laws or policies regarding alcohol service.

Employee Conduct:

- Employees under the age of 18 are strictly prohibited from serving, pouring, or handling alcoholic beverages.
- Employees will be instructed to immediately report any suspected violations of age requirements to a supervisor or manager.

- Employees will monitor the consumption of individuals as to not overserve them.

Monitoring and Oversight:

- Supervisors and managers will conduct regular spot-checks and monitoring of alcohol service areas to ensure compliance.
- Any violations will result in disciplinary action up to and including termination.

Storage of Alcoholic Beverages

- Alcoholic beverages will be stored in designated, secure areas of the hotel, including:
- Behind the restaurant bar, where only trained, certified employees are permitted access.
- No alcohol will be stored in or accessible from the coffee shop area.
- Inventory will be tracked and reconciled regularly to prevent unauthorized access or misuse.
- Lockjed storage

3. Acknowledgement of State Requirements

- We fully acknowledge and comply with the requirement that all employees who sell or serve alcoholic beverages at the Highliner Hotel must have a current Server Education Card, as mandated by the State of Alaska. Copies of these certifications will be maintained on file and made available upon request to regulatory authorities.

X Yes No

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Section 4 - Food Service Establishment Permit

Per AS 04.21.080(b) for an establishment to qualify as a bona fide restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required. **Link to the Alaska Department of Environmental Conservation (ADEC) Food Safety Website**:

http://dec.alaska.gov/eh/fss/food/

Link to the Municipality of Anchorage Food Safety Website:

http://www.muni.org/Departments/health/Admin/environment/FSS/Pages/fssfood.aspx

IF you are unable to certify the below statement, please discuss the matter with the AMCO office: Initials I have attached a copy of the current food service permit for this premises OR the plan review approval. *Note: If a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.

Section 5 – Hours of Operation

Review AS 04.16.010(c).

Include variances in weekend/weekday hours, and indicate AM/PM:

Days/Hours of Operation

Weekday From Time of Day To Time of Day

Weekday from fille of Bay to fille of Bay		
Sunday	10:00 AM	9:00 PM
Monday	10:00 AM	9:00 PM
Tuesday	10:00 AM	9:00 PM
Wednesday	10:00 AM	9:00 PM

Thursday	10:00 AM	9:00 PM
Friday	10:00 AM	9:00 PM
Saturday	10:00 AM	9:00 PM

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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

Restaurant Endorsement Application

Section 6 - Areas Covered by Endorsement

Section 6 - Areas Govered by Endorsement
Does the endorsement apply to your entire licensed premises as approved by the ABC Board? Yes X No Does the
requested endorsement expand your currently licensed premises? Yes No X
 If no, attach the approved diagram, no largerthan 8 1/2" x 11" ofthe layout, andidentify theportionsofthepremises coveredby various equested endors ements. You must use a solid, contiguous colored line in any color other than red to outline the outerperimeter of the area of the premises covered by the requested endors ement(s).
 If endorsements areoverlapping, provide a conspicuous means to distinguish each endorsement from the other (e.g., keyed map with varying colors for each requested endorsement.
Your drawing MUST include:
 Dimensions in feet not square feet of all exterior walls and major interior walls (we do not accept diagrams drawn to scale)
• Include cross-streets
 A north arrow, and any significant geographical features. Points of reference, such as a compass showing North.
 All entrances, exits, walls, bars, and fixtures
 If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
 Any endorsement application that includes outdoor space are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.
Section 7 – Entertainment & Service
Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises? Yes No
If yes, describe the entertainment offered or available and the hours in which the entertainment may occur. <i>Entertainment</i> as described by AS 04.09.210, includes dancing, karaoke, live performances, or similar activities, but does not include recorded or broadcast performances without live participation.
We will host acoustic performances in a not for profit manner where all proceeds will be used in a charitable manner.

Food and beverage service offered or anticipated is:	
X Table Service Buffet Service X Counter Service Other:	
Page 3 of 4	



Printed name of licensee

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

Date

Phone: 907.269.0350

Alaska Alcoholic Beverage Control Board Restaurant Endorsement Application

Section 8 – Attestations

I certify that I understand that providing for rejection or denial of this application	a false statement on this form or any other form pro or revocation of any license issued.	ovided by AMCO is grounds	Initials MB
patron will complete an approved alcoho serving alcoholic beverages, will carry or	aployees who sell or serve alcoholic beverages or che of server education course, if required by AS 04.21.0 have available to show a current course card or a p of server education course, if required by 3AAC 305.	25, and while selling or hotocopy of the card	МВ
I agree to provide all information require	d by the Alcoholic Beverage Control Board in suppor	t of this application.	MB
application, and I know the full content to other documents submitted are true and response in this application, or any attac	ein named and subscribing to this application and the chereof. I declare that all of the information contained correct. I understand that any falsification or misred chement, or documents to support this application, is dorsement. I further understand that this is a Class Ammit the crime of unsworn falsification.	ed herein, and evidence of epresentation of any item or sufficient grounds for	✓ ME
Michael Baccari	Michael Baccari Michael Baccari (Jun 11, 2025 15:00 AKDT)	06/11/2025	

Signature of licensee

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Food and Snacks Menu

SNACKS		BREAKFAST FOODS	
Variety Nuts	1.50	Quaker Oatmeal Cup	3.00
Biscotti	1.75	Bagel with Cream Cheese	3.75
Chips/Crackers/Popcorn	1.75	Egg Bites - 2 pack	4.00
Candy Bars	2.00	French Toast Sticks	5.00
Fruit Snacks	2.00	Breakfast Sandwich	7.25
Banana Bread	3.25	Breakfast Bagel	7.25
Zucchini Bread	3.25	Breakfast Buritto	12.50
Beef Jerky	3.25		
Korean BBQ Jerky Bites	3.50	LUNCH FOODS	
Jumbo Muffin	3.75	Jumbo Corn Dog	1.75
Jumbo Cookie	3.75	Cup of Noodles	2.00
Brownie	4.75	Hot Pocket	3.00
Cake Square	4.75	Campbell's Soup Cup	
Krispie Square	5.25	-7oz	3.00
Fritter	6.25	-11.1oz	4.00
Cinnamon Roll	6.75	Tamale (Pork)	4.00
		Teriyaki Chicken Bowl	6.00
		Hot Croissant	6.25
		Ramen Bowl with Chicken	7.00

Mon-Fri 07:00 AM - 06:00 PM Sat-Sun 08:00 AM - 06:00 PM

www.hightidecoffeeak.com @hightidecoffeeak 907-720-8851

THIS PERMIT MUST BE CONSPICUOUSLY POSTED IN A PUBLIC PLACE IN THE ESTABLISHMENT

Municipality of Anchorage DEPARTMENT OF HEALTH & HUMAN SERVICES

PERMIT

FACILITY NAME

HIGHTIDE COFFEE

PERMIT NO.

OWNER'S NAME:

LOCATION:

TMT REAL ESTATE LLC 826 K ST FA0019298

ISSUED BY THE DEPARTMENT OF HEALTH & HUMAN SERVICES AND SUBJECT TO THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES TITLES 15 AND 16. UNLESS THE OWNERSHIP CHANGES, THIS PERMIT IS VALID FROM 1/1/2025 TO 12/31/2025

HIGHTIDE COFFEE PO BOX 201019 ANCHORAGE, AK 99520

THIS CERTIFICATE AND PERMIT IS NOT TRANSFERABLE AND IS THE PROPERTY OF THE MUNICIPALITY OF ANCHORAGE

16 products

Hightide Foods

Delicious Breakfast Sandwiches and Snacks made by local companies Illusions Food Co. and Flight Deck Pizzeria.

Filter: Availability ~ Price v



Bagel with Cream Cheese \$3.75 USD



Banana Bread \$3.25 USD



Biscotti \$1.75 USD



Sort by: Alphabetically, A-Z v

Breakfast Bagel \$7.25 USD













Cinnamon Roll \$6.75 USD



Egg Bites - 2 pack \$4.00 USD



Fritter \$6.25 USD



Hot Croissants \$6.25 USD



Jumbo Cookies \$3.75 USD



Jumbo Muffins From \$3.50 USD

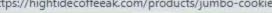


Krispie Square \$5.25 USD



Zucchini Bread \$3.25 USD



























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	TMT Real Estate LLC

Entity Type: Limited Liability Company

Entity #: 10227043

Status: Good Standing

AK Formed Date: 3/21/2023

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2027

Entity Mailing Address: PO BOX 201019, ANCHORAGE, AK 99520

Entity Physical Address: 4020 CROSSON DRIVE, ANCHORAGE, AK 99517

Registered Agent

Agent Name: Michael Baccari

Registered Mailing Address: PO BOX 201019, ANCHORAGE, AK 99520

Registered Physical Address: 425 E HARVARD AVENUE, ANCHORAGE, AK 99501

Officials

☐Show Former

AK Entity #	Name	Titles	Owned
	MTI LLC	Member	75.00
	Teague Russell	Member	25.00

Filed Documents

Date Filed	Туре	Filing Certificate
3/21/2023	Creation Filing	Click to View Click to View
9/19/2023	Initial Report	Click to View
12/11/2024	Biennial Report	Click to View

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P.O. Box 196650 Anchorage, Alaska 99519-6650 Telephone: (907) 343-4316 Fax: (907) 249-7533 www.muni.org/clerklicensing

Office of the Municipal Clerk Licensing

July 30, 2025

Alcohol Control Board c/o Mr. Kevin Richard, Director Alcohol & Marijuana Control Office 550 West 7th Avenue, Suite 1600 Anchorage, AK 99501

RE: Anchorage Assembly Action on Alcohol Licenses

Dear Mr. Richard:

The Anchorage Municipal Assembly at its regular meeting on **July 29**, **2025** took the following actions:

WAIVE OF PROTEST/ NO OBJECTION

Renewal License - AM 557-2025

Beverage Dispensary

Van's Dive Bar, #615
Fiori D' Italia, #434
Pancho's Villa Restaurant, #74
K-Pub Korean BBQ, #1090
Whale's Tail, #1224

• Restaurant/Eating Place

Hightower Pub, #3558 Samurai Sushi, #4529 Revolving Sushi Bar OEC, #5089 Bella Vista Pizzeria & Restaurant, #107 Ding How Mongolian BBQ, #4123 Bombay Deluxe Restaurant, #4158 Birch & Alder, #6096

Package Store

Vitus Energy, #5946 Aurora Nights Liquor, #5942

Club

American Legion Post #28, #59 AMVETS POST #2, #2943 • Wholesale-General

Avalanche Spirits, #5041

Newl Multiple Fixed Counter Endorsement

• Beverage Dispensary Tourism

aBar, within Hotel Alyeska, #3445- *AM 558-2025* Greatland Lounge, within Hotel Alyeska, #3445- *AM 559-2025*

CONDITIONAL PROTEST

New License

• Restaurant/Eating Place

Hightide Coffee, #16816 - AR 2025-215

Protested until a Special Land Use Permit has been approved by the assembly and certifications from the Anchorage Health Department, the Anchorage Police Department, the Anchorage Fire Department, Land Use Enforcement and the Building Safety Official have been received.

-Per 3 AAC 305.085(d) the applicant was given the opportunity to defend their application by public hearing at the July 29, 2025 Assembly Meeting.

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

Thank you,

Liza Spano Business License Assistant



CC: Francis McLaughlin, Current Planning Above listed licensees.