

MEMORANDUM OF UNDERSTANDING
Between Alaska Liquor, Inc
and Anchorage **Midtown Community Council**
Effective Date: September 9/24th, 2021

This Memorandum of Understanding (hereafter "Agreement") is hereby entered into by and between the Midtown Community Council (hereafter "MTCC"), within the Municipality of Anchorage, and Alaska Liquor, Inc. dba Northern Lights Liquor (hereafter "Northern Lights Liquor"), a licensed Package Store located at 343 W. Benson Blvd, Anchorage, Alaska 99503.

I. RECITALS

WHEREAS, the MTCC has a vested interest in ensuring that they represent the best interests of the Midtown Anchorage area; and

WHEREAS, the Package Store is seeking to operate a legitimate business within the Anchorage area; and

WHEREAS, the MTCC and the Package Store have a interest in fostering a mutually beneficial relationship to address communications and problem-solving; and

WHEREAS, this Agreement is intended to satisfy neighborhood responsibility planning requirements in municipal code;

Now, therefore, the parties agree as follows:

II. AGREEMENT BASICS

1. The point of contact for the Package Store is Valbon Dobrova 718-702-8804, President of Alaska Liquor, Inc, and COO Jeffrey Knauf, 907-331-7843. Contact may be outside of store hours if necessary to address issues as they arise. Changes to the point of contact or contact information shall be promptly shared with the MTCC.
2. The point of contact for the Community Council is the President. That person's name and contact information is posted on the MTCC website maintained by the Federation of Community Councils. Contact may be outside of regular business hours. Changes to the point of contact or contact information shall be promptly shared with the Package Store.
3. The following individuals are authorized to speak for the Package Store at Community Council meetings: Valbon Dobrova, Jeffrey Knauf or Jana Weltzin (attorney for applicant). Changes in individuals authorized to speak for the Package Store shall be promptly shared with the Community Council. Email addresses for Valbon Dobrova is valbondobrova@gmail.com, email address for Jeffrey Knauf is gpconcentrate@hotmail.com, and email address for Jana Weltzin is jana@jdwcounsel.com.
4. Alternate A: The Package Store shall engage with the Community Council and the residents and property owners within 500 feet of the proposed business location on the following schedule:

One Community Council meeting per year and by request at community council meetings
Alternate B: The Package store shall engage with the residents, businesses, and property owners within 500 feet of the Package store on a monthly basis and is encouraged to attend MTCC meetings at least quarterly. The Package store will also email MTCC any business updates that may affect or change this agreement, including notification of business hours.

5. When community council residents or businesses, the Community Council, or the Package Store raise issues of concern, the Community Council and the Package Store will take the following steps:

a. All parties involved will be notified via email and phone call.

b. The party that has been notified will have 10 days to respond to the complaint via email to the community council email directly/

c. Issue will be addressed at the following regularly scheduled MTCC meeting.

d. If the issue cannot be resolved to the satisfaction of both parties the MTCC president will call a special Community Council meeting to discuss the issue, notifying residents and businesses who are members of the MTCC via the MTCC email list. Both Assembly representatives and the Municipal Ombudsman will be invited.

6. The Package Store is encouraged to attend regular MTCC meetings. The Package Store will make a concerted effort to attend the MTCC meetings yearly, at a minimum.

7. The Package Store will not sell "shooters" in the facility whatsoever.

8. The Package Store will not carry "fortified beer" in single units that are in excess of 8.5% alcohol content.

9. The Package Store will identify all hard liquor that is sold from its store with a sticker that identifies that it came from Northern Lights Liquor.

10. The Package Store will ensure its staff cleans the parking lot of the strip mall in which the store is proposed to be located in the morning at the end of the day either slightly before closing or slightly after closing to ensure no liquor bottles or liquor related trash is left in parking lot.

11. The Package Store shall submit its proposed signage to the MTCC prior to applying for a sign permit to gather input from the community to ensure the signage is consistent with the look and feel of the neighborhood.

12. Prior to operation, the Package Store shall file a business name change via a AB13 to modify the existing business name of Northern Lights Liquor to Aqua Vitae.

III. ASSEMBLY AUTHORITY

Each party recognizes and agrees that the authority to approve or deny a municipal license and special land use permit for a Package Store liquor license rests exclusively with the Anchorage Municipal Assembly.

IV. NO FORMAL PARTNERSHIP

This Agreement is mutually beneficial to the MTCC and the Package Store. The parties understand and acknowledge that they do not intend to create a formal partnership. Nothing in this agreement shall be

construed or interpreted to create any fiduciary responsibility between them. Neither party shall have any authority, express or implied, to act for or to assume any obligation or responsibility on behalf of the other party. Neither party shall be responsible for the liabilities of the other.

IV. TERM OF AGREEMENT

The parties have executed this Agreement as of the effective date. The Agreement may be updated from time to time with the concurrence of both parties and shall remain in effect as long as Northern Lights Liquor is licensed to operate at the identified location.

Vice President - Midtown Community Council

Date: 9/21/2021


By: Al Tamagni

Signature: 

President - Alaska Liquor, Inc

Date: 9-26-2021

By: Valbon Dobrova

Signature: 

COO - Alaska Liquor, Inc

Date: 9/26/2021

By: Jeffrey Knauf

Signature: 



Alaska Alcoholic Beverage Control Board

Form AB-14: Licensed Premises Diagram Change

What is this form?

This licensed premises diagram change form is required for all liquor licensees seeking to alter the functional floor plan or reduce or expand the area of the establishment's existing licensed premises, under 3 AAC 304.185. **The required \$250 licensed premises diagram change fee may be made by check, cashier's check, money order, or credit card (VISA or MasterCard).**

Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, and consumption. 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.

If approved, this form will replace the existing licensed premises diagram on file. All sections of the currently licensed area that you wish to remain licensed must be included in the outlined area, as described on Page 2 of this form. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form, as long as it meets the requirements listed on this form. The first and third 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.

This form must be completed and submitted to AMCO's main office prior to altering the existing floor plan. The licensed premises may not be altered unless and until the AMCO director has given written approval on this form. Please note that licensees seeking to change licensed premises diagrams for multiple licenses must submit a separate completed copy of this form and pay a separate fee for each license.

Section 1 – Establishment Information

Enter information for the licensed establishment.

Licensee:	Alaska Liquor, Inc	License Number:	4919
License Type:	Package Store		
Doing Business As:	Northern Lights Liquor		
Premises Address:	343 W. Benson Blvd #10		
City:	Anchorage	State:	Alaska
		ZIP:	99503

Section 2 – Summary of Changes

Provide a summary of the changes for which you are requesting approval.

Move the "check out" to the Benson Blvd side of the package store, decrease the "wine shelf storage" length and add two additional liquor shelves, move beer coolers and add additional walk in cooler, bathroom and office/storage, add ADA compliant entrance.

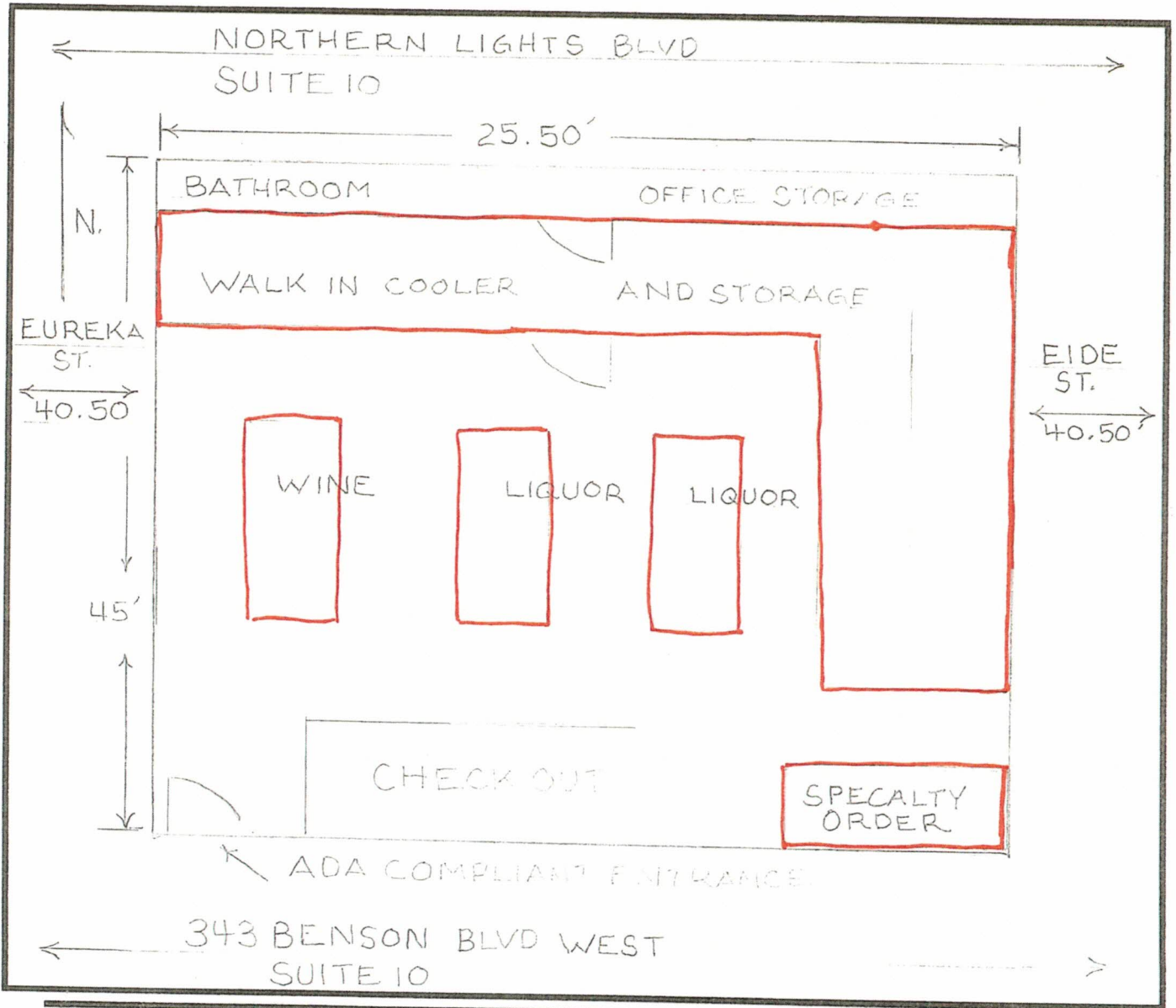


Alaska Alcoholic Beverage Control Board

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.





Alaska Alcoholic Beverage Control Board

Form AB-14: Licensed Premises Diagram Change

Section 4 - Declarations

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

Initials

The proposed changes conform to all applicable public health, fire, and safety laws.

As a liquor licensee, I declare under penalty of perjury that this form, including all attachments, is true, correct, and complete.

Vallam Dobson

Signature of licensee

VALLAM DOBSON

Printed name of licensee

[Signature]

Notary Public in and for the State of Alaska. *New Jersey*

DONG W KIM
ID No. 50120867

My commission expires: *01/21/2025*

NOTARY PUBLIC OF NEW JERSEY

Subscribed and sworn to before me this *28* day of *September*, 20*21*.

Section 5 - Local Government & AMCO Review

Local Government Review (to be completed by an appropriate local government official):

Yes No Pending

The proposed changes shown on this form conform to all local restrictions and laws.

A local building permit is required for the proposed changes.

Signature of local government official

Building Permit #

Date

Printed name of local government official

Title

AMCO Review:

Approved Disapproved

Signature of AMCO Enforcement Supervisor

Signature of Director

Printed name of AMCO Enforcement Supervisor

Printed name of Director

Date

AMCO Comments:



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-13: Business Name Change

What is this form?

This business name change form is required for any licensee seeking to change the business name of the licensee's licensed premises when the name change is not part of a transfer of ownership or location, per 3 AAC 304.185(c). **The required \$250 business name change fee may be made by check, cashier's check, money order, or credit card (VISA, MasterCard, or Discover).**

This form must be completed and submitted to AMCO's main office prior to changing any business name. A new State of Alaska business license must be obtained prior to completing this form. Forms and contact information may be found on the Corporations, Business & Professional Licensing website at <https://www.commerce.alaska.gov/web/cbpl/BusinessLicensing.aspx>.

Please note that licensees seeking approval of a business name change for more than one liquor license must submit a separate completed copy of this form and pay a separate fee for each license.

Section 1 - Establishment Information

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

Licensee:	Alaska Liquor, Inc.	License Number:	4919
License Type:	Package Store		
Current DBA:	Northern Lights Liquor		
Premises Address:	343 W Benson Blvd #10		
City:	Anchorage	State:	Alaska
		ZIP:	99503

Section 2 - New Business Name

Enter information for the new State of Alaska business license and name.

Business License #:	2140363
Doing Business As:	Aqua Vitae

As a liquor licensee, I declare under penalty of perjury that this form, including all attachments, is true, correct, and complete.

Valbon Dobrova
 Signature of licensee

Valbon Dobrova
 Printed name of licensee

Dong W Kim
 Notary Public in and for the State of ~~Alaska~~ New Jersey

My commission expires: 01/21/2025
 28 day of September, 2021

DONG W KIM
 Subscribed and sworn to before me this
 NOTARY PUBLIC OF NEW JERSEY
 Commission Expires 01/21/2025
 OFFICE USE ONLY

Issue Date:		Transaction #:	
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Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

Aqua Vitae

343 W Benson Blvd #10, Anchorage, AK 99503

owned by

Alaska Liquor, Inc.

is licensed by the department to conduct business for the period

September 28, 2021 to December 31, 2022
for the following line(s) of business:

42 - Trade

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Anderson
Commissioner

