



AMCO
 NOV 6 2023

Alaska Alcoholic Beverage Control Board Form AB-00: New License Application

Why is this form needed?

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 Anchorage 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:	Manley Homestead, LLC		
License Type:	Beverage Dispensary	Statutory Reference:	04.11.090
Doing Business As:	Manley Hot Springs Resort		
Premises Address:	At the corner of Thermal Way and Elliot Hwy		
City:	Manley Hot Springs	State:	AK
		ZIP:	99756
Local Governing Body:	located outside organized Borough		
Community Council:	None		

Mailing Address:	1235 Lakloey Dr.		
City:	North Pole	State:	AK
		ZIP:	99705

Designated Licensee:	Jesse Born		
Contact Phone:	907-385-8660	Business Phone:	907-385-8660
Contact Email:	jesse@manleyhotspringsresort.com		

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

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

100740176, 100740182, 100740183,
 100740184, 100740186



Alaska Alcoholic Beverage Control Board

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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.

There are no schools in Manley

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.

Non-affiliated church, location: Manley Park Association building; distance: approximately 1.5 miles from resort

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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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:	Kenneth Born				
Title(s):	Member/Manager	Phone:	907-378-4670	% Owned:	33.33
Address:	1235 Lakloey Dr.				
City:	North Pole	State:	AK	ZIP:	99705

Entity Official:	Delyse Born				
Title(s):	Member	Phone:	907-378-4675	% Owned:	33.33
Address:	1235 Lakloey Dr.				
City:	North Pole	State:	AK	ZIP:	99705

Entity Official:	Jesse Born				
Title(s):	Member	Phone:	907-978-8530	% Owned:	33.33
Address:	305 Dunbar Ave.				
City:	Fairbanks	State:	AK	ZIP:	99701

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	



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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 #:	10110970	AK Formed Date:	8/5/2019	Home State:	AK
Registered Agent:	Kenneth Born		Agent's Phone:	907-378-4670	
Agent's Mailing Address:	1235 Lakloey Dr.				
City:	North Pole	State:	AK	ZIP:	99705

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):

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:

Danielle M. Gardner/CSG, Inc.
 714 Fourth Ave., Suite 200, Fairbanks, AK 99701
 (907) 452-1855



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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.

[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]
Signature of licensee

Kenneth Born/Manager

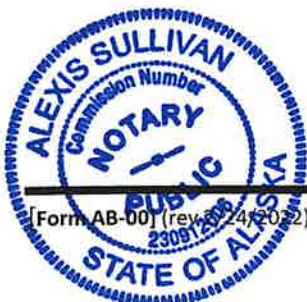
Printed name of licensee Manley Homestead, LLC

Alexis Sullivan
Signature of Notary Public

Notary Public in and for the State of Alaska

My commission expires: 9/12/27

Subscribed and sworn to before me this 12 day of October, 2023





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:	Manley Homestead, LLC	License Number:	
License Type:	Beverage Dispensary		
Doing Business As:	Manley Hot Springs Resort		
Premises Address:	The corner of Thermal Way and Elliot Hwy.		
City:	Manley Hot Springs	State:	AK ZIP: 99756



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-02: Premises Diagram

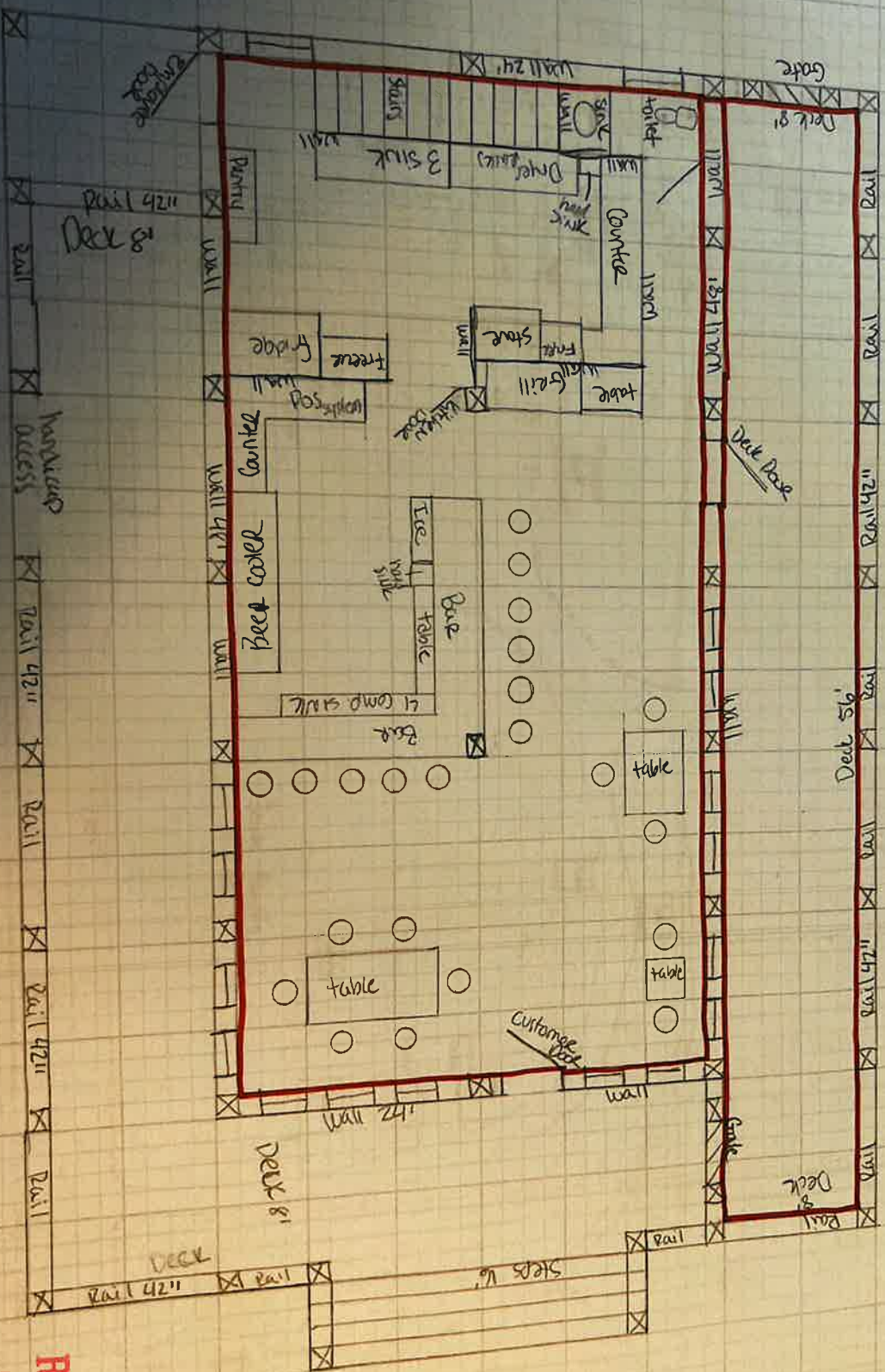
Section 2 – Detailed Premises Diagram

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.

MAIN FLOOR

- ▭ = window
- = chair / stool
- ⊠ = Post Beam

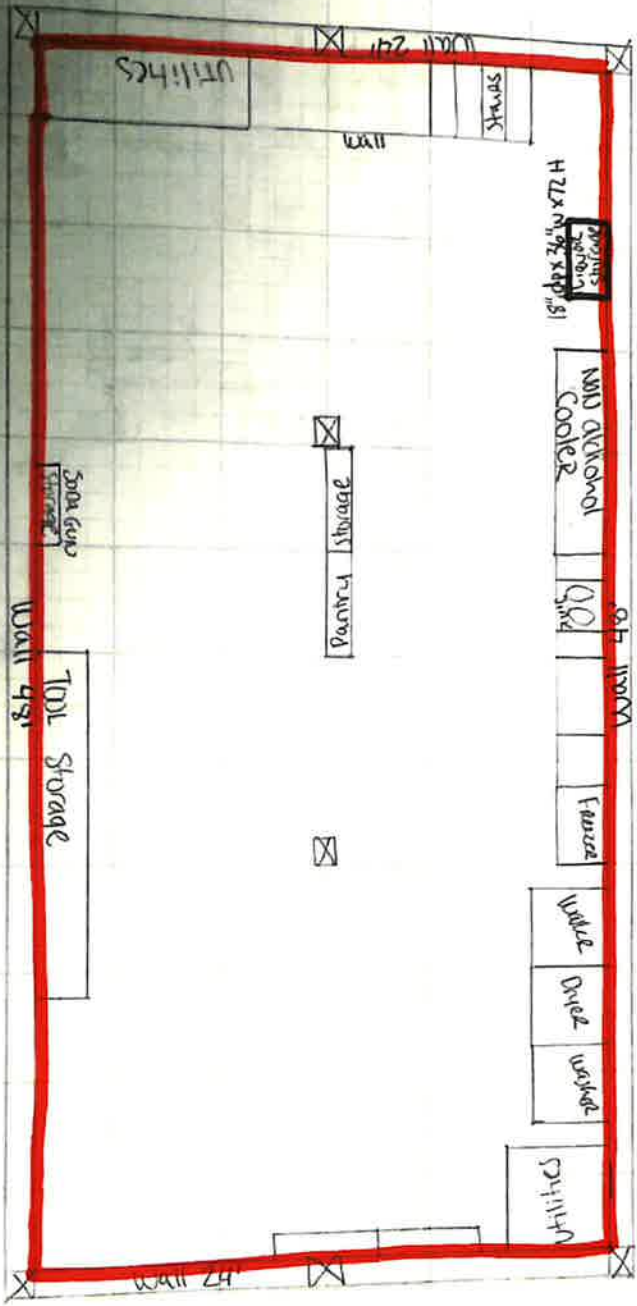
Bldg = 24' x 48'
 Deck = 8' on three sides
 Rail around deck = 42" high
 Gate = 42" high



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Basement



RECEIVED

MAY 1 2024



Old Hwy

Old Hwy

Thermal Way

Old Hwy

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MAY 1 2006

Manley Hot Springs Resort

Spring St

Spring St

Old Hwy

Old Hwy

2

Top

Google Maps Manley Hot Springs Resort



Manley Hot Springs Resort

3.8 ★★★★★ (4)

Overview

Prices

Reviews



Directions



Save



Nearby



Share

CHECK AVAILABILITY

Manley Hot Springs Resort
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. Deck railing at a height of 42" is around the outdoor 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 Manley Hot Springs Resort 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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Alaska Alcoholic Beverage Control Board

Restaurant Endorsement Application

The new 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

Enter information for the **current** licensee and licensed establish.

Licensee:	Manley Homestead, LLC	License #:	6186	
License Type:	Beverage Dispensary	Doing Business As:	Manley Hot Springs Resort	
Licensee Mailing Address:	1235 Lakloey Dr., North Pole, AK 99705			
Full Premises Address:	At the corner of Thermal Way and Elliot Hwy			
City:	Manley Hot Springs	State:	AK	ZIP: 99756
Local Governing Body:		Email:	jesse@manleyhotspringsresort.com	

Section 2 – Endorsement Requested

Restaurant Endorsement:	<p>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.</p> <p>The biennial fee for a restaurant endorsement is \$200 with a \$25 application fee.</p>
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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. Dining after standard closing hours: AS 04.16.010(c)
2. Dining by persons 16 – 20 years of age: AS 04.16.049(a)
3. 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.

Section 3 – Minor Access

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

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

Minors not employed by Manley Hot Springs Resort will only be allowed to sit at dining tables in the dining room or outside on the deck, never at the bar. Any minors employed by Manley Resort will only be allowed in the dining area, kitchen or outside on the deck, never behind the bar.



Alaska Alcoholic Beverage Control Board Restaurant Endorsement Application

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises. Outline how and where alcohol is stored on premises. Acknowledge that employees who sell and serve alcohol must have a current Server Education Card.

Minors will be under the direct supervision at all times and have restricted access to the areas where alcohol is located. Employed minors will not be allowed to work unless an employee over the age of 21 with a TAPS card is also working. The bar will be attended at all times by an employee with a valid TAPS card and all alcohol storage not behind the bar will be in locked storage within the building. Minors will not have access to the liquor storage. Access to all alcohol is restricted to TAPS personal only. A minor will request the assistance of an employee with a TAPS card to take any alcohol orders. Minors will not clear any tables for guests that leave unconsumed alcoholic beverages on the tables.

Underage employees will be instructed not to discuss alcohol sales with any customer and are to get a waitress/employee who has a TAPS card to address customer inquiries regarding the same.

100% ID check will be in force to ensure no minors are served.

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

Yes No

Section 4 – ADEC Food Service 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:

I have attached a copy of the current food service permit for this premises OR the plan review approval.

Initials
Lb

**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	Hours	Hours
Sunday	12:00 p.m.	8:00 p.m.
Monday	4:00 p.m.	10:00 p.m.
Tuesday	4:00 p.m.	10:00 p.m.
Wednesday	4:00 p.m.	10:00 p.m.
Thursday	4:00 p.m.	10:00 p.m.
Friday	4:00 p.m.	12:00 a.m.
Saturday	12:00 p.m.	12:00 a.m.




Alaska Alcoholic Beverage Control Board Restaurant Endorsement Application


Section 6 – Areas Covered by Endorsement

Does the endorsement apply to your entire licensed premises as approved by the ABC Board? Yes No
 Does the requested endorsement expand your currently licensed premises? Yes No


- If No, attach the approved diagram, no larger than 8 1/2" x 11" of the layout, and identify the portions of the premises covered by various requested endorsements. You must use a solid, contiguous colored line in any color other than red to outline the outer perimeter of the area of the premises covered by the requested endorsement(s).
- If endorsements are overlapping, 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 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 7 – Attestations

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. 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 3AAC 305.340. 

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

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence of 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, and or endorsement. I further understand that this is a Class A misdemeanor under AS 11.56.210 to falsify an application and commit the crime of unsworn falsification. 

Kenneth Born
 Printed name of licensee


 Signature of licensee

4/26/24
 Date



Appetizers

Hand cut French Fries

Choice of sauce: Ketchup, Ranch, Honey Mustard, Spicy Ketchup

Loaded Tater Tots

Tots with bacon melted cheese topped with sour cream and green onions

Spicy Mozzarella Sticks

Breaded Pepper Jack Cheese with signature spicy jam

Chicken Wings

Deep fried wings tossed in choice of sauce with Ranch or Blue Cheese Dipping Sauce

Sauces: BBQ, Buffalo, Asian, Garlic Parm, Hot Honey

Salmon Dip

House made smoked salmon dip with veggies and crackers

Salsa & Chips

House made Pico de Gallo

Pork Belly

Crispy slow roasted pork belly pieces with house made dipping sauce

*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions

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The Basic Burger

4 oz. house made beef patty with shredded lettuce tomato onion and choice of sweet or dill pickle chips

The Loaded Burger

4 oz. house made beef patty with cheddar cheese and bacon shredded lettuce tomato onion and choice of sweet or dill pickle chips

The SMASH Burger

2 3 oz. house made beef patties smashed with melty cheddar cheese shredded lettuce tomato onion and dill pickle chips

The Smothered BBQ Burger

4 oz. house made beef patty smothered in a sweet and spicy BBQ with caramelized onions shredded lettuce tomato* onion and sweet pickle chips

The Turkey Melt

In house sliced turkey grilled with cheddar cheese and bacon shredded lettuce tomato onion

The Classic BLT

Thick sliced bacon with lettuce and tomato on toasted slices of white bread

The Nashville Hot Chicken Sandwich

Deep fried breaded chicken thigh smothered in Nashville hot sauce on a toasted bun with dill pickle chips

*All burgers and sandwiches come with an option of hand cut fries or tater tots

*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions

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Dinner Entrees

Dinner Entrees are available after 5pm

Korean Ribs

4 teriyaki marinated Korean ribs grilled on our open grill

Braised Beef Short ribs

Slow roasted beef short ribs in a house made red wine gravy

Grilled Teriyaki Salmon

Fresh caught Alaskan salmon grilled on our open grill with a teriyaki glaze

All our in house cut steaks listed below come with the option of either cooking them yourself or having our chef cook all on our open grill.

14 oz. Ribeye

12 oz. Flap Steak

12 oz. New York

*All Entrees come with a side salad and choice of baked potato, mashed potato or rice.

*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical condition

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THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Environmental Conservation

Division of Environmental Health
Food Safety & Sanitation Program

610 University Ave
Fairbanks, AK 99709
Phone: 907.451.2020
Fax: 907.451.5120

October 10, 2023

Ken Born
Manley Homestead LLC
1235 Lakloey Dr.
North Pole, AK 99705

Re: Plan Review Approval for Manley Hot Springs Resort Program (Permit ID): 15322, 15323

Dear Mr. Born,

Thank you for submitting your Food Establishment Application and Plan Review Application for Manley Hot Springs Resort located at Old Elliot Hwy, Manley Hot Springs, AK 99756.

This letter serves as approval of your plan review application.

This approval is contingent on you doing the following:

- You may not operate during 2023.
- Participating in a Pre-Operational Inspection scheduled with our program.

After completing all the above items, you will receive a copy of your permit in the mail and may begin operating.

The following is a link to resources that address common food safety risk factors that may be helpful for you and your employees: <https://dec.alaska.gov/eh/fss/resources/>. Please notify our office if there are any significant changes to your facility, or you have new activity, change in the style of service, new products, menu or process changes, or ownership.

If you have any questions, please do not hesitate to contact Shannon Jester in the Fairbanks office.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Jester".

Shannon Jester
Environmental Health Officer I

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