



MEMORANDUM

TO: Alcoholic Beverage Control Board

DATE: June 16, 2022

FROM: Kristina Serezhenkov, OLE

RE: #5412 Heirloom Wines

Requested Action: Transfer Application

Statutory 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 04.11.470: “A person may object to an application for issuance, renewal, transfer of location, or transfer to another person of a license, or for issuance of a permit, by serving upon the applicant and the board the reasons for the objection. The board shall consider the objections and testimony received at a hearing conducted under AS 04.11.510(b)(2) when it considers the application...”

AS 04.11.510(b)(2): “The board may review an application for the issuance, renewal, transfer of location, or transfer to another person of a license without affording the applicant notice or hearing, except...(2) the board may, on its own initiative or in response to an objection or protest, hold a hearing to ascertain the reaction of the public or a local governing body to an application if a hearing is not required under this subsection;”

Staff Rec.: Hold a public hearing; consider the objection by the Department of Labor Workers Compensation

Background: This is a transfer of controlling interest. The Matanuska-Susitna Borough has waived protest.

Attachment: Department of Labor Workers Compensation notice of non-compliance.
AB-01
AB-02

From: [Thomas, Velma L \(DOL\)](#)
To: [Alcohol Licensing, CED ABC \(CED sponsored\)](#)
Subject: FW: #5412 dba Heirloom Wines DOL & DOR Notice
Date: Thursday, May 26, 2022 9:59:36 AM
Attachments: [#5412 DOL & DOR Notice.pdf](#)
[#5412 AB-01.pdf](#)
[#5412 AB-02.pdf](#)

Hi Kristina,

This employer is not compliant for workers' compensation insurance coverage at this time. The Special Investigative Unit is trying to contact the employer to confirm and get the employer into compliance. Please place an administrative hold on this request.

Thanks,

Velma Thomas
State of Alaska
Department of Labor and Workforce Development
Workers' Compensation Division
Phone: (907) 465-6045

NOTICE :

This e-mail, including attachments, contains information that may be confidential, protected by the attorney/client or other privileges, or exempt from disclosure under applicable law. Further, this e-mail may contain information that is proprietary. This e-mail, including attachments, constitutes non-public information intended to be conveyed only to the designated recipient of this communication, please be advised that any disclosure, dissemination, distribution, copying, or other use of this communication or any attached document is strictly prohibited. If you have received this communication in error, please notify the sender immediately by reply e-mail and promptly destroy all electronic and printed copies of this communication and attached documents.

From: Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>
Sent: Friday, May 20, 2022 2:25 PM
To: Mitchell, Theresa S (DOL) <theresa.mitchell@alaska.gov>; Thomas, Velma L (DOL) <velma.thomas@alaska.gov>; dor-tax-collections (DOR sponsored) <dor.tax.collections@alaska.gov>
Cc: Alcohol Licensing, CED ABC (CED sponsored) <alcohol.licensing@alaska.gov>
Subject: #5412 dba Heirloom Wines DOL & DOR Notice

Good afternoon,

I have attached the DOL & DOR Notice for the above referenced license and the complete AB-01 and AB-02 forms for your consideration.

Thank you,

Kristina Serezhenkov
Licensing Examiner
Alcohol and Marijuana Control Office
550 West 7th Avenue, Suite 1600
Anchorage, Alaska 99501



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

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:	HEIRLOOM WINES LLC		License #:	5412	
License Type:	Wholesale MALT BEVERAGE & WINES		Statutory Reference:	AS 04.11.160	
Doing Business As:	Heirloom Wines				
Premises Address:	14493 W. Kiowa St.				
City:	Big Lake	State:	AK	ZIP:	99652
Local Governing Body:	Matanuska-Susitna Borough				

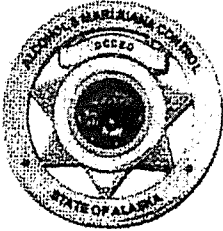
Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

AMCO

MAR - 9 2022

OFFICE USE ONLY			
Complete Date:	5-20-2022	Transaction #:	100353873
Board Meeting Date:	6-28-2022	License Years:	
Issue Date:		BRE:	KRS



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:	HEIRLOOM WINES LLC			
Doing Business As:	Heirloom Wines.			
Premises Address:	14493 W. Kiowa St.			
City:	Big Lake	State:	AK	ZIP: 99652
Community Council:				
Mailing Address:	PO Box 521795			
City:	Big Lake	State:	AK	ZIP: 99652-1795
Designated Licensee:	Lee Budde			
Contact Phone:	(907) 232-4879	Business Phone:	(907) 232-4879	
Contact Email:	leeofthenorth@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

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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.

Distance to nearest school grounds, Houston Middle School at 12801 Hawk Ln, Big Lake is 1.8 miles

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.

Distance to nearest church, Mid-Valley Independent Baptist at 11901 W. Midvalley Way, Houston is 2.2 miles



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

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

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:	Lee Budde				
Title(s):	Member	Phone:	(907) 232-4879	% Owned:	100%
Address:	PO Box 521795				
City:	Big Lake	State:	AK	ZIP:	99652-1795



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 #:	10025000	AK Formed Date:	11/20/2014	Home State:	Alaska
Registered Agent:	Lee Budde	Agent's Phone:	(907) 232-4879		
Agent's Mailing Address:	PO Box 521795				
City:	Big Lake	State:	AK	ZIP:	99652-1795

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:

Catherine 'Katie' Fosselman of Fosselman & Associates CPAs. Katie is my accountant and assists me in filing reports and taxes.



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.

Jennifer Parker
Signature of transferor

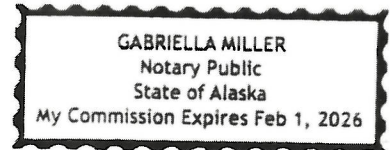
Jennifer (formerly: Budde) Parker
Printed name of transferor

Subscribed and sworn to before me this 25 day of February, 2022.

Gabriella Miller
Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: Feb 1, 2026



Signature of transferor

Printed name of transferor

Subscribed and sworn to before me this _____ day of _____, 20_____.

Signature of Notary Public

Notary Public in and for the State of _____.

My commission expires: _____



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.

JB

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

JB

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.

JB

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.

JB

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

JB

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 transferee

Lee Budde

Printed name

Subscribed and sworn to before me this 28th day of February, 2022.



Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 7/24/25



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:	HEIRLOOM WINES LLC	License Number:	5412
License Type:	Wholesale MALT BEVERAGE AND WINE		
Doing Business As:	Wines, LLC Heirloom Wines		
Premises Address:	14493 W. Kiowa St.		
City:	Big Lake	State:	AK ZIP: 99652

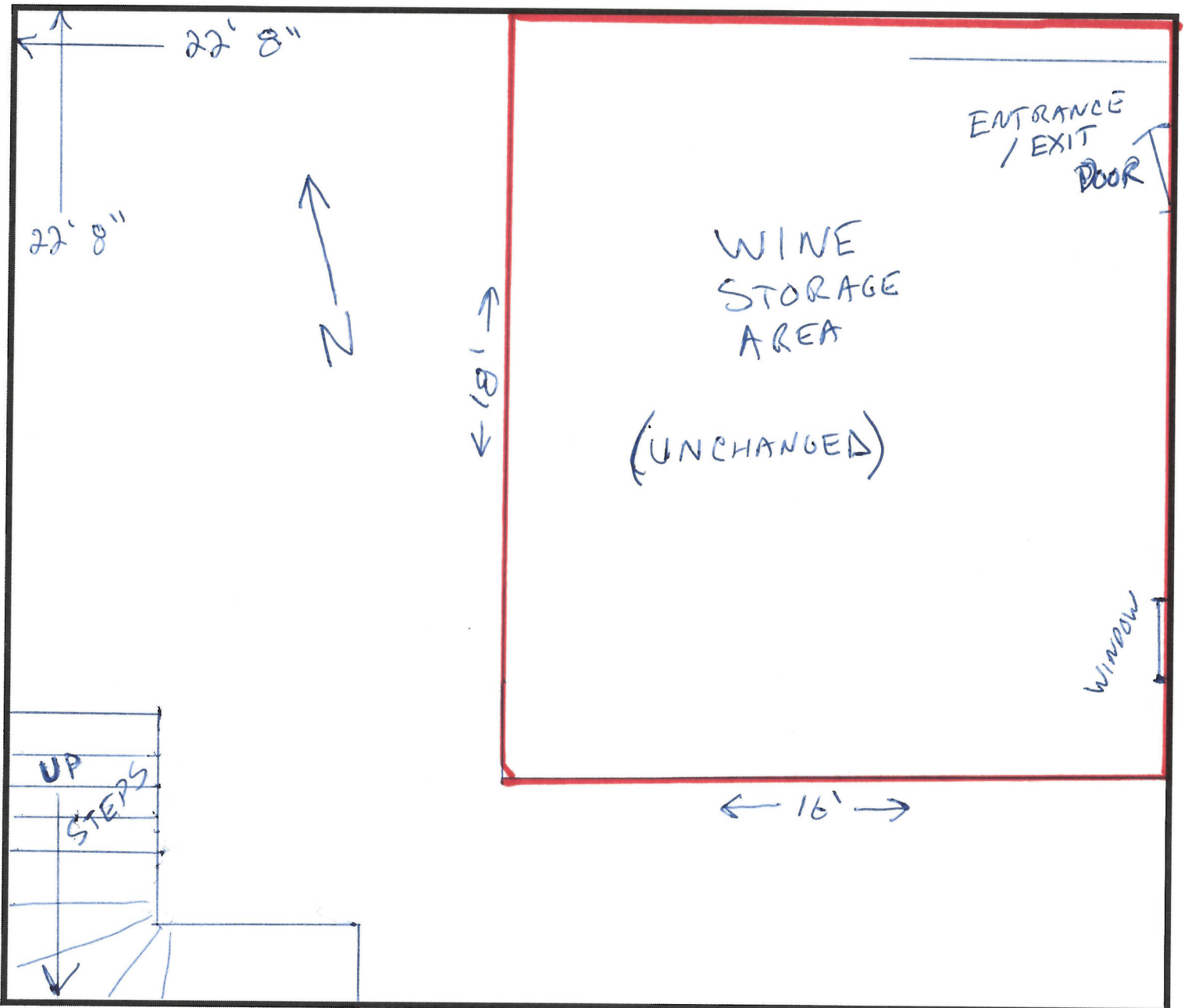


Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Section 2 - Detailed Premises Diagram

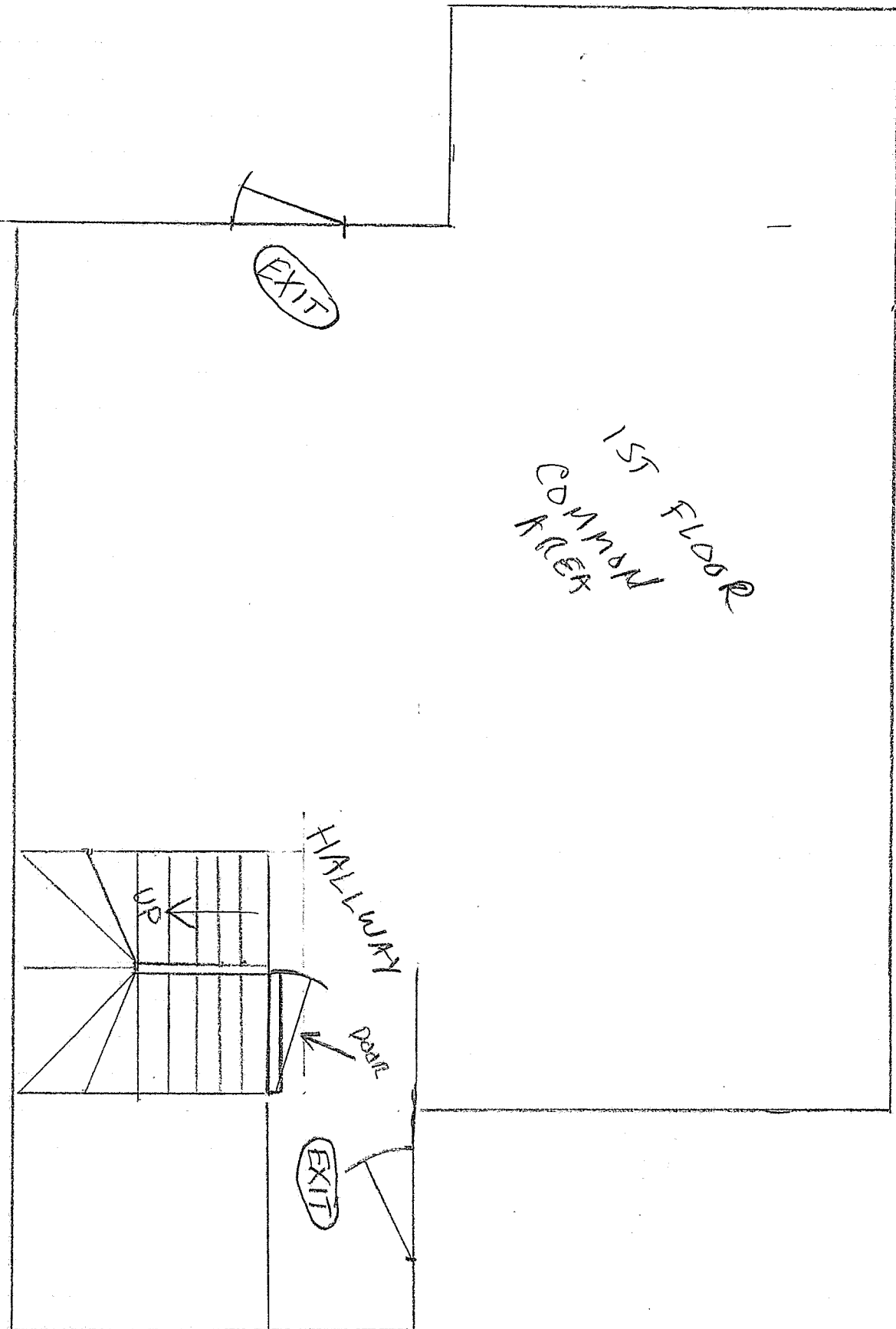
Clearly indicate the boundaries of the premises and the proposed licensed area within that property. Clearly indicate the interior layout of any enclosed areas on the proposed premises. Clearly identify all entrances and exits, walls, bars, and fixtures, and outline in red the perimeter of the areas 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.



(UNDERGROUND FLOOR)

AMCO

MAR - 9 2022



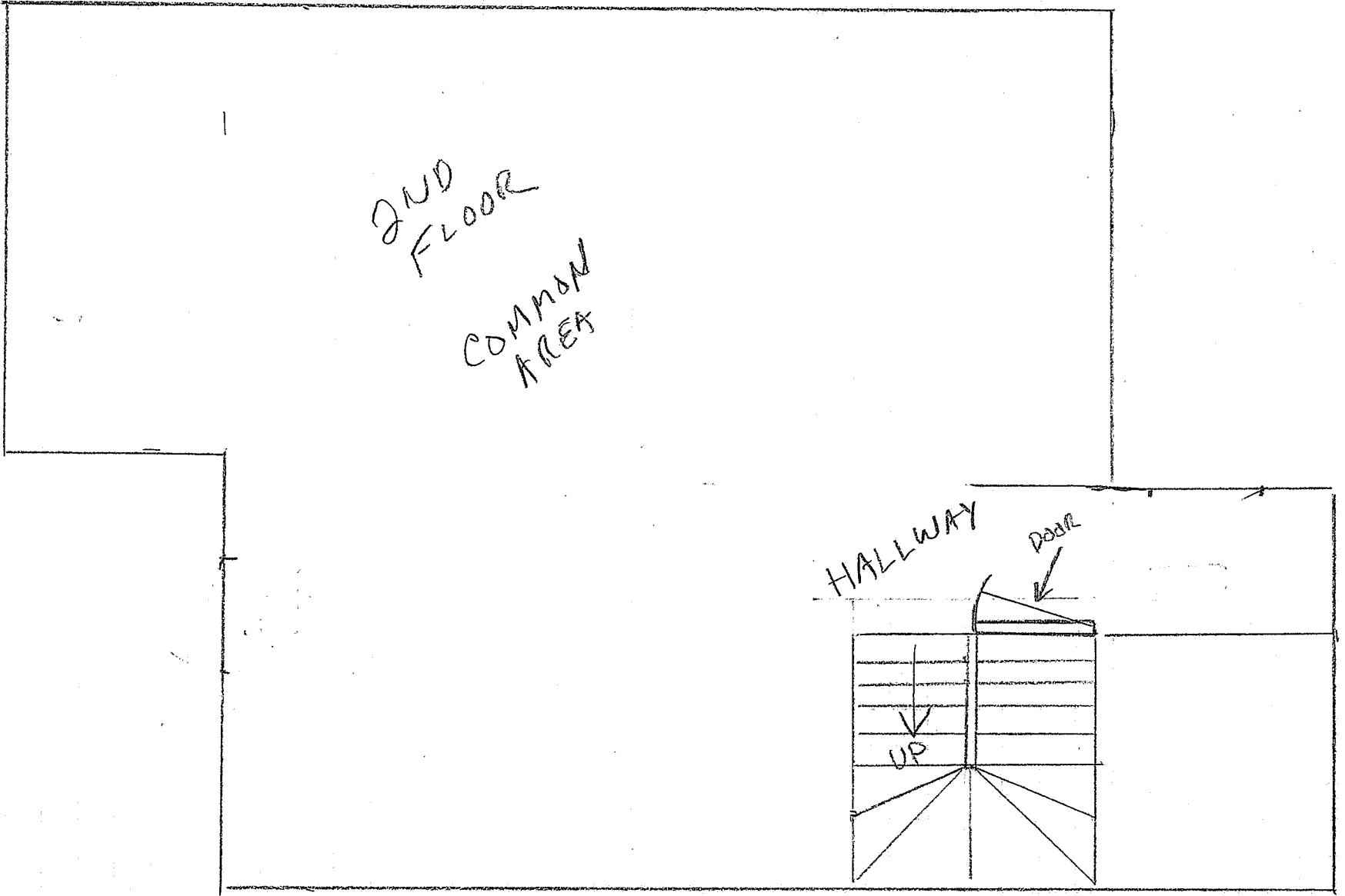
2ND
FLOOR

COMMON
AREA

HALLWAY

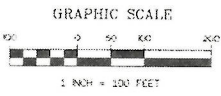
DOOR

UP



LEGEND

- (N 90°00'00" E) RECORD DATA PER PLAT #2013-75
- (N 90°00'00" E) RECORD DATA PER PLAT #98-172
- SURVEY LINES OF RECORD
- - - - - EASEMENT LINES
- - - - - ADJACENT PROPERTY LINES
- - - - - CENTER LINE
- C CALCULATED FROM RECORD DATA



OWNERSHIP CERTIFICATE

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION BY OUR FREE CONSENT.

Lee W. Hudde Date **5-28-20**
 LEE WILLIAM HUDDÉ AKA LEE HUDDÉ
 PO BOX 207260
 1800 LAKE ALASKA DRIVE

Jennifer Hudde Date **5/28/20**
 JENNIFER HUDDÉ
 170 BOX 25795
 1800 LAKE ALASKA DRIVE

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO ME THIS **28th** DAY OF **May** 20**20**
 FOR **Lee William Hudde, AKA Lee Hudde, Jennifer Hudde**
 MY COMMISSION EXPIRES: **10/15/2025**
Terry L. McQueen
 NOTARY PUBLIC FOR ALASKA



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAN HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSTINA BOROUGH AND THAT THE PLAN HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY THE PLAT RESOLUTION NO. **2020-98**, DATED **11-08-2018**, AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RECORDER IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

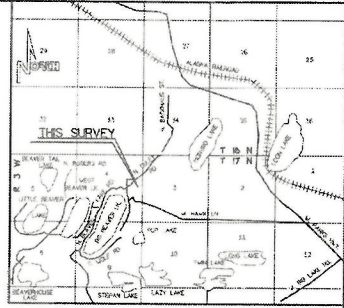
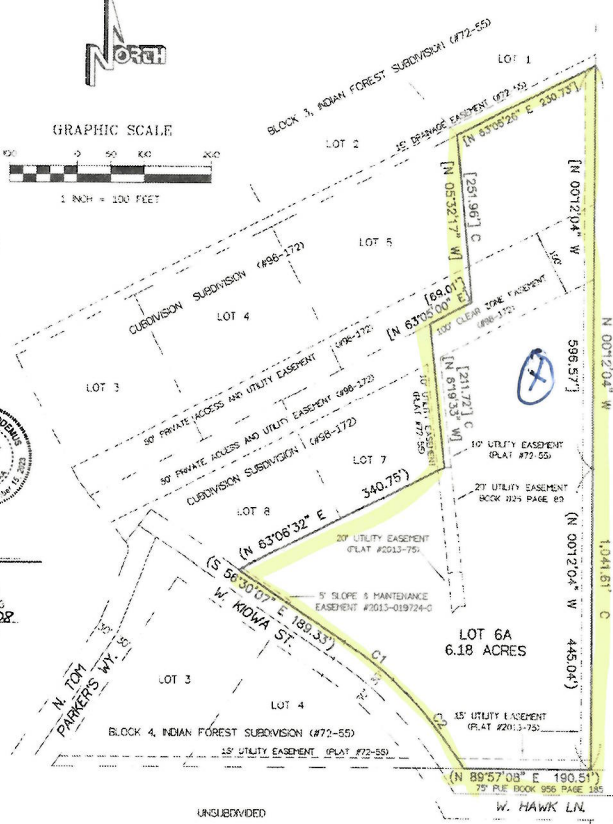
Date **October 5, 2020**
Ann Simon
 Planning and Land Use Director



ATTEST: *Quinn O. McQueen*
 Platting Clerk

GENERAL NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF THE PARCELS SHOWN ON THE PLAN TO BE RECORDED.
2. ALL RECORD INFORMATION TAKEN FROM THE RECORD PLATS OF CUBDIVISION SUBDIVISION, PLAT #98-172 AND NOKVA FOREST SUBDIVISION, PLAT #2013-75, PALMER RECORDING DISTRICT.
3. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS RECORDED ON AUGUST 2, 1996 IN BOOK 814 AT PAGE 226 AND RECORDED ON JUNE 19, 2017 AS RECEIPT NO. 2017-05286-0.
5. EASEMENT/ACCESS EASEMENTS RECORDED JUNE 16, 2017 AS #2017-011935-0, JUNE 3, 2019 AS #2019-011005-0 AND JUNE 16, 2019 AS #2019-011516-0.



NUM	DELTA	ARC LENGTH	RADIUS	CH BEARING	CH DISTANCE	TANGENT
C1	(08°53'10"	90.65'	584.48'	N 92°12'59" W	90.56'	45.42'
C2	(16°37'39"	169.62'	584.48'	N 39°27'34" W	169.03'	85.41'

2020-90
 Plat #
 Palmer
 Rec Dat
 10/9/20
 Date
 9:19 A.M.
 Time



SURVEYOR'S CERTIFICATE

I, TERRY L. MCQUEEN, U.S. 9108, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, USING RECORD DIMENSIONS FROM PLATS #2013-75 AND #98-172.

PLAT OF
CUBDIVISION SUBDIVISION, ADDITON 1 LOT 6A

A REPLAT OF LOT 6, CUBDIVISION SUBDIVISION, PLAT #98-172 AND LOTS 14A, 16A, BLOCK 3, NOKVA FOREST SUBDIVISION, PLAT #2013-75, CONTAINING 269.218 SQUARE FEET, MORE OR LESS 16.16 ACRES, LOCATED WITHIN SECTION 4, T 17 N, R. 3 W, 5th 49' PALMER RECORDING DISTRICT.

PREPARED BY: **ACULEX GEOMATICS LLC**
 3000 E. BLUE LANE DR #104, WASILLA, ALASKA 99654
 907.378.8800 FAX 907.378.8829 E-MAIL: info@aculex.com

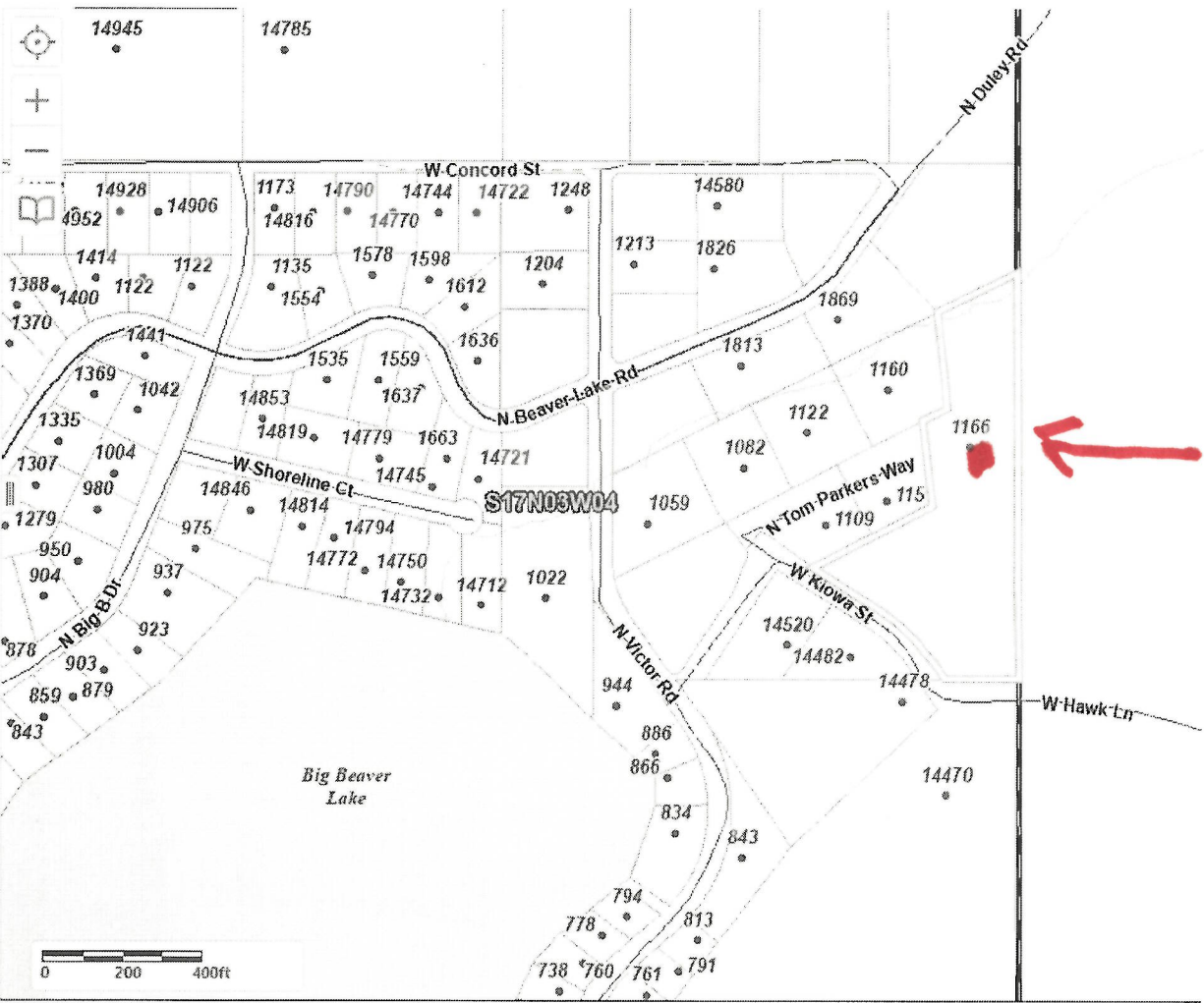
DESIGNED BY: TENCKA DATE: 11/11/18 FIELD BOOK: N/A
 DRAWN BY: TENCKA DATE: 11/11/18 MAP NO: HD 10
 CHECKED: TLY FILE NO: 17-0506 SHEET: 1 OF 1

CERTIFICATION OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS, THROUGH **December 31, 2020**, AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION, HEREON, HAVE BEEN PAID.
 10/01/2020 Date *20 W. Conner*
 Tax Collection Official (MAT-SU BOROUG)

(X) = LOCATION OF WAREHOUSE (UNDERGROUND FLOOR)

AMCO
 MAR - 9 2022



← LOCATION