



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

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

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

**MEMORANDUM**

TO: Alcoholic Beverage Control Board

DATE: January 18, 2024

FROM: Audrey Saylor OLE

RE: #216 Reilly's

**Requested Action:** Board reconsideration of a Transfer

**Statutory Authority:** Sec. 04.06.090. (a) The board shall control the manufacture, barter, possession, and sale of alcoholic beverages in the state. The board is vested with the powers, duties, and responsibilities necessary for the control of alcoholic beverages, including the power to propose and adopt regulations and to hear appeals from actions of the director, and from actions of officers and employees charged with enforcing the alcoholic beverage control laws and the regulations of the board.

(b) Only the board may issue, renew, transfer, relocate, suspend, or revoke a license or endorsement under this title. The board shall review all applications for licenses and endorsements made under this title and may order the director to issue, renew, revoke, transfer, or suspend licenses, endorsements, and permits authorized under this title.

**Staff Rec.:** Reconsider a transfer

**Background: Excerpt from:** July 6, 2023 Alcohol Special Board Meeting  
*Dave K. motions to approve all applications in Tab 3 with delegation. Doug M. seconds. None opposed, motion carries.*

**A. 216 Reilly's: Neighborhood Bar, Inc.**  
317 West Fireweed Lane, Anchorage  
**Beverage Dispensary**

From: Reilly's Alaska, Inc.

**Transfer of ownership**

Local governing body action: pending Municipality of Anchorage

Pending: Department of Labor, Department of Revenue

Background investigations: complete

This was a transfer of ownership between Reilly's Alaska Inc. and Neighborhood Bar Inc. The board considered this transfer at the July 6, 2023 Special Board meeting and it was approved with delegation. All delegation was completed. On December 5, 2023 AMCO was notified that the sale had fallen through and to rescind the transfer by the transferor. On December 6, 2023, AMCO was notified by the transferee that he does not consent to cancel the transfer.

Attachment: Memo

Emails from transferee and transferor

Transfer application

**From:** [Wilson, Joan M. \(CED\)](#)  
**To:** [Sarah Oates](#)  
**Cc:** [Craig, Carrie D. \(CED\)](#); [Jeanne Reilly](#); [CED ABC Alcohol Licensing \(CED sponsored\)](#)  
**Subject:** Re: Rescinded Transfer of License #216  
**Date:** Tuesday, December 5, 2023 8:51:57 PM

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Sarah,

We are proceeding by advice of counsel. I will talk to Kevin about the alleged extortion when I return to the office on Friday. Prior to that, and if it can be a factor, we had no reason for delaying the transfer as we do not interfere in civil disputes.

Respectfully,

Joan Wilson

On Dec 5, 2023, at 5:27 PM, Sarah Oates <[soates@alaskacharr.com](mailto:soates@alaskacharr.com)> wrote:

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Joan and Carrie,

I just got off the phone with Jeanne who was distraught and told me that she was instructed by AMCO to have the buyer submit a letter requesting the transfer be rescinded. When she spoke with the buyer about this, he responded by trying to extort nearly \$40K from her to submit said letter. Moreover, Jeanne was told by licensing that the buyer could call and have the license put in his name at any time.

The buyer does not have right title or interest to the property, so how can he transfer the license? He has failed to transfer funds for the sale of the license, business, or property, so the transfer of the deed for the property never took place, making his transfer application incomplete.

A letter from the buyer should not be necessary in this case.

Jeanne and I are hopeful that this can be resolved quickly and smoothly.

We look forward to hearing your thoughts.

Sarah

Sarah Daulton Oates  
President & CEO

Alaska CHARR

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**From:** Sarah Oates

**Sent:** Tuesday, December 5, 2023 9:35:34 AM

**To:** Craig, Carrie D (CED) <carrie.craig@alaska.gov>

**Cc:** Jeanne Reilly <jeanneereilly@gmail.com>; alcohol.licensing@alaska.gov  
<alcohol.licensing@alaska.gov>

**Subject:** Rescinded Transfer of License #216

Good morning, Carrie:

I am contacting you for Jeanne Reilly regarding the ownership transfer of license #216 because procedures at AMCO for similar scenarios have varied drastically over the years.

The sale to the prospective buyer fell through. No funds were transferred to Ms. Reilly for the license after many months of delays. The sale and accompanying ownership transfer of the license are now considered void, and she needs to know what to do to ensure the ownership of the license stays with her until she finds a new buyer who is actually ready to purchase the business.

Your guidance is greatly appreciated!

Happy holidays to you and the team,

Sarah

Sarah Daulton Oates  
President & CEO  
Alaska CHARR

**From:** [Randy Kaer](#)  
**To:** [Saylor, Audrey \(CED\)](#)  
**Subject:** 216  
**Date:** Wednesday, December 6, 2023 5:35:35 AM

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You don't often get email from randykaer@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Audrey

I do not give content to cancel the transfer of license 216

We have been informed by you that Jeanne sent you an email to cancel.

I have reached out to her with the terms for cancellation of the sale of the business and the transfer,

Will keep you informed when that is done.

Randy Kaer



AMCO  
MAY 10 2023

Alcohol and Marijuana Control Office  
550 W 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto: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**

**Why is this form needed?**

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 Anchorage 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:	Reilly's Alaska Inc.	License #:	216
License Type:	Full Beverage Dispensary	Statutory Reference:	0067
Doing Business As:	Reilly's'		
Premises Address:	317 West Fireweed lane		
City:	Anchorage	State:	Ak
		ZIP:	99503
Local Governing Body:	Municipality of Anchorage		

**Transfer Type:**

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY			
Complete Date:		Transaction #:	100572783
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



**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.

<b>Licensee:</b>	Neighborhood Bar Inc				
<b>Doing Business As:</b>	Reilly's				
<b>Premises Address:</b>	317 West Fireweed Lane				
<b>City:</b>	Anchorage	<b>State:</b>	Alaska	<b>ZIP:</b>	99503
<b>Community Council:</b>	North Star				

<b>Mailing Address:</b>	PO Box 201271				
<b>City:</b>	Anchorage	<b>State:</b>	Alaska	<b>ZIP:</b>	99503

<b>Designated Licensee:</b>	Randy Kaer				
<b>Contact Phone:</b>	907-240-8963	<b>Business Phone:</b>	907-240-8963		
<b>Contact Email:</b>	randykaer@gmail.com				

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

**Section 3 – Premises Information**

Premises to be licensed is:

- an existing facility       a new building       a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

0.3 MILES PHONE MAP TO NORTH STAR ELEMENTARY  
 605 W. FIREWEED LAKE 99503

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.

0.5 MILE TO GOOD NEWS ARCH. CHURCH 1020 W FIREWEED LAKE



Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 4 – Sole Proprietor Ownership Information**

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.  
 If more space is needed, please attach a separate sheet with the required information.  
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an:  applicant  affiliate

<b>Name:</b>					
<b>Address:</b>					
<b>City:</b>		<b>State:</b>		<b>ZIP:</b>	

This individual is an:  applicant  affiliate

<b>Name:</b>					
<b>Address:</b>					
<b>City:</b>		<b>State:</b>		<b>ZIP:</b>	

**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*.

<b>Entity Official:</b>	Randy Kaer				
<b>Title(s):</b>	President	<b>Phone:</b>	907-240-8963	<b>% Owned:</b>	100
<b>Address:</b>	11151 Mountain Lake Drive				
<b>City:</b>	Anchorage	<b>State:</b>	AK	<b>ZIP:</b>	99516





Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

<b>Entity Official:</b>					
<b>Title(s):</b>		<b>Phone:</b>		<b>% Owned:</b>	
<b>Address:</b>					
<b>City:</b>		<b>State:</b>		<b>ZIP:</b>	

<b>Entity Official:</b>					
<b>Title(s):</b>		<b>Phone:</b>		<b>% Owned:</b>	
<b>Address:</b>					
<b>City:</b>		<b>State:</b>		<b>ZIP:</b>	

<b>Entity Official:</b>					
<b>Title(s):</b>		<b>Phone:</b>		<b>% Owned:</b>	
<b>Address:</b>					
<b>City:</b>		<b>State:</b>		<b>ZIP:</b>	

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.

<b>DOC Entity #:</b>	10212568	<b>AK Formed Date:</b>	11-3-2022	<b>Home State:</b>	AK
<b>Registered Agent:</b>	Robert Reiman		<b>Agent's Phone:</b>	907-748-1132	
<b>Agent's Mailing Address:</b>	Po Box 201271				
<b>City:</b>	Anchorage	<b>State:</b>	AK	<b>ZIP:</b>	99520

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**

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**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:

the existing owner of the License has authorization.



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

Alaska Alcoholic Beverage Control Board

**Form AB-01: Transfer License Application**

**Section 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.

Jeanne Reilly  
Signature of transferor

Jeanne Reilly  
Printed name of transferor

Subscribed and sworn to before me this 13 day of APRIL, 2023.



Elsie Cassidy  
Signature of Notary Public

Notary Public in and for the State of Alaska.

My commission expires: 9-26-2026

\_\_\_\_\_  
Signature of transferor

Jeanne Reilly  
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: \_\_\_\_\_



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 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

**Alaska Alcoholic Beverage Control Board**  
**Form AB-01: Transfer License Application**

**Section 9 – Transferee Certifications**

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

Initials

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

*[Handwritten initials]*

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

*[Handwritten initials]*

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.

*[Handwritten initials]*

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.

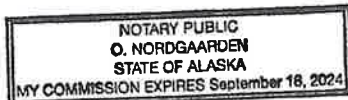
*[Handwritten initials]*

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

*[Handwritten initials]*

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.

*[Handwritten initials]*



*[Handwritten signature: Randy T. Kaer]*  
 \_\_\_\_\_  
 Signature of transferee

**Randy T Kaer**  
 \_\_\_\_\_  
 Printed name

*[Handwritten signature]*  
 \_\_\_\_\_  
 Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 09-16-2024

Subscribed and sworn to before me this 10th day of April, 2023



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 550 W 7<sup>th</sup> Avenue, Suite 1600  
 Anchorage, AK 99501  
[alcohol.licensing@alaska.gov](mailto:alcohol.licensing@alaska.gov)  
<https://www.commerce.alaska.gov/web/amco>  
 Phone: 907.269.0350

## Alaska Alcoholic Beverage Control Board Form AB-02: Premises Diagram

### Why is this form needed?

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 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 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 Anchorage 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:	Neighborhood Bar Inc	License Number:	216		
License Type:	Full Beverage Dispensary				
Doing Business As:	Reilly's				
Premises Address:	317 West Fireweed Lane				
City:	Anchorage	State:	AK	ZIP:	99503





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

**Alaska Alcoholic Beverage Control Board**  
**Form AB-07: Public Notice Posting Affidavit**

**Why is this form needed?**

A public notice posting affidavit is required for all liquor license applications. An applicant must give notice of a liquor license application to the public by posting a true copy of the **Form AB-00** (new licenses) or **Form AB-01** (license transfers) for ten (10) days at the location of the proposed licensed premises and one other conspicuous location in the area of the proposed premises, per AS 04.11.310 and 3 AAC 304.125. The public notice must be given within the 60 days immediately preceding filing of the application.

**This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered**

**Section 1 – Establishment Information**

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

Licensee:	Neighborhood Bar Inc				
License Type:	Full Beverage Dispensary				
Doing Business As:	Reilly's				
Premises Address:	317 West Fireweed Lane				
City:	Anchorage	State:	AK	ZIP:	99503

**Section 2 – Certification**

I certify that I have met the public notice requirement set forth under AS 04.11.310 by posting a copy of my application for the following 10-day period at the location of the proposed licensed premises and at the following conspicuous location in the area of the proposed premises:

Start Date: April 13th 2023 End Date: April 25th

Other conspicuous location: 3721 B St, Anchorage, AK 99503 US Postal Service

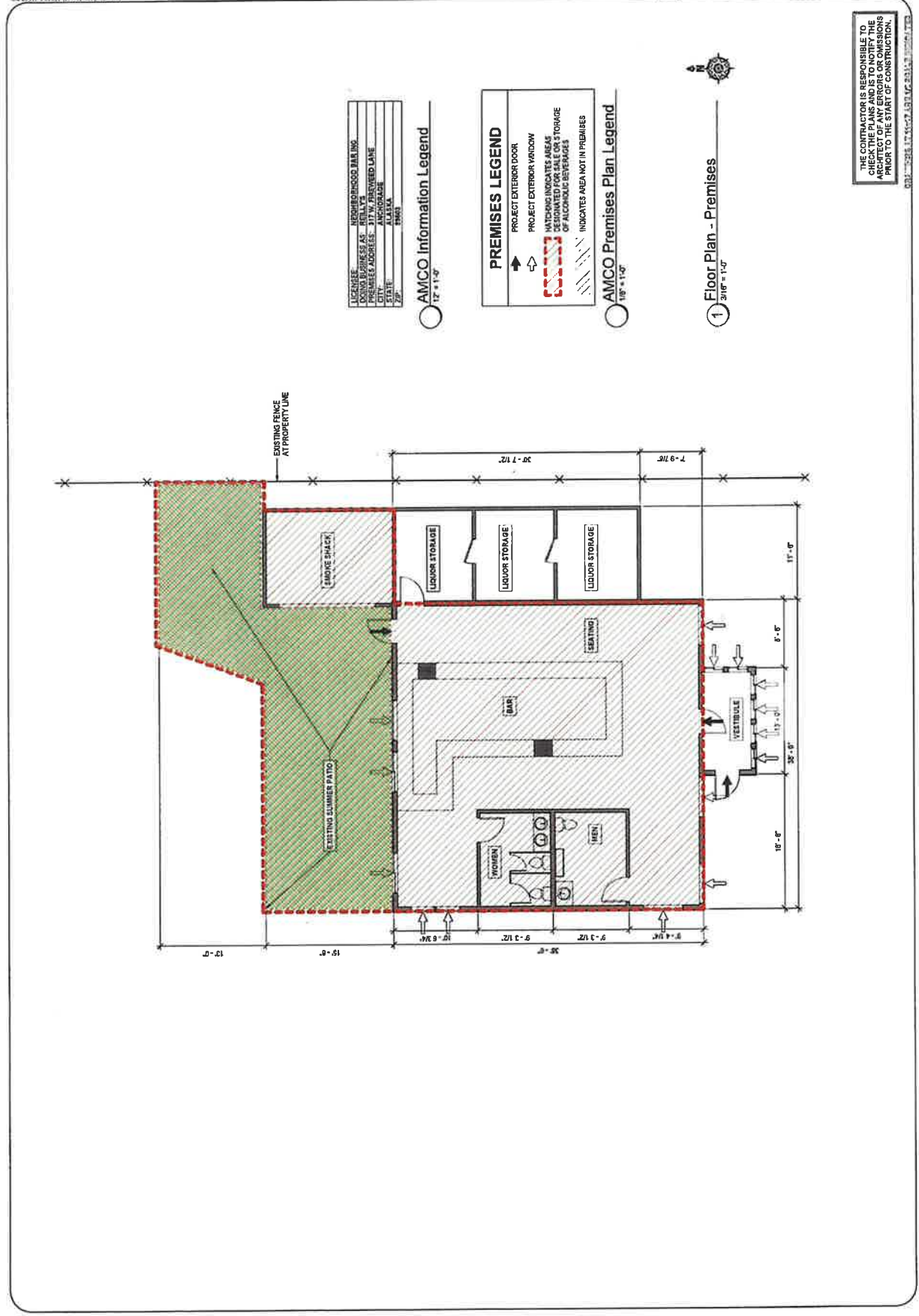
Read the statement below, and then sign your initials in the box to the right of the statement:

Initials

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.

Randy T Kaer  
 Printed name of licensee

Signature of licensee



THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND TO NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION.