



MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: December 07, 2021

FROM: Kristina Serezhenkov, OLE

RE: #5983 Gateway Hotel

Requested Action: New license application

Statutory and Regulatory Authority: AS 04.06.090(b): “The board shall review all applications for licenses made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses and permits authorized under this title.”

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

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

Staff Rec.: Approve the new license application with delegation.

Background: This is an application to issue a Beverage Dispensary – Tourism license to Gateway 82, LLC in the City of Seward.

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

The applicant offers 75 rental rooms without kitchen facilities. This establishment offers a dining facility on site in their conference room.

Attachment: Tourism Statement
AB-00
AB-02
AB-03

GATEWAY HOTEL

SEWARD, ALASKA



Alcohol & Marijuana Control Office
550 West 7th Ave. Suite 1600
Anchorage, AK 99501

Gateway Hotel
1115 4th Ave.
Seward, AK 99664

RE: Tourism Statement (Updated 928.21)

AMCO

OCT 27 2021

To whom it may concern,

Please find the following answers responding to the 6 questions listed on the tourism statement document.

1. The Gateway Hotel is a 75-room establishment with attached conference center. The purpose of our application for liquor license is allow us to cater events for our tourism/shore excursion groups staying with us. This will allow us to be able to serve the needs of more groups at one time. The conference center will also allow for shoulder season conferences in the Seward area.
2. The Gateway Hotel property is already constructed and will begin operation in May of 2021. Alcohol will only be served in the conference center area which is separate from the lodging side of the hotel. Many groups that stay with us like to have a catered meal on the last evening of their stay. As of now there are not a lot of options for these large of groups. Our seating area will handle up to 100 persons which will allow the groups to stay in Seward longer and enjoy more of our community.
3. The Gateway Hotel is owned and operated by Gateway 82, LLC.
4. The Gateway Hotel has 75 rooms available for nightly rental. All rooms include a dorm style refrigerator but do not have kitchenette accommodations (microwave, stove/range, etc.) and do not stock alcohol.

GATEWAY HOTEL

SEWARD, ALASKA



5. The conference center at the Gateway Hotel doubles as the breakfast area for guests. Alcohol will only be available during special catered events and will not be available during the hours of 6-10AM daily.
6. The Gateway Hotel is operated in conjunction with Seward Wildlife Cruises, DBA Major Marine Tours. These tours will be available for booking within the hotel area. Gateway Hotel also offers shuttle service for guests and partners with many local guiding companies within the Seward area.

M. Hillard

AMCO

OCT 27 2021



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-00: New License Application

What is this form?

This new license application form is required for all individuals or entities seeking to apply for a new 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 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 - Establishment and Contact Information

Enter information for the business seeking to be licensed.

| | | | |
|-----------------------|---|----------------------|-----------------|
| Licensee: | Gateway 82, LLC | | |
| License Type: | Beverage Dispensary-Tourism | Statutory Reference: | AS 04.11.400(d) |
| Doing Business As: | Gateway Hotel | | |
| Premises Address: | 1115 4th Ave. | | |
| City: | Seward | State: | AK ZIP: 99664 |
| Local Governing Body: | City of Seward, Kenai Peninsula Borough | | |
| Community Council: | N/A | | |

| | | | |
|------------------|-------------|--------|---------------|
| Mailing Address: | PO Box 5839 | | |
| City: | Bremerton | State: | WA ZIP: 98312 |

| | | | |
|----------------------|-------------------|-----------------|------|
| Designated Licensee: | Thomas C. Tougas | | |
| Contact Phone: | 907-224-4378 | Business Phone: | Same |
| Contact Email: | Tom@TMTalaska.com | | |

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

| OFFICE USE ONLY | | | |
|---------------------|-----------|----------------|-----------------|
| Complete Date: | 12/7/2021 | License Years: | License #: 5983 |
| Board Meeting Date: | 1-18-2022 | Transaction #: | 100072935 |
| Issue Date: | | BRE: | KRS |

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 OCT 27 2021



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Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 2 – 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.

1.58 Miles (Seward Elementary)

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.

.2 miles (Seward Nazarene Church)

Section 3 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 4. 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: | |

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OCT 27 2021



Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

Section 4 – 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 5.

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: | Thomas C Tougas | | | | |
| Title(s): | Manager | Phone: | 907-224-4378 | % Owned: | |
| Address: | PO Box 2127 | | | | |
| City: | Seward | State: | AK | ZIP: | 99664 |

| | | | | | |
|------------------|----------------|--------|--------------|----------|-------|
| Entity Official: | Colby Lawrence | | | | |
| Title(s): | Manager | Phone: | 907-224-8020 | % Owned: | |
| Address: | PO Box 1571 | | | | |
| City: | Seward | State: | AK | ZIP: | 99664 |

| | | | | | |
|------------------|--------------|--------|--------------|----------|-------|
| Entity Official: | David Tougas | | | | |
| Title(s): | Manager | Phone: | 360-698-8687 | % Owned: | |
| Address: | PO Box 5839 | | | | |
| City: | Bremerton | State: | WA | ZIP: | 98312 |

| | | | | | |
|------------------|------------------------------|--------|--------------|----------|-------|
| Entity Official: | Seward Wildlife Cruises, LLC | | | | |
| Title(s): | Member | Phone: | 907-224-8030 | % Owned: | 100 |
| Address: | PO Box 1571 | | | | |
| City: | Seward | State: | AK | ZIP: | 99664 |



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Alaska Alcoholic Beverage Control Board

Form AB-00: New License Application

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 #: | 10108492 | AK Formed Date: | 6/24/2019 | Home State: | AK |
| Registered Agent: | Thomas C Tougas | | Agent's Phone: | 907-224-4378 | |
| Agent's Mailing Address: | PO Box 2127 | | | | |
| City: | Seward | State: | AK | ZIP: | 99664 |

Residency of Agent: Yes No

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

Section 5 - Other Licenses

Ownership and financial interest in other alcoholic beverage businesses: Yes No

Does any representative or owner named 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):

Thomas C. Tougas, Colby Lawrence: Star of the Northwest: Common Carrier Seasonal 3440, Kenai Star: Common Carrier Seasonal 3627, Kenai Fields 360, Common Carrier Year Round 5667, Viewfinder: Common Carrier Year Round 5215, Orca Song: Common Carrier Year Round 5300, Fairweather Express 2: Common Carrier Seasonal 5112, Spirit of Adventure: Common Carrier Seasonal 5077, Glacier Express: Common Carrier Seasonal 4962, Yukon Queen: Common Carrier Seasonal 5214, Spirit of Matishka: Common Carrier 5960

Section 6 - 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:

Josh Hillestad, Purchasing Manager
 josh@sewardgatewayhotel.com



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 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
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Alaska Alcoholic Beverage Control Board
Form AB-00: New License Application

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

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

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

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

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

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

As an applicant for a liquor license, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete.

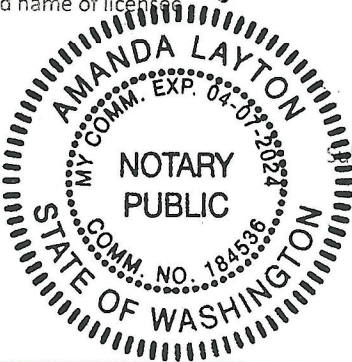
Signature of licensee

Signature of Notary Public

Thomas Tougas
 Printed name of licensee

Notary Public in and for the State of Washington.

My commission expires: 04/07/2024



Subscribed and sworn to before me this 21 day of October, 2021.



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: | Gateway 82, LLC | License Number: | |
| License Type: | Beverage Dispensary-Tourism | | |
| Doing Business As: | Gateway Hotel | | |
| Premises Address: | 1115 4th Ave. | | |
| City: | Seward | State: | AK |
| | | ZIP: | 99664 |

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RE: Security Plan

To whom it may concern,

In order to allow minors to gain access through employment or dining to the breakfast serving area/ conference area the following security plan has been adopted. Pictures have been attached.

- **Alcohol Storage/access:** As the serving is only for special catered events all alcohol will be stored an approved off-site facility within our main warehouse. Access to the locked room & locked walk-in cooler will only be given to approved personnel as needed.
- **Alcohol Dispensing:** Alcohol will only be permitted inside the conference area, which is separated from the main hotel complex by a series of double doors and the outside deck directly connected to the conference center building. The outside seating area is bordered on one side by the building itself and on the other side by a sidewalk railing 48" high and a creek. The only access to this outdoor area is through the door from the conference center, from the sidewalk at the parking lot, and the sidewalk from a rear stairway entrance at the hotel main building. During events chains will be placed across the 2 sidewalk openings and signs posted warning about no alcohol beyond this point. (See pictures) Only TAPS certified employees will be used in the dispensing/ serving at all catered events.
- **Enforcement:** Onsite management will be assigned to enforcement duties during functions in which alcohol is being served. This includes making sure minors do

AMCO Received 11/30/2021

GATEWAY HOTEL

SEWARD, ALASKA



not have access to the alcohol and that all alcohol stays within the designated boundaries.

Sincerely,
J.P. Hillestad

Parking Lot (East Side) Sidewalk View



GATEWAY HOTEL

SEWARD, ALASKA



West Side Sidewalk View



GATEWAY HOTEL

SEWARD, ALASKA



West Side Deck View



**GATEWAY
HOTEL**

SEWARD, ALASKA



Building Access Deck View



GATEWAY HOTEL

SEWARD, ALASKA



Conference Area/ Hotel Access Doors



AMCO Received 11/30/2021