



**Kodiak Island Borough  
Office of the Borough Mayor**

710 Mill Bay Road  
Kodiak, Alaska 99615  
Phone: (907) 486-9310  
Email: [clerks@kodiakak.us](mailto:clerks@kodiakak.us)

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December 27, 2024

Alcoholic Beverage Control Board  
C/O Alcohol and Marijuana Control Office  
550 West 7th Avenue, Suite 1600  
Anchorage, Alaska 99501

Re: Protest and Request for Revocation of Restaurant Eating Place License #3293

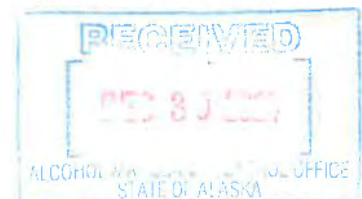
Dear Alcoholic Beverage Control Board Members,

The Kodiak Island Borough (KIB) Assembly, pursuant to AS 4.11.480 and 3 AAC 305.085(a), formally protests the continued operation of Restaurant Eating Place License (REPL) #3293, held by Second Floor Restaurant, and respectfully requests the revocation of this license for the second year of its biennial license period. The underlying basis for the Borough's protest was communicated to the licensee by letter dated November 20, 2024, and an opportunity for an informal hearing on the protest was held on December 19, 2024.

This request is based on the findings of the Clerk's Office investigation, which are outlined below:

- Both the Building Official and the Assessing Director have objected to the continued use and operation of this license, as the business is no longer operating at the licensed address. Additionally, the business location has been converted to another use and is non-compliant with building code requirements having been renovated without permits and is reported by the Fire Marshal to be non-compliant with fire inspection requirements.
- On September 6, 2024, the KIB Assembly submitted a letter to the ABC Board requesting the revocation of the other license Ms. Yun currently possess (License #2611). The reasons for this request are stated in that letter, a copy of which is attached.
- On October 24, 2024, the City of Kodiak submitted a letter protesting the continued use and operation of license #2611. The reasons for their objection are outlined in the letter. Those concerns are ongoing.

Given these findings, the KIB Assembly respectfully requests that the ABC Board revoke Restaurant Eating Place License #3293, held by Second Floor Restaurant. Kodiak has only four available REPL licenses, with the current licensee holding two, neither of which are active. These licenses have been inactive for several years, which has posed challenges to the economic development of Kodiak.



Other businesses in Kodiak are eager to obtain REPL licenses to support their operations. However, License #3293, one of the two held by the licensee, remains unused. The KIB is committed to fostering economic growth in our community, and we strongly advocate for the revocation of this license to allow other businesses the opportunity to utilize an active REPL license.

Thank you for considering our letter and we hope that this would serve as a formal record of our intent.

Sincerely,

A handwritten signature in blue ink that reads "Scott Arndt". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Scott Arndt, Mayor



**Kodiak Island Borough  
Office of the Borough Mayor**

710 Mill Bay Road  
Kodiak, Alaska 99615  
Phone: (907) 486-9310  
Email: clerks@kodiakak.us

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September 6, 2024

Alcoholic Beverage Control Board  
C/O Alcohol and Marijuana Control Office  
550 West 7th Avenue, Suite 1600  
Anchorage, Alaska 99501

Re: Revocation of Sizzler Burger and Peking Restaurant REPL License #2611

Dear Alcoholic Beverage Control Board Members,

The Kodiak Island Borough Assembly asks the Alcoholic Beverage Control (ABC) Board to revoke the Restaurant and Eating Place License (REPL) #2611 held by Sizzler Burger and Peking Restaurant. During the Borough Assembly hearing regarding this license, the licensee said she planned to reopen her business, and also said that she was in the process of finding a new location. However, subsequent information has revealed that rather than pursuing the reopening of her business, she is now looking to sell her license.

License #2611 is currently designated as "temporarily surrendered" due to the loss of its operational location. In Kodiak, there are only four REPL licenses available, with the current licensee possessing two, neither of which are active. In fact, these licenses have been inactive for years, presenting somewhat of a challenge to the economic development of Kodiak. There are other Kodiak businesses eager to obtain REPL licenses to enhance their operations; however, license #2611, one of the two held by the licensee, remains unused. The Kodiak Island Borough is committed to fostering economic growth and, therefore, we strongly advocate for the revocation of license #2611 to allow other businesses the opportunity to utilize the REPL license.

Thank you for considering our letter and we hope that this would serve as a formal record of our intent.

Sincerely,

A handwritten signature in blue ink that reads "Scott Arndt".

Scott Arndt, Mayor





## Office of the Mayor and City Council

710 Mill Bay Road, Room 110, Kodiak, Alaska 99615

October 24, 2024

Sent electronically and via certified mail:

Alcoholic Beverage Control Board  
C/O Alcohol and Marijuana Control Office  
550 West 7th Avenue, Suite 1600  
Anchorage, Alaska 99501

Re: Protest of Sizzler Burger & Peking Restaurant REPL License No. 2611

To: The Alcoholic Beverage Control Board,

The Kodiak City Council is lodging a protest with the Alcoholic Beverage Control Board for the continued use and operation of the Sizzler Burger & Peking Restaurant REPL License No. 2611. The City Council had limited documentation and lacked familiarity with Alcohol and Marijuana Control Office processes within the initial 60-day protest period set by AMCO. The City Council held a public hearing on October 10, 2024, following the postponement of the action from the July 25 and August 8, 2024, regular meetings. Stephanie Kim spoke during the meeting on August 8, 2024, to inform the Council of the challenges to re-open Sizzler Burger & Peking Restaurant.

Upon further review of the renewal application submitted by Sizzler Burger & Peking Restaurant dated December 26, 2023, the restaurant's application for renewal as stated in their forms AB-17 and AB-33 includes data for food and alcohol revenue generated in 2022 and 2023. The restaurant had originally filed \$0 on City sales tax returns for 2023. It is our understanding the City can protest the second year of continued operations pursuant to AS 04.11.480. Please accept this protest due to inconsistencies filed in their application while remitting taxes and inability to provide restaurant and eating place services while holding this license. The City of Kodiak further protests this license on the grounds that the Building Official indicated the physical location of 116 W Rezanof Dr. is a vacant building and that it was renovated without the permits required by Kodiak City Code, and the Fire Marshall indicated the building is not compliant with fire inspection requirements.

A public hearing was held on this protest on October 24, 2024, during the City Council regular meeting at 6:30 p.m. in the Kodiak Public Library. Ms. Kim was notified of the meeting and her opportunity to participate.

REPL No. 2611 is currently designated as "active-temporarily surrendered" as a result of the loss of its operational location. It is well known that the restaurant has not operated for several years, including the years referenced in the application; therefore, we request enforcement investigate the validity of this application.

Kodiak has four REPL licenses available. There are businesses currently operating in Kodiak that have expressed interest in applying for one of the licenses held by the licensee. The City of Kodiak fully supports

Telephone (907) 486-8636 / Fax (907) 486-8633  
clerks@city.kodiak.ak.us



economic growth and development; therefore, the Kodiak City Council supports a protest of continued renewal of the REPL No. 2611 that is inactive and issued until December 31, 2025. We request that this matter be reviewed at the next Alcoholic Beverage Control Board meeting in November.

Sincerely,



Bob Stanford, Deputy Mayor  
City of Kodiak

Cc: Ms. Sook C. Yun



**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Re: Sonya. Kodiak lic#2611 #3293 Fw: Restaurant/Eating Place License  
**Date:** Wednesday, January 29, 2025 2:02:52 PM

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**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.

The borough has all these unpaid or delinquent business personal property/ personal property taxes and all the years they are claiming. We get all taxes from the Borough every year and we have always taken in all forms sent to us to pay timely every year.

Ones that do not, end up on the above pages. We have never been on those pages all these years.

I have yet to get a copy from the Borough's letter to AMCO of protest on January 17th. Nor was I cced the letter.

Thank you Sonya.

Stephani  
mopper7@hotmail.com  
(407)733-6231

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**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Wednesday, January 29, 2025 1:50:31 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Subject:** Re: Sonya. Kodiak lic#2611 #3293 Fw: Restaurant/Eating Place License

Businesses already in our system will be mailed a filing form each year. When filing it is important to accurately notate the age and cost new of all items reported to help the assessor determine a fair and equitable assessment of your business.

Please return filing forms to the Assessing Department by January 15 of each tax year.

Failure to file will result in the assessor determining an estimation of value based on the best information in his possession and the return will be filed on your behalf along with a 10% penalty fee.

Random personal property audits will be conducted each year to update assessment rolls for errors and omissions that could affect the total assessed value.

If the business was sold or closed, please indicate in writing when the business was sold or ceased operations. In the case of a sale, please include the purchaser's name and address if possible.

Information regarding Personal Property Tax can be found in [Chapter 3.40](#) of the Kodiak Island Borough Code.

Please contact the Assessing Department at [\(907\) 486-9353](tel:9074869353) if you have any questions.



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**From:** stephani k <mopper7@hotmail.com>

**Sent:** Wednesday, January 29, 2025 1:47:03 PM

**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>

**Subject:** Re: Sonya. Kodiak lic#2611 #3293 Fw: Restaurant/Eating Place License

Kodiak Borough's protest #3293

- wk session 1/09/25
- Reg meeting 1/16/25
- Letter to AMCO sent 1/17/25
- Have yet to receive letter or Email from the Borough of 1/17/25's action

**SCHEDULE OF MEETINGS**

January 2025

SUN	MON	TUE	WED	THU	FRI	SAT
29	30	<u>31</u>	1	2	3	4
5	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	10	11
12	13	<u>14</u>	15	<u>16</u>	17	18
19	20	21	<u>22</u>	23	24	25
26	27	<u>28</u>	<u>29</u>	<u>30</u>	31	1
2	<u>3</u>	<u>4</u>	5	<u>6</u>	7	8

kodiakak.civicweb.net

Business property tax has never been an issue.





# Property

Business personal property includes, but is not limited to: computers, furnishings, fixtures, machinery, tools, and equipment used for business purposes. Retail inventory is not subject to taxation.

Business personal property is assessed using a depreciated cost method.

[Click here](#) for a copy of the current depreciation schedule.

If you started a new business or acquired an existing business, you are required to file a Business Personal Property return. Businesses already in our system will be mailed a filing form each year. When filing it is important to accurately notate the age and cost new of all items reported to help the assessor determine a fair and equitable assessment of your business.

Please return filing forms to the Assessing Department by January 15 of each tax year. Failure to file will result in the assessor determining an estimation of value based

determining an estimation of value based on the best information in his possession and the return will be filed on your behalf along with a 10% penalty fee.

🔒 kodiakak.us — Private



Also

### KODIAK ISLAND BOROUGH ASSESSORS OFFICE

5 Year Life		10 Year Life		16 Year Life		20 Year Life		25 Year Life		Typical Life Types	Life
Year	Factor	Year	Factor	Year	Factor	Year	Factor	Year	Factor		
2024	82%	2024	92%	2024	95%	2024	96%	2024	97%	Computers	5
2023	64%	2023	84%	2023	90%	2023	92%	2023	94%	Software	5
2022	46%	2022	76%	2022	85%	2022	88%	2022	91%	Copier	10
2021	28%	2021	68%	2021	80%	2021	84%	2021	87%	Apartment Furnishings	10
2020	10%	2020	60%	2020	75%	2020	80%	2020	84%	Office Equipment & Signs	10
R/V	10%	2019	52%	2019	70%	2019	76%	2019	81%	Office Furniture	10
		2018	44%	2018	65%	2018	72%	2018	78%	Electronic Test Equip.	10
		2017	36%	2017	60%	2017	68%	2017	75%	Light Duty Equipment	10
		2016	28%	2016	55%	2016	64%	2016	71%	Forklifts	16
		2015	20%	2015	50%	2015	60%	2015	68%	Medical/Dental Equip.	16
		R/V	20%	2014	45%	2014	56%	2014	65%	Med. Duty Manuf. Equip.	16
				2013	40%	2013	52%	2013	62%	Fish Pumps	20
				2012	35%	2012	48%	2012	59%	Cargo Vans	20
				2011	30%	2011	44%	2011	55%	Ind Pumps	20
				2010	25%	2010	40%	2010	52%	Boilers	20
				2009	20%	2009	36%	2009	49%	Heavy Equipment	20
				R/V	20%	2008	32%	2008	46%	Heavy Duty Manuf. Equip.	20
						2007	28%	2007	43%	Telephone Poles	20
						2006	24%	2006	39%	Above Ground Wire	20
						2005	20%	2005	36%	Leasehold Improvements	25
						R/V	20%	2004	33%	Tools	25
								2003	30%	Dock Cranes	25
								2002	27%	Container Cranes	25
								2001	23%	Fiber Optics Buried	25
								2000	20%		
								R/V	20%	R/V = Residual Value	

If you have any questions or comments, please call the Assessors office at (907) 486-9353.

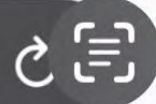
Remember:  
This schedule is updated annually and is subject to change.

Supplies are not depreciated

Please include freight & installation

### TAX YEAR 2025 Personal Property Depreciation Schedule





**SCHEDULE A**

Property ID	Site ID	Owner Name	Legal Description	Year	Base Tax	Fees	Penalty	Interest	Total Due
24581	P5819000001	BEAR PAW LODGE LLC	BEAR PAW LODGE - UGANIE	2020	595.63	18.92	26.89	134.39	775.83
				2021	595.63	20.30	26.89	102.14	744.96
				2022	595.63	27.40	26.88	69.88	719.79
				2023	0.00	22.87	0.00	0.00	22.87
				Total	1,286.29	89.49	83.66	306.41	2,263.45
24405	P2818000001	BLONDIN EYLE JOHN	BLONDIN CONSTRUCTION	2018	376.18	15.70	6.94	51.25	450.07
				2019	376.18	19.05	6.94	42.35	444.52
				2020	680.88	18.92	34.64	173.14	907.58
				2021	680.88	20.30	34.64	131.59	867.41
				2022	0.00	27.40	0.00	0.00	27.40
				2023	0.00	22.87	0.00	0.00	22.87
				Total	2,134.12	124.24	83.56	398.81	2,720.45
25029	P7282800002	BRIGHT JAMIE & NICOLE	VRBO SIMPLE AND COZY	2023	417.92	22.87	10.73	15.03	466.53
				Total	417.92	22.87	10.73	15.03	466.53
24635	P1819000033	CH200-DEMO	CH200-DEMO	2021	331.93	27.40	1.91	7.54	368.78
				2022	0.00	22.87	0.00	0.00	22.87
				Total	331.93	50.27	1.91	7.54	391.65
24508	P1A22000004	ENGEL SHANE J	N175RU	2022	780.00	27.40	40.00	104.00	951.40
				2023	0.00	22.87	0.00	0.00	22.87
				Total	780.00	50.27	40.00	104.00	954.27
24725	P5820200007	GRAHAM JAMES	AMERICAN RIVER VENTURES	2023	13.98	0.00	0.00	0.00	13.98
				Total	13.98	0.00	0.00	0.00	13.98
				2020	595.63	18.92	26.89	134.39	775.83
24388	P1818000015	MARTIN MICHELLE S	DOWNTOWN HARBOR VIEW	2021	0.00	20.30	0.00	0.00	20.30
				2022	0.00	27.40	0.00	0.00	27.40
				2023	0.00	22.87	0.00	0.00	22.87
				Total	595.63	89.49	26.89	134.39	846.40
24198	P1818000015	NEAR ISLAND SUPPLY INC	NEAR ISLAND SUPPLY INC	2022	156.96	27.40	15.70	40.80	240.86
				2023	684.48	22.87	34.96	48.83	791.14
				Total	841.44	50.27	50.66	89.73	1,032.10
				2018	1,754.50	15.70	175.46	1,298.81	3,244.47
24384	P9865000001	WILIE'S QUICK MART LLC	WILIE'S QUICK MART	2018	2,033.78	19.05	157.63	877.23	3,187.69
				2020	0.00	18.92	0.00	0.00	18.92
				2021	0.00	20.30	0.00	0.00	20.30
				2022	0.00	27.40	0.00	0.00	27.40
				2023	0.00	22.87	0.00	0.00	22.87
				Total	1,788.28	124.24	157.63	2,275.56	5,221.17



Property ID	Site ID	Owner Name	Legal Description	Base Tax	Fees	Penalties and Interest	Total Due	
<b>LEASE</b>								
23269	R3127800005	AMDOOR NATIVE LAND LLC	7315 R3BW TL 602 LT 5, 6, 7, TR A & 5W1/4 NE1/4	1629.60	234.47	1,777.30	3,961.45	
<b>MOBILE HOMES</b>								
21118	R7385010010	KATELNKOFF JOAN	USS 3218 TR V-1 SP 31 REZANOF MHP	3968.27	128.50	2,980.95	7,072.72	
20797	R7315060006	MORTON ROBERT	USS 3086AB BR 6 LT 1 SP 6 COVE MHP	555.50	15.70	94.43	665.63	
<b>PERSONAL PROPERTY</b>								
13339	P5804000017	BOYLE GARY	TUNDRA PLUMBING & HEATING INC.	1019.71	67.30	372.83	1,459.84	
24265	P2817000001	ORUMMOND BRUCE	FROM START TO FINISH	376.18	15.70	15.06	407.94	
23624	P1813000005	GARCIA ETAL, ALFREDO	SPARROW'S RESTAURANT	1843.60	56.30	760.85	2,660.75	
10259	P1800845000	GLOBAL SEAFOODS OF AMERICA LLC	GLOBAL SEAFOODS OF AMERICA LLC	17739.24	0.00	1,949.12	19,688.36	
13897	P7807000014	LYMAN JOHN BRONWYN	NORTHERN WELDING & REPAIR	151.25	79.30	114.13	344.68	
24388	P1818000015	MARTH MICHELLE S	DOWNTOWN HARBOR VIEW	718.26	15.70	38.31	752.27	
23625	P9813000001	UNITEMP MECHANICAL INSULATION, LLC	UNITEMP MECHANICAL INSULATION, LLC	3511.50	43.80	1,010.70	4,366.00	
<b>VESSELS</b>								
23572	P1V13000002	ABALAMA ARLISS	518089 VIXEN	97.5	79.30	63.90	240.70	
23527	PSV12000003	ABALAMA RONALD	622765 RRRRR	165.3	89.55	117.04	371.89	
24025	PSV15000003	ASHOWAK LAWRENCE	532764 CHRUSTI	39.9	56.30	22.04	118.24	
12468	P1V02000035	BERESTOFF ANDY	546379 LUBA MARIE	165.3	89.55	117.04	371.89	
13681	PSV84600163	CARLSEN DENNIS	538199 CARLSEN POINT	315.2	131.05	308.16	754.41	
13730	PSV95000156	CHRISTIANSEN FRED	545882 MISS HOLLY	252.06	30.05	174.30	456.41	
12793	P1V00033650	CHRISTIANSEN MILLS	953424 AWYAM	86.1	67.30	53.30	206.70	
12595	P1V05000008	CHRISTIANSEN VICTORIA	260202 CHISIK ISLAND	20.31	30.05	0.00	50.36	
12788	P1V90000117	COLE JAMES	596846 CEDRIC	101.05	67.30	61.10	229.45	
23512	P1V12000001	FLETCHER RYAN	926697 WINDSAGA	43	56.30	25.37	124.67	
22855	P1V21000021	KASPRZAK DARIUS	743950 MAROMA	223.45	98.55	170.15	492.15	
23019	PSV11800040	KODIAK PARADISE LODGE	ADP&G 71423 KEELUR POINT	97.5	79.30	63.90	240.70	
23020	PSV12000041	KODIAK PARADISE LODGE	KODIAK PARADISE LODGE	97.5	79.30	63.90	240.70	
12475	P1V03000040	LARA TONY	1115615 LAZY BAY	334.75	104.30	218.38	657.44	
12885	P1V92000877	MAY ROBERT	580398 TINA MARIE	104	79.30	68.16	251.46	
23592	P1V12000022	NELSON ROBERT	569304 ELIZABETH TAYLOR	191.75	79.30	125.67	396.72	
12903	P1V93000779	SIMEONOFF JOHN	581438 KIMBERLY ANN	117	79.30	76.68	272.98	
22991	PSV11000014	SQUARTSOFF HERMAN	ACCESSORY VESSEL	97.5	79.30	63.90	240.70	
23334	PSV12000002	SQUARTSOFF MELVIN	1118851 LETO POINT	97.5	79.30	63.90	240.70	
12386	P1V00559125	STORM FORCE FISHERIES, INC.	612657 CASTLE CAPE	48	56.30	28.32	132.62	
12412	P1V01000006	THOMAS BRIAN	945243 BEARFOX	110.5	79.30	72.42	262.22	
22857	P1V21000018	YOSGREN NICOLE	966669 SILVER FOX	49.5	56.30	26.55	132.35	
12952	P1V96000116	WILD ISLAND, INC	679775 WILD ISLAND	446.90	98.55	340.80	885.75	
24022	P1V15000001	WILD ISLAND, INC	946138 WILD WIND	66.15	56.30	37.17	159.62	
				<b>TOTAL AMOUNTS \$</b>	<b>\$ 34,660.83</b>	<b>\$ 2,455.22</b>	<b>\$ 11,407.32</b>	<b>\$ 48,523.37</b>

AGENDA ITEM #9.A.

**AGENDA ITEM #9.A.**

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Introduced by: Borough Manager  
 Drafted by: Finance Director  
 Introduced on:  
 Public Hearing Date:  
 Adopted on:

**KODIAK ISLAND BOROUGH  
 ORDINANCE NO. FY2020-11**

**AN ORDINANCE OF THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH WRITING OFF THE PERSONAL PROPERTY AND VESSEL DELINQUENT TAXES, PENALTIES, INTEREST AND FEES OF THOSE NONCOLLECTABLE TAX ACCOUNTS.**

**WHEREAS,** it is the desire of staff to have the Kodiak Island Borough's accounts to be current and properly reflect the financial status of the Borough in accordance with Generally Accepted



**kodiakak.civicweb.net**



Property ID LEASE	Geo ID	Owner Name	Legal Description	Base Tax	Fee	Penalties and Interest Total Due	
23269	RS131200005	AMODS HARVE LAND LLC	T315 R2BW TL 602 LT 5, 6, 7, TR A & DW1/4 NE1/4	1629.50	234.47	1,727.38	3,561.45
<b>MOBILE HOMES</b>							
21118	R7305010010	KATELNEOFF JOAN	USS 3218 TR V-1 SP 31 REZANOF BHP	3968.27	123.50	2,000.05	7,072.72
20797	R7315080006	NORTON ROBERT	USS 308AB BK & LT 1 SP & COVE MHP	555.50	15.70	94.43	665.63
<b>PERSONAL PROPERTY</b>							
13189	PS040000017	ROYLE GARY	TUNDRA PLUMBING & HEATING INC	1010.71	67.30	372.83	1,450.84
24265	P2817000001	DRUMMOND BRUCE	FROM START TO FINISH	376.18	15.70	15.96	407.84
23624	P1813000005	GARCIA ETAL, ALFREDO	SPARROW'S RESTAURANT	1843.60	56.30	760.85	2,660.75
10259	P1800845000	GLOBAL SEAFOODS OF AMERICA LLC	GLOBAL SEAFOODS OF AMERICA LLC	17719.24	0.00	1,940.12	19,668.36
13897	P7807000014	LYMAN JOHN BROUWYN	NORTHERN WELDING & REPAIR	151.25	79.30	114.13	344.68
24388	P1818000015	MARTIN MICHELLE S	DOWNTOWN HARBOR VIEW	738.26	15.70	18.31	752.27
23625	P9813000001	UNITEMP MECHANICAL INSULATION, LLC	UNITEMP MECHANICAL INSULATION, LLC	3311.50	43.80	1,010.70	4,366.00
<b>VESSELS</b>							
23573	PV13000002	ABALAMA ARLISS	538085 VIKEN	97.5	79.30	63.00	240.70
23327	PSV12000003	ABALAMA RONALD	627265 RRRR	165.3	89.55	117.04	371.89
24025	PSV15000003	ASHOWAK LAWRENCE	532264 CHRISTI	39.9	56.30	22.04	118.24
12468	P1V02000053	BERESTOFF ANDY	548379 LUBA MARIE	165.3	89.55	117.04	371.89
13681	PSV84000163	CARLSEN DENNIS	538199 CARLSEN POINT	315.2	133.05	308.16	756.41
13780	PSV95000156	CHRISTIANSEN FRED	545882 MISS HOLLY	252.06	30.05	174.30	456.41
12283	P1V000310630	CHRISTIANSEN MILES	953424 AWTAM	86.1	67.30	53.30	206.70
12595	P1V06000008	CHRISTIANSEN VICTORIA	280202 CHISK ISLAND	20.31	30.05	0.00	50.36
12788	P1V90000117	COLE JAMES	598466 CEDRIC	101.05	67.30	61.10	229.45
23312	PV13000001	FLETCHER RYAN	926697 VINDSAGA	43	56.30	25.37	124.67
22858	P1V21000021	KASPRZAK DARIUS	243950 MARONA	273.45	98.55	170.15	492.15
24019	PSV11000040	KODIAK PARADISE LODGE	ADP&G 73423 RESUR POINT	97.5	79.30	63.90	240.70
23020	PSV13000041	KODIAK PARADISE LODGE	KODIAK PARADISE LODGE	97.5	79.30	63.90	240.70
12475	P1V02000040	LARA TONY	1135615 LAZY BAY	334.75	104.30	219.39	658.44
12886	P1V92000877	MAY ROBERT	580398 TINA MARIE	104	79.30	68.16	251.46
23582	P1V13000022	NELSON ROBERT	569304 ELIZABETH TAYLOR	191.75	79.30	125.67	396.72
12901	P1V93000779	SIMEDOFF JOHN	581438 RIMBERLY ANN	117	79.30	76.68	272.98
22991	PSV13000014	SQUARTSOFF HERMAN	ACCESSORY VESSEL	97.5	79.30	63.90	240.70
23324	PSV12000002	SQUARTSOFF MELVIN	1138851 LITO POINT	97.5	79.30	63.90	240.70
12366	P1V08559725	STORM FORCE FISHERIES, INC	612857 CASTLE CAPE	48	58.30	28.32	134.62
12612	P1V01000006	THOMAS BRIAN	945243 BEARFOX	110.5	79.30	72.42	262.22
22852	P1V21000018	VOSGREN NICOLE	968669 SILVER FOX	49.5	56.30	20.55	132.35
12952	P1V96000116	WILD ISLAND, INC	679775 WILD ISLAND	446.90	98.55	340.30	885.75
24022	PSV15000001	WILD ISLAND, INC	946138 WILD WIND	66.15	56.30	37.17	159.62
<b>TOTAL AMOUNTS</b>				<b>\$ 34,680.83</b>	<b>\$ 2,455.22</b>	<b>\$ 11,407.32</b>	<b>\$ 48,523.37</b>

AGENDA ITEM #9.A.

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Sunday, January 12, 2025 4:13:57 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Subject:** Re: Sonya. Kodiak lic#2611 #3293 Fw: Restaurant/Eating Place License



You  
 To lamb\_surveys@[REDACTED].com

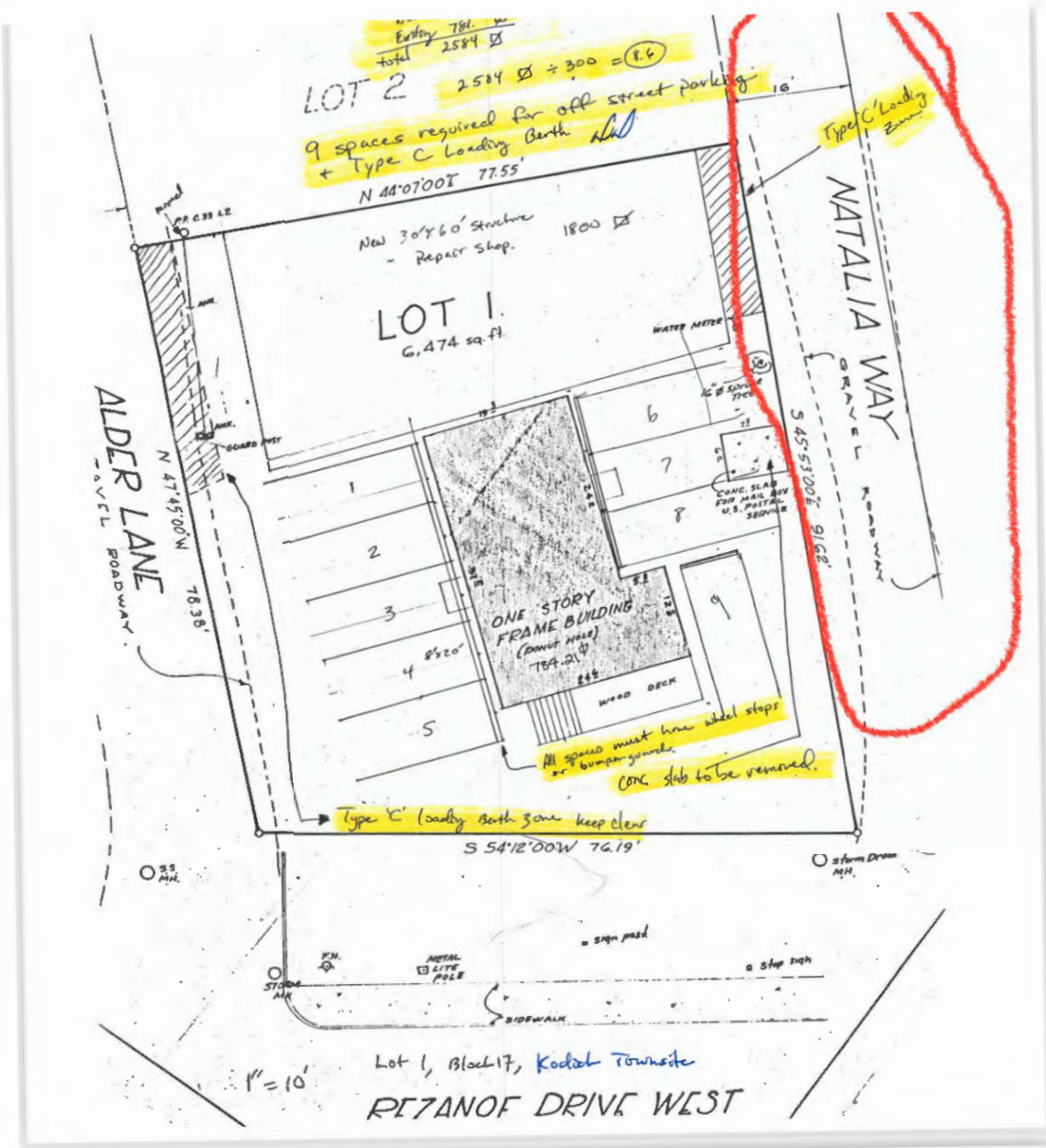
Nov 1

...

Hello Chaulk, [REDACTED] gave me your email to send these to.

Address: 120 W. Rezanof Dr. Kodiak AK.99615



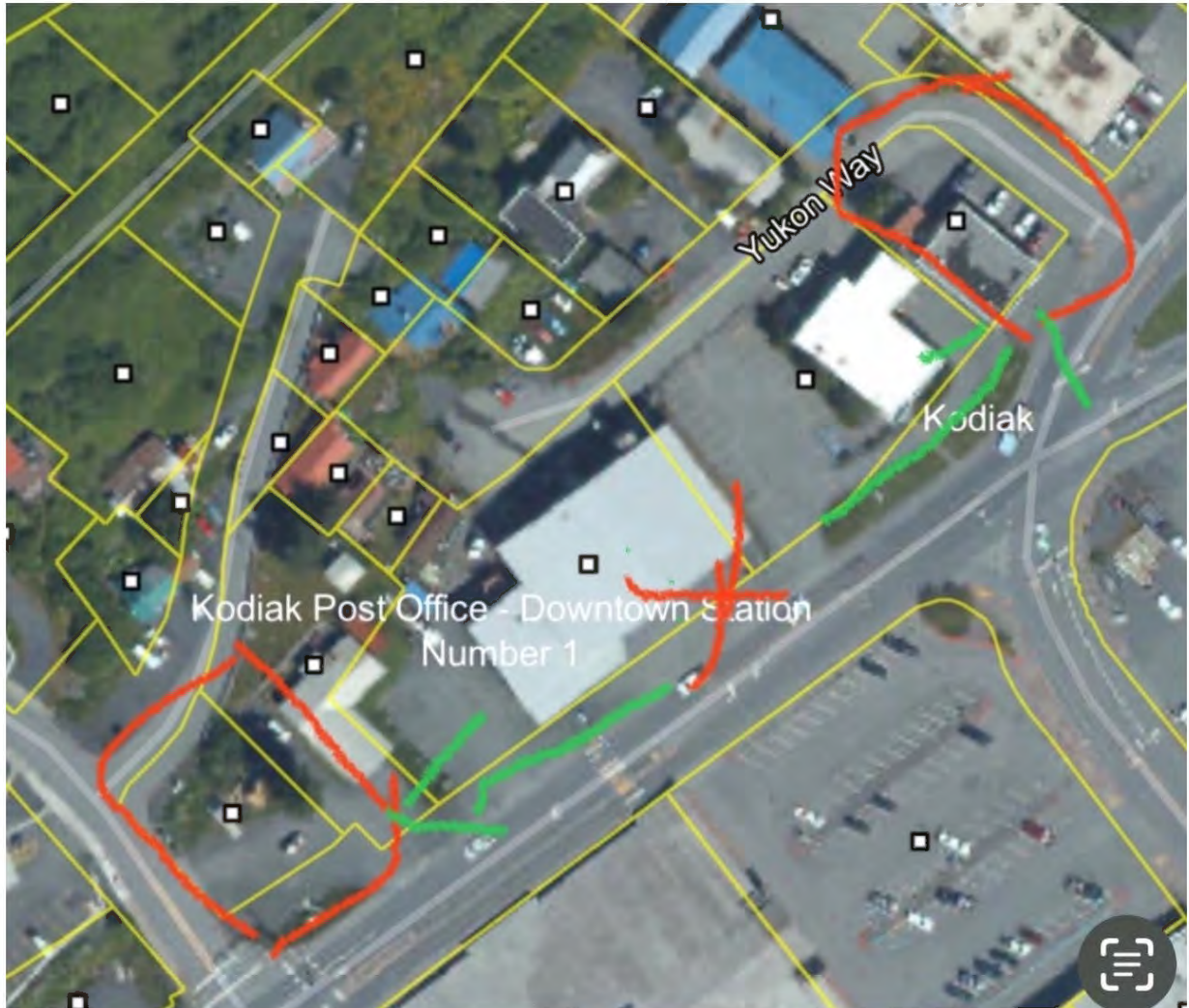


Mainland Survey hire to come to Kodiak effort.



X was #2611#3293

# L#2611 R#3293



\*\*\* X=where the licenses (#2611 #3293) were.

- Few feet to the “RIGHT” is where “Nuniaq” is operating a Restaurant currently ( #3293 )
- few feet to the “LEFT” is future (#2611)

---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Thursday, January 9, 2025 3:31:24 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>

**Subject:** Re: Sonya. Kodiak lic#2611 #3293 Fw: Restaurant/Eating Place License

Sonya, FYI incase needed for Board meeting Tab.

## 210 W Resanof

 Inbox



**Daniel Clift**

To You, Chad Burgess, +1

Aug 6

...

Right now we are hoping to develop a 600 SF Studio Apartment on a shared lot with a 1,200 SF restaurant, this project is in Kenai, AK

The City of Kenai has parking requirements. The 500 SF apartment could be on top of the Restaurant.

The City of Kenai requires 1 parking space for every 3 seats in a restaurant. Right now we are thinking about 10 seats.

Thus we would need about 4 spaces minimum. A small seating area, a stairwell up to the second level, a kitchen.







•\*\*\*Conversing with architects/ drafts since June July and August .



You

Nov 8

To dan@determine.com and Stephani K

**WARNING:** This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good morning Daniel.

As per last conversation, first step you required is a survey.

Unfortunately months of effort due now Kodiak has 2 surveyors and one of them being out of town for work due to no work in Kodiak (Jim Purdy) and the other (Tim Williams) being busy with borough and city work, no return calls leaving numerous messages . Tim did do our lot corners in 2019 and asked him for a copy of that with no success.

I have hired a surveyor from out of town and he informed me he has to register with the Kodiak borough to survey our lot. That is what I am waiting on with the surveyor.

As soon as I get the survey, I will email you the copy and we can discuss further what we initiated.

Thank you Daniele.

Stephani

[\(407\)733-6231](tel:(407)733-6231)



**Re: 210 W Rezonf Kodiak**



You

To Daniel Clift and Stephani K

Nov 8



Of course Daniele. We have been trying to get this for months. Our Borough was not much of assistance. For this is the only information I was able to get. Outdated? And have never seen. Will deal with this but for now getting all the information for potential building/ zoning/code etc is and have been our priority.

•\*•\*

- Above has been our efforts and journey.
- Also mentioned in our local government with the file folder being "COMPLETELY EMPTY" with staff taking our information saying they will contact us if they find anything with yet to be heard by any one.

---

**From:** stephani k <mopper7@hotmail.com>

**Sent:** Wednesday, January 8, 2025 2:26 PM

**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>

**Subject:** Sonya. Kodiak lic#2611 #3293 Fw: Restaurant/Eating Place License

Letter to our local government (Borough) all assembly members. With attachments of

- \*dates of initiation of transfer and incomplete due to honest mistakes made by misprints/ not submitting certain forms with transfer ( affidavit, finger prints etc.)

explanations of

- \*Restaurant/Eating Place License requirements (Bona Fide Restaurant) and
- \*Dispensary Liquor License

This being, a business owner ( coffee shop) with baked goods and sometimes a quiche or a sandwich offered wants the ability to sell wine and beer in the evenings with cheese and crackers is NOT a "Bona Fide" restaurant. Therefore, can not obtain a REPL From the state AMCO.

- \* Dispensary license I believe she can. Serve beer and wine with not being a "Bona "Fide Restaurant.

If she was offered to buy a license from a license, obviously the person wanting to sell is wanting to exit this industry. And would fit her business because her business is "NOT" a restaurant.

Kodiak was NOT qualified for 10 additional requests by local government. (At last meeting at the Borough, assembly members and the Mayor were still talking about more REPL licenses as #of population on the road system when it is my understanding is

- \*"Land Use and
- \* Planning authority

is the borough and needs to city as it once was I(think 1980 or few years before)

And plan to build with all efforts made from the beginning

- \* with an architect
- \* finances ( loan ) with rough estimates
- excavation lined up
- \* obstacle with only one surveyor on island busy with local government work and bringing from mainland

And •\* possibility to consider to give our REPL if a new restaurant/Eating Place wanting a beer and wine license to go with was planning to open before we can build.

Thank your time Sonya.

Stephani  
mopper7@hotmail.com  
(407)733-6231

---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Wednesday, January 8, 2025 1:29 PM  
**To:** Bo.Whiteside@kibasembly.org <Bo.Whiteside@kibasembly.org>;  
Dave.Johnson@kibasembly.org <Dave.Johnson@kibasembly.org>;  
Jared.Griffin@kibasembly.org <Jared.Griffin@kibasembly.org>;  
Larry.LeDoux@kibasembly.org <Larry.LeDoux@kibasembly.org>;  
Ryan.Sharratt@kibasembly.org <Ryan.Sharratt@kibasembly.org>;  
Scott.Smiley@kibasembly.org <Scott.Smiley@kibasembly.org>;  
Steven.Ames@kibasembly.org <Steven.Ames@kibasembly.org>  
**Subject:** Restaurant/Eating Place License

Kodiak Island Assembly Members;

The timing of sending this email seems so very inappropriate due to work session tomorrow and rapid 13 days to making a decision of closing one of our elementary schools. All of you assembly members as all of Kodiak residents primary concern and heartbreaking reality is in front of all of us.

Again, thank you for all your time and efforts serving our community.

After attending the meeting on the 19th of December, there were few things we wanted to bring to your attention and also made us realize.

A. assembly members comments at the end of the meeting, was a comment about absolutely no reason for Kodiak not being able to obtain more REPL licenses from the state with 8,000 or 10,000 people on the road system.

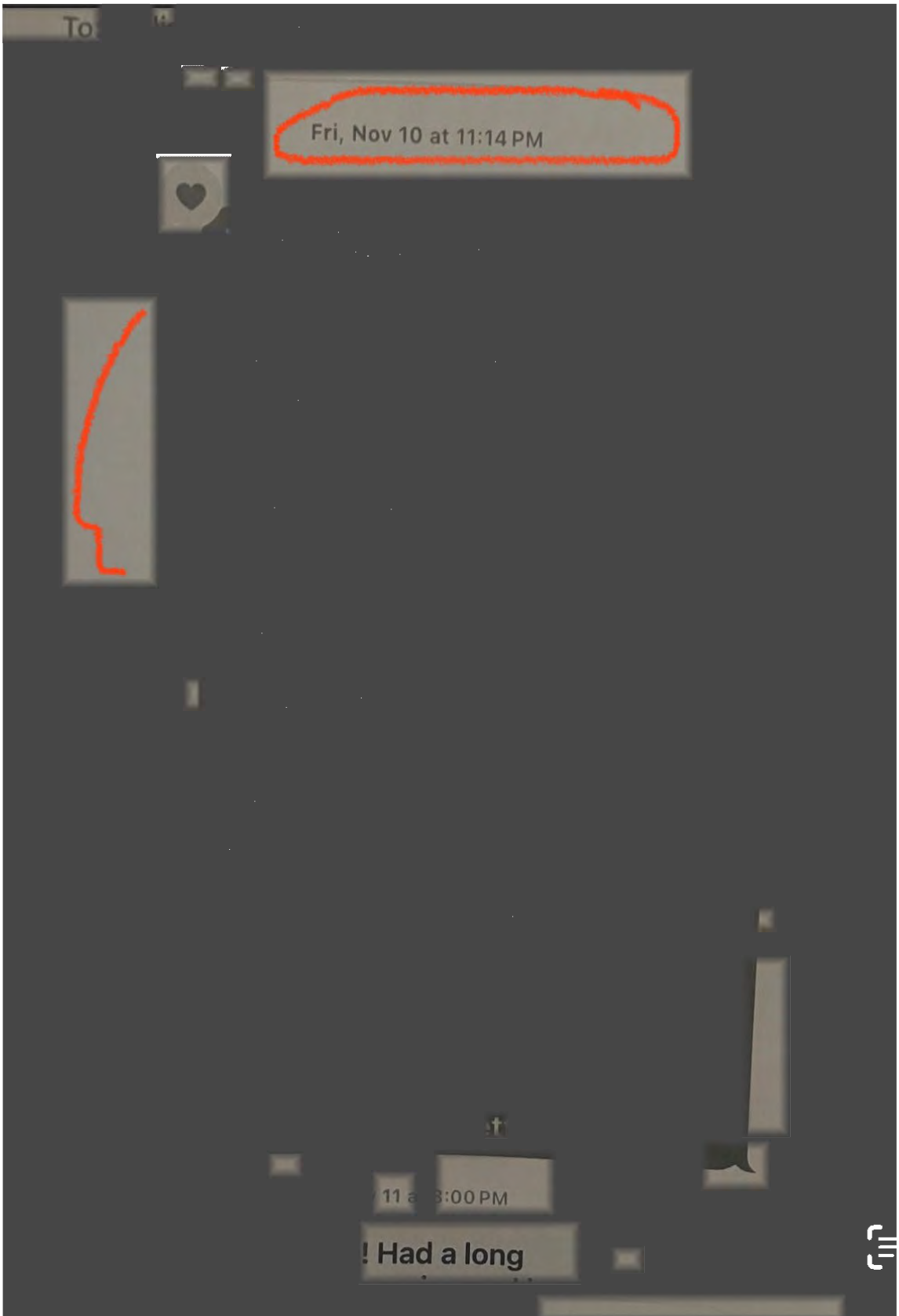
1)AMCO has informed both of our local governments that “The Only Way” to possibly move the request of more REPL licenses is :  
KIB to “Give Up” its Land Use and Planning “Authority” to city of Kodiak AND for City of Kodiak to “Amend” its resolution to state that.

2)KIBorough Officicals have stated that the process would be complex, Lengthy, and would

Impact other land use issues among other things.

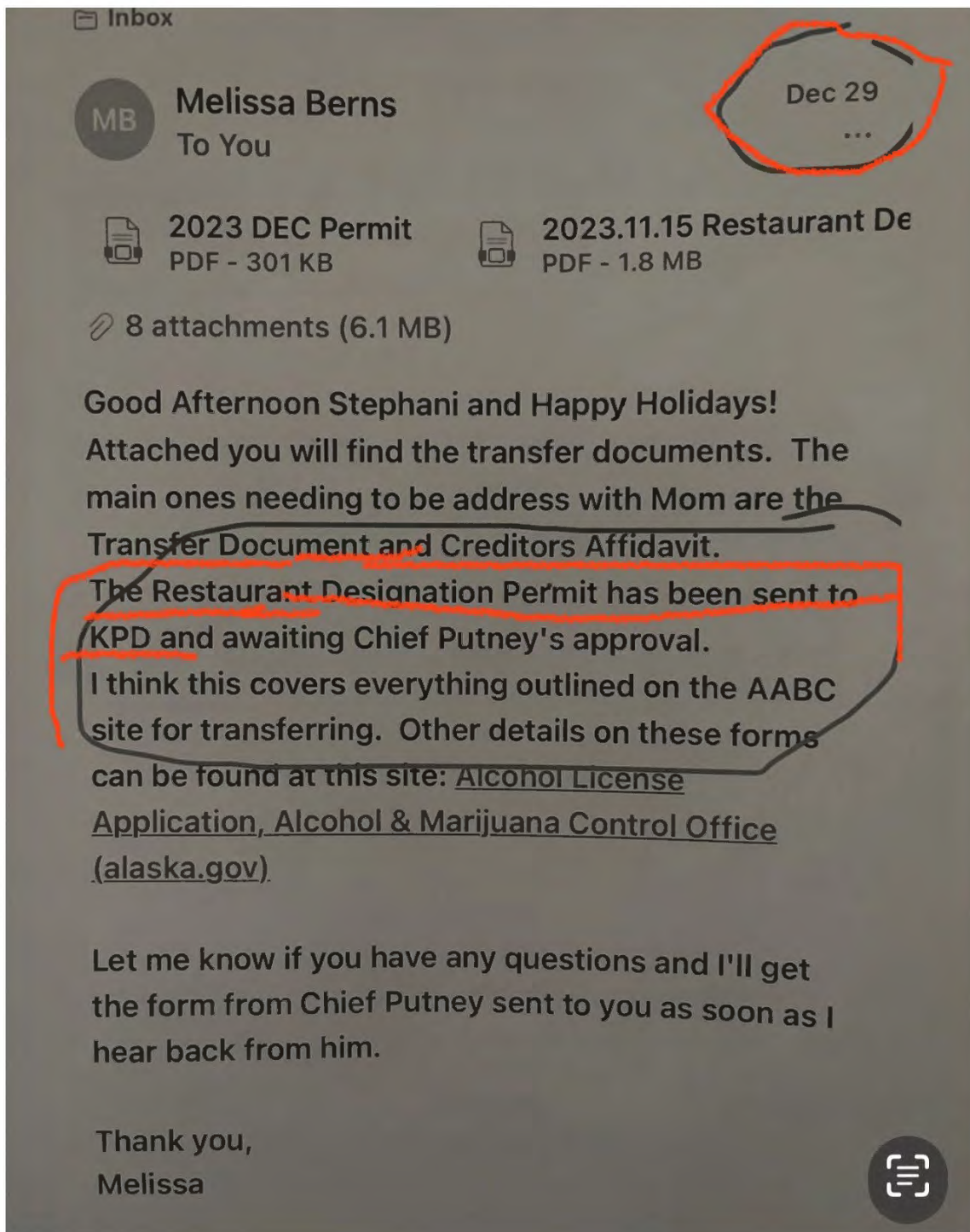
B. We “Gave” our license to a new “Bona Fide” Restaurant that opened to serve our community.

1) All the information was given to the new "Bona Fide" restaurant with full menu of "meals" in 2023 to get them started on transfer.

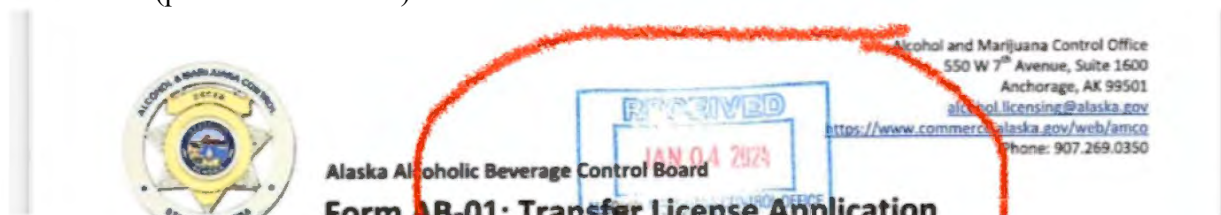


1.





2) January of 2024 over a year was when the new restaurant got what they needed done to get the approval of Restaurant license approval from AMCO in order. Transfer was signed and sent by them to the state. (please see attached )





# 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 is considered complete.

## Section 1 - Transferor Information

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

Licensee:	Sook C Yun	License #:	3293
License Type:	Beer/Wine	Statutory Reference:	
Doing Business As:	Restaurant/Eating Place	EIN#	92-0103608
Premises Address:	116 W Rezanof Drive		
City:	Kodiak	State:	AK
		ZIP:	99615
Local Governing Body:	City of Kodiak		

### Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

### OFFICE USE ONLY

Complete Date:		Transaction #:	
Board Meeting Date:		License Years:	
Issue Date:		Examiner:	



Alcohol and Marijuana Control Office  
 90 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 2 - Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	Nuniah LLC
Doing Business As:	Nuniah Cafe & Deli
Premises Address:	113 Lower Millbay Road

City:	Kodiak	State:	Alaska	ZIP:	99615
Community Council:	City of Kodiak				
Mailing Address:	4207 Cliffside Road				
City:	Kodiak	State:	AK	ZIP:	99615
Designated Licensee:	Melissa Berns				
Contact Phone:	907.202.1139	Business Phone:	907.481.1660		
Contact Email:	nuniaqak@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.

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.





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

**Section 8 – Transferor Certifications**

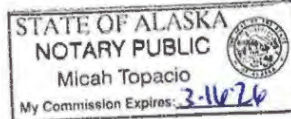
Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

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.

Signature of transferor

Seok C. Yum  
 Printed name of transferor

Subscribed and sworn to before me this 2nd day of January, 20 24.



Micah Topacio  
 Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 3-16-26

Signature of transferor

Melissa Bemes  
 Printed name of transferor

Subscribed and sworn to before me this 2nd day of January, 20 24.



Micah Topacio  
 Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: 3-16-26

3) February 2024, almost a year ago transfer was printed on Kodiak Daily Mirror.

**Fwd: License #3293 DBA: Second Floor  
Restaurant transfer packet**

 Inbox



**Melissa Berns**  
nuniaqak@gmail.com

...

**To:** CED ABC Alcohol Licensing (CED sponsored)  
alcohol.licensing@alaska.gov

**Cc:** You mopper7@hotmail.com  
solshin1027@gmail.com

Tuesday, February 6, 4:35 PM

Good Afternoon,

Thank you for the email. We are in the process of  
completing the remainder of the packet and will  
send it once the newspaper posting verification is  
received at the end of this week.

Thank you,

Melissa

Sent from my iPhone





Second Floor  
Restaurant of  
116 Lower Mill Bay  
Road, Kodiak, Alaska  
is applying for transfer  
of a Restaurant or  
Eating Place  
(AS 04.09.210)  
liquor license to  
Melissa Berns at  
Nuniaq LLC. located at  
113 Lower Mill Bay  
Road, Kodiak, Alaska.  
Interested persons  
should submit written  
comment to their local  
applicant, and to the





To: Melissa Berns

Assuming "pick up" from news paper means, was already in the paper?

Please confirm after all you do all needs to be done and you have the confirmation from the state today/ tomorrow.

Yes already in paper and this is the notarized verification that we have to pick up from them!

I will ask what address they sent it to as well. I sent an email asking but never received a response. We also paid \$1300 for a prior application and I needed to confirm they could tranfer or refund that to determine the amount I need to send. Im currently in Phoenix for meetings and get back home tomorrow. Will keep you updated!

Thanks!  
Melissa

K. Safe travels Melissa. and will wait to hear fm you tomorrow with confirmation.

Thu, Feb 22 at 12:57 PM

4)as stated in previous email, misprint and the state required new ad in local paper few months ago.

MB

Melissa Berns  
To You

Oct 4

...

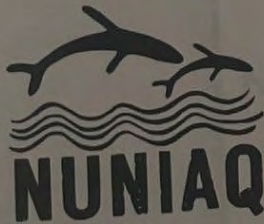


Nuniaq  
PDF - 42 KB

Good Morning Stephani,  
It looks like the previous advertizement had 116 Lower Mill Bay Road. I will send the other notice to the paper today and get it on their schedule for the next 3 weeks.

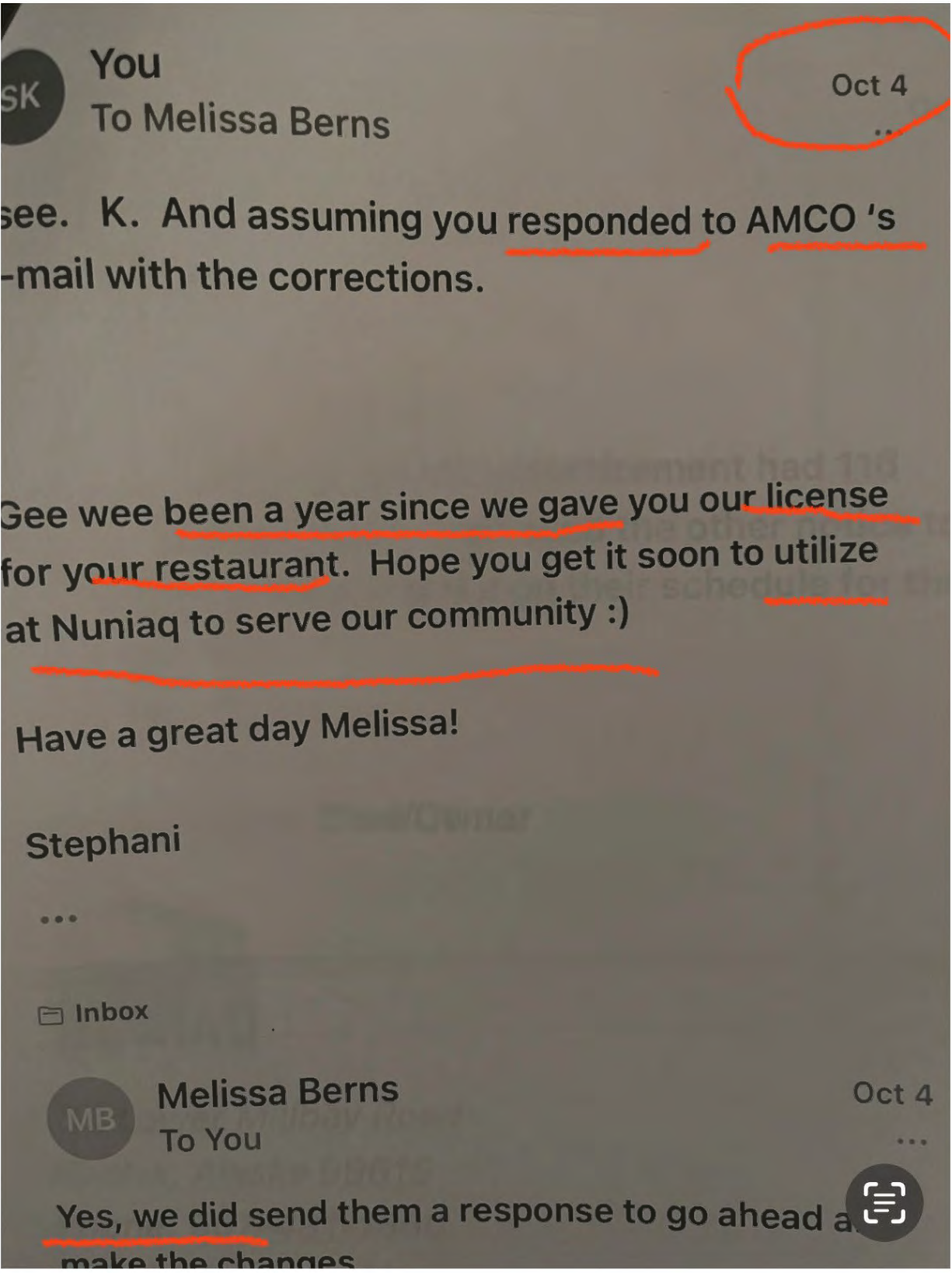
Melissa

Melissa Berns, Chef/Owner



*113 Lower Millbay Road  
Kodiak, Alaska 99615  
Phone: 907-481-1660  
Cell: 907-202-1139  
visit us at [www.nuniaq.com](http://www.nuniaq.com)*





C. Our state issues all licenses that serve/sell any alcohol. One can have a dispensary license and sell food. One can have a Dispensary license and sell certain alcohol only or all types of alcohol. Restaurant/Eating Place "has to be" a restaurant "a Bona Fide RESTAURANT serving meals.ONLY

than, can sell beer or wine.

1) With these types of licenses, if someone was wanting it for their business that they can "actually" qualify for the a specific type of a license with AMCO the state first or make changes to their business (ex; meals, Bona Fide restaurants) Otherwise, one needs a different type of a license. (Dispensary)

2) As we have done, possibly would consider to "give" again to a new "restaurant" if one was opening or planning to in Kodiak before us being able to build our restaurant. ( as mentioned at the meeting and until that meeting did not cross our minds that it "could" take longer than our plan. If we are having to wait this long for a land surveyor, what's the point of having other things all lined up such as Architecture, finances etc. we can not even do roughly because borough now only has a satellite picture of the lot with "yellow lines" that go onto part of streets as if we own them. ( still trying to wrap my head around to what happened to all the land record we had access to just few years ago including the street that got moved and divided to easements)

3) economic growth is what all of Kodiak wants.  
As in any business, to actually execute and have made it happen takes a lot of hard work. One of Our community's biggest asset is working together. Together by communicating, asking, giving, and sometimes even scolding and etc.



Couldn't wait to share, its official, we are opening a restaurant in Kodiak! This is a dream of mine coming true and although its going to be a lot of hard work we are so excited for the experience and rewards in the end!!! Today I signed our lease with my little diahwashers by my side! Huge thanks to Mrs Kim, Stephani Kim, and my dad Rick Berns for all of their support and encouragement, we will make this happen!!! Stay tuned! #TheDenCatering #Nuniaq #Summer2022 #familybusinesslife



518

218 comments 2 shares

D. Our state issues these licenses by population. Our state also wants economic growth in all of Alaska. In some cases, like Kodiak with 2 local governments and certain "authorities" have the state statue to follow as stated above.





ALCOHOL AND MARIJUANA CONTROL OFFICE  
 Population as of July 2022  
 License Count as of 1/15/24  
 3 AAC 305.900

Local Governing Body	Net Population	Not all communities allow for all license types. Check with the local community			ACTUAL NUMBER OF LICENSES ISSUED* (Not all licenses permitted by population are listed. Not all communities are listed. Contact AMCO for license types not listed before you apply)													
		1 per/500	1 per/500	1 per/9000	License Types													
		Number of licenses allowed that are not R/E	Number of R/E licenses allowed	Number of Brewery/Winery/ Distillery Retail licenses allowed	Beverage Dispensary (AS 04.11.006)	Package Store (AS 04.08.219)	Club (AS 04.08.219)	Brewpub (AS 04.08.219)	Brewery (AS 04.11.134)	Winery (AS 04.11.130)	Distillery (AS 04.11.140)	Recreational Site (AS 04.11.170)	Rest/ Eating Place (AS 04.09.219)	Theater (AS 04.09.220)	Sporting Act./ Event (AS 04.09.270)	Brewery Retail (AS 04.09.209)	Winery Retail (AS 04.09.319)	Distillery Retail (AS 04.09.319)
Kachemak	556	1	0	1	1	1												
Kodiak Island Borough	7,436	3	5	1	2	2	1	1										
Kodiak	5,396	2	4	1	11	4	2	1	1	1		4					1	
Palmer	5,441	2	1	1	5	3	1	1	2	1	2	5				2	2	1
Wasilla	15,547	1	2	2	6	7	3	2			1	16						
North Star Borough	21,481	1	2	2														
Kaktovik	265																	

Above are "ALLOWED " # and "ACTUALLY ISSUED " # Above #s are 2022 population update "NOT" 2025.

Please feel free to reach out with any concerns or/and questions.

Again and again, we thank each of you for all of your time and efforts serving our community. Thank you.

P.S. Have decided hold off sending this email until the school Board meeting. Truly devastating for all of Kodiak and believe Kodiak will together make the appropriate decision not only for today but our tomorrow. Thank you to two assembly members that physically attended and the rest participating via site.

Stephani  
 mopper7@hotmail.com  
 (407)733-6231

**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Re: Sonya. Lic #2611 sizzler Fw: sales records for restaurant  
**Date:** Wednesday, January 29, 2025 2:12:41 PM  
**Attachments:** [image001.png](#)

---

Sonya FYI.

I just received email from the city of Kodiak with public hearing lic #3293 with “draft” protest letter to AMCO (14 pages) forwarding the past page cause has “conclusion” on bold lettering



**Dominguez, Azure**  
To You and Clerks

11:54 AM



**#3293 Public He...**  
PDF - 39 KB



**2025.01.24 Draft...**  
PDF - 292 KB

2 attachments (331 KB)

Good morning,

I am following up to ensure you have received notice of public hearing regarding License No. 3293.

Thank you

**Azure E. Palmer-Dominguez**

Administrative Assistant

City of Kodiak, Clerk's Office

Kodiak, AK 99615

Phone: [907-486-8636](tel:907-486-8636)

Email: [adominguez@city.kodiak.ak.us](mailto:adominguez@city.kodiak.ak.us)

*\*Messages to and from this email may be available to the public under Kodiak City Code provisions and Alaska State Statutes\**

...



305.120(f) mandates that it "will be denied."

#### CONCLUSION

The holder of expired REPL #3293 failed to timely submit a complete renewal application, and for good reason: The license has not been actively exercised in many years. Putting aside the many technical defects that preclude the board from reissuing REPL #3293, the spirit of the laws and public policy also militate against reissuing the license. A license issued under Title 4 is not a property interest. It is a privilege that must be actively exercised for the benefit of the public. This has not been true of REPL #3293 for many years and the applicant fails to show that the license would be so exercised were it reissued.

REPL #3293 expired. AMCO should give public notice that an REPL for a location in the City of Kodiak is available, providing all local entrepreneurs equal opportunity to obtain the privilege of operating the license. The board can then, in accordance with 3 AAC 305.105, select among the mutually exclusive and competing applications.

Sincerely,

CITY OF KODIAK

[Open Microsoft 365 \(Office\)](#)



Please advise

Stephani  
mopper7@hotmail.com  
(407)733-6231

Get [Outlook for iOS](#)

---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Wednesday, January 29, 2025 2:03:58 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Subject:** Re: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

Sonya, just sent you additional emails/documents threading the precious emails.

Stephani  
mopper7@hotmail.com  
(407)733-6231

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---

**From:** stephani k <mopper7@hotmail.com>

**Sent:** Wednesday, January 29, 2025 12:57:45 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Subject:** Re: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

Okay Sonya. I will try my best.

Thank you Sonya.

P.s. All the rest ( emails to the Borough, pictures of where licenses were to where going you have.

Stephani

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---

**From:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Sent:** Wednesday, January 29, 2025 12:54:30 PM  
**To:** stephani k <mopper7@hotmail.com>  
**Subject:** RE: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

I didn't think so, but I want to make sure anything you do want in there exists. If you are adding anything else I need it ASAP, I'm sending out the board packets today, as in the next hour.

Thank you,

*Sonya Irwin*  
Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 W. 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, Ak 99501  
(907)269-0350  
[Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov)

---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Wednesday, January 29, 2025 12:38 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Subject:** Re: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

No Sonya.

Always forward everything to you.

But please do NOT put that on the packet.

Thank you Sonia.

I am sending other things for the packet tough.

Thank you Sonya.

Stephani

[mopper7@hotmail.com](mailto:mopper7@hotmail.com)

(407)733-6231

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---

**From:** Irwin, Sonya A (CED) <[sonya.irwin@alaska.gov](mailto:sonya.irwin@alaska.gov)>  
**Sent:** Wednesday, January 29, 2025 10:24:50 AM  
**To:** stephani k <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>  
**Subject:** RE: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

Hi Stephani,

Do you want me to include the tax documents that you attached to this previous email in the board packets?

*Sonya Irwin*  
Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 W. 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, Ak 99501  
(907)269-0350  
[Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov)

**From:** stephani k <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>  
**Sent:** Thursday, January 9, 2025 12:55 PM  
**To:** Irwin, Sonya A (CED) <[sonya.irwin@alaska.gov](mailto:sonya.irwin@alaska.gov)>  
**Subject:** Sonya. Lic #2611 sizzler Fw: sales records for restaurant

**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.

Good afternoon Sonya. FYI.

I spoke with Jeff Rukes from AMCO Special investigator yesterday. He informed me

Leanna Harrington has filed with them. After conversation with him I sent below email with attachments.

Please let me know if need anything else.

Also forwarded you an email sent to all local government (Borough assembly members)

Are there things I need to submit for Tab of February 04th Board meeting?

Please advise.

Thank you Sonya.

Stephani

[mopper7@hotmail.com](mailto:mopper7@hotmail.com)

(407)733-6231

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---

**From:** stephani k <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>

**Sent:** Wednesday, January 8, 2025 1:09 PM

**To:** Rukes, Jeffrey B (CED) <[jeff.rukes@alaska.gov](mailto:jeff.rukes@alaska.gov)>; [solshin1027@gmail.com](mailto:solshin1027@gmail.com)  
<[solshin1027@gmail.com](mailto:solshin1027@gmail.com)>

**Subject:** Re: sales records for restaurant

Good afternoon Jeff. Thank you for calling back.

Please feel free to reach out Jeff.

Stephani

[mopper7@hotmail.com](mailto:mopper7@hotmail.com)

(407)733-6231



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---

**From:** Rukes, Jeffrey B (CED) <[jeff.rukes@alaska.gov](mailto:jeff.rukes@alaska.gov)>

**Sent:** Monday, January 6, 2025 10:01:27 AM

**To:** [mopper7@hotmail.com](mailto:mopper7@hotmail.com) <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>; [solshin1027@gmail.com](mailto:solshin1027@gmail.com) <[solshin1027@gmail.com](mailto:solshin1027@gmail.com)>

**Subject:** sales records for restaurant

Good morning Stephanie,

I attempted to call both you and your mother and was unable to leave a voice mail. I understand you are acting as the main contact for Sizzler and Peking restaurants. I'm requesting sales records for Sizzler restaurant and Peking restaurant for 2020-2021 and 2022-2023 licensed periods. I know 2020 was a covid year but it was reported to our office that there were sales in 2021. Please provide the sales receipts by next Monday 1/13/25



*Jeff Rukes*  
*Special Investigator I*  
*AMCO Enforcement*  
*Alcohol & Marijuana Control Office*  
550 W. 7<sup>th</sup> Ave, Suite 1600  
Anchorage, AK 99501  
Office (907) 334-0893  
[jeff.rukes@alaska.gov](mailto:jeff.rukes@alaska.gov)

First, the applicant cannot show that the premises were condemned or substantially destroyed. Even if it were otherwise, the board would be required to deny a third waiver based on condemnation or destruction because the premises identified on an applicant's license are not leased or owned by the licensee.<sup>45</sup>

Finally, "a third or subsequent consecutive application for waiver that does not identify a licensed premises location will be denied."<sup>46</sup> The waiver applications dated December 29, 2024

---

<sup>43</sup> 3 AAC 305.120.

<sup>44</sup> Even if waivers for 2020 and 2021 are not "counted" toward the total as a result of the pandemic, the present waiver requests would need to be the seventh and eighth requests.

<sup>45</sup> See 3 AAC 305.120(f).

<sup>46</sup> 3 AAC 305.120(f) (emphasis added).

Hon. Dana Walukiewicz  
January \_\_\_\_, 2025  
Page 14 of 14

nominally identify the premises address as 116 Rezanof Drive. However, 3 AAC 305.120(f) must be interpreted to mean that that the application identifies (i) actual existing premises that (ii) are under the control of the applicant. In addition to other provisions,<sup>47</sup> the statutory definition of "licensed premises" demands as much.<sup>48</sup> If an applicant could satisfy 3 AAC 305.120(f) by simply identifying *any* premises, the requirement that the applicant identify a licensed premises location would serve no purpose.

The owner of the 116 Rezanof Drive property has informed the City that the applicant does not have a lease to premises at that property. The applicant's waiver applications tend to confirm as much. As the applicant's right to possess the identified premises is doubtful, the applicant should be made to produce evidence showing that the applicant has the right to possess the premises. Absent reasonable proof of the right to possess as 116 Rezanof Drive, the waiver applications should be denied because they do not identify a premises that the applicant has the right to possess. And if the Board were to reissue REPL # 3293, the applicant would necessarily need to immediately request waiver for 2024, which would indisputably be at least the third consecutive waiver, and 305.120(f) mandates that it "will be denied."

### CONCLUSION

The holder of expired REPL #3293 failed to timely submit a complete renewal application, and for good reason: The license has not been actively exercised in many years. Putting aside the many technical defects that preclude the board from reissuing REPL #3293, the spirit of the laws and public policy also militate against reissuing the license. A license issued under Title 4 is not a property interest. It is a privilege that must be actively exercised for the benefit of the public. This has not been true of REPL #3293 for many years and the applicant fails to show that the license would be so exercised were it reissued.

REPL #3293 expired. AMCO should give public notice that an REPL for a location in the City of Kodiak is available, providing all local entrepreneurs equal opportunity to obtain the privilege of operating the license. The board can then, in accordance with 3 AAC 305.105, select among the mutually exclusive and competing applications.

Sincerely,

CITY OF KODIAK



**From:** [stephani.k](#)  
**To:** [Irwin, Sonya A. \(CFD\)](#)  
**Subject:** Re: Sonya. Lic #2611 sizzler Fw: sales records for restaurant  
**Date:** Wednesday, January 29, 2025 2:19:25 PM  
**Attachments:** [image001.png](#)

---

Sonya, so sorry to bother you again but I just received another email from the city



**Mendez, Daniel**  
To You and Clerks

2:06 PM

...



**20250213 Public Hearing Notification Letter...**  
PDF - 25 KB

Good Afternoon,

Please see attached notice letter for public hearing on the transfer of license No. 3293.

Please confirm you have received letter and let us know if you have any questions.

Thanks,

Daniel Mendez  
Deputy Clerk II  
City of Kodiak, Clerk's Office  
Kodiak, AK 99615  
Phone: 907-486-8636



I have reached out and explained to the best I can with the mayor, councils last week regards to the renewal of #3293.

Stephani  
mopper7@hotmail.com  
(407)733-6231

Get [Outlook for iOS](#)

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Wednesday, January 29, 2025 2:12:28 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Subject:** Re: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

Sonya FYI.

I just received email from the city of Kodiak with public hearing lic #3293 with “draft” protest letter to AMCO (14 pages) forwarding the past page cause has “conclusion” on bold lettering





**Dominguez, Azure**  
To You and Clerks

11:54 AM



**#3293 Public He...**  
PDF - 39 KB



**2025.01.24 Draft...**  
PDF - 292 KB

2 attachments (331 KB)

Good morning,

I am following up to ensure you have received notice of public hearing regarding License No. 3293.

Thank you

**Azure E. Palmer-Dominguez**

Administrative Assistant

City of Kodiak, Clerk's Office

Kodiak, AK 99615

Phone: 907-486-8636

Email: [adominguez@city.kodiak.ak.us](mailto:adominguez@city.kodiak.ak.us)

*\*Messages to and from this email may be available to the public under Kodiak City Code provisions and Alaska State Statutes\**

...

305.120(f) mandates that it "will be denied."

#### CONCLUSION

The holder of expired REPL #3293 failed to timely submit a complete renewal application, and for good reason: The license has not been actively exercised in many years. Putting aside the many technical defects that preclude the board from reissuing REPL #3293, the spirit of the laws and public policy also militate against reissuing the license. A license issued under Title 4 is not a property interest. It is a privilege that must be actively exercised for the benefit of the public. This has not been true of REPL #3293 for many years and the applicant fails to show that the license would be so exercised were it reissued.

REPL #3293 expired. AMCO should give public notice that an REPL for a location in the City of Kodiak is available, providing all local entrepreneurs equal opportunity to obtain the privilege of operating the license. The board can then, in accordance with 3 AAC 305.105, select among the mutually exclusive and competing applications.

Sincerely,

CITY OF KODIAK

[Open Microsoft 365 \(Office\)](#)



Please advise

Stephani  
mopper7@hotmail.com  
(407)733-6231

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---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Wednesday, January 29, 2025 2:03:58 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Subject:** Re: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

Sonya, just sent you additional emails/documents threading the precious emails.

Stephani  
mopper7@hotmail.com  
(407)733-6231

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---

**From:** stephani k <mopper7@hotmail.com>

**Sent:** Wednesday, January 29, 2025 12:57:45 PM  
**To:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Subject:** Re: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

Okay Sonya. I will try my best.

Thank you Sonya.

P.s. All the rest ( emails to the Borough, pictures of where licenses were to where going you have.

Stephani

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---

**From:** Irwin, Sonya A (CED) <sonya.irwin@alaska.gov>  
**Sent:** Wednesday, January 29, 2025 12:54:30 PM  
**To:** stephani k <mopper7@hotmail.com>  
**Subject:** RE: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

I didn't think so, but I want to make sure anything you do want in there exists. If you are adding anything else I need it ASAP, I'm sending out the board packets today, as in the next hour.

Thank you,

*Sonya Irwin*  
Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 W. 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, Ak 99501  
(907)269-0350  
[Alcohol.licensing@alaska.gov](mailto:Alcohol.licensing@alaska.gov)

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[mopper7@hotmail.com](mailto:mopper7@hotmail.com)

(407)733-6231

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**Sent:** Wednesday, January 29, 2025 10:24:50 AM  
**To:** stephani k <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>  
**Subject:** RE: Sonya. Lic #2611 sizzler Fw: sales records for restaurant

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*Sonya Irwin*

Records and Licensing Supervisor  
Alcohol and Marijuana Control Office  
550 W. 7<sup>th</sup> Avenue, Suite 1600  
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**Subject:** Sonya. Lic #2611 sizzler Fw: sales records for restaurant

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I spoke with Jeff Rukes from AMCO Special investigator yesterday. He informed me



Leanna Harrington has filed with them. After conversation with him I sent below email with attachments.

Please let me know if need anything else.

Also forwarded you an email sent to all local government (Borough assembly members)

Are there things I need to submit for Tab of February 04th Board meeting?

Please advise.

Thank you Sonya.

Stephani

[mopper7@hotmail.com](mailto:mopper7@hotmail.com)

(407)733-6231

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---

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**Sent:** Wednesday, January 8, 2025 1:09 PM

**To:** Rukes, Jeffrey B (CED) <[jeff.rukes@alaska.gov](mailto:jeff.rukes@alaska.gov)>; [solshin1027@gmail.com](mailto:solshin1027@gmail.com)  
<[solshin1027@gmail.com](mailto:solshin1027@gmail.com)>

**Subject:** Re: sales records for restaurant

Good afternoon Jeff. Thank you for calling back.

Please feel free to reach out Jeff.

Stephani

[mopper7@hotmail.com](mailto:mopper7@hotmail.com)

(407)733-6231

Get [Outlook for iOS](#)

---

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**Sent:** Monday, January 6, 2025 10:01:27 AM

**To:** [mopper7@hotmail.com](mailto:mopper7@hotmail.com) <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>; [solshin1027@gmail.com](mailto:solshin1027@gmail.com) <[solshin1027@gmail.com](mailto:solshin1027@gmail.com)>

**Subject:** sales records for restaurant

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*Jeff Rukes*  
*Special Investigator I*  
*AMCO Enforcement*  
*Alcohol & Marijuana Control Office*  
550 W. 7<sup>th</sup> Ave, Suite 1600  
Anchorage, AK 99501  
Office (907) 334-0893  
[jeff.rukes@alaska.gov](mailto:jeff.rukes@alaska.gov)



**Kodiak Island Borough**  
**OFFICE of the BOROUGH CLERK**

710 Mill Bay Road  
Kodiak, Alaska 99615  
Phone (907) 486-9310 Fax (907) 486-9391  
E-mail: clerks@kodiakak.us

July 16, 2024

Sook C. Yun/Sizzler Burger & Peking Restaurant  
116 W Rezanof Dr  
Kodiak, Alaska 99615

RE: Hearing on Protest of Restaurant and Eating Place Liquor License # 2611 Renewal Application

Dear Ms. Yun,

This letter is to inform you that the review of Liquor License # 2611 renewal application for Sizzler Burger and Peking Restaurant is scheduled to be heard by the Kodiak Island Borough Assembly on **August 1, 2024**. The meeting will start at 6:30 p.m. in the Borough Assembly Chambers at 710 Mill Bay Road, Kodiak.

According to Alaska Statutes 04.11.480, and regulations in 3 AAC 305.085, the local governing body has the authority to protest renewal of a liquor license for public policy reasons or due to license-related issues. Pursuant to KIBC 5.01.020 the Clerk's Office investigated and has been advised that circumstances relating to the license renewal application support an objection by the governing body in order to protect the Borough's interests. Specifically, the Borough has an interest in licensed premises having proper building permits and zoning, and an interest in the information set out in the license application being accurate and complete. Those interests are adversely impacted and need to be protected due to the absence of the correct business address on the application and the apparent lack of operations or permitting for work on the premises. The following particular concerns/interests were brought up:

Community Development Department

- A correct business address on the license renewal application hinders the Community Development department from determining if the restaurant's use complies with zoning regulations, specifically KIBC 17.15.020 Conformity with regulation required and KIBC 17.15.060 Zoning compliance.

Letter to Ms. Yun  
Liquor License #2611  
Page 2 of 2  
July 16, 2024

Fire Marshall

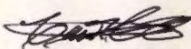
- There is a need to conduct a fire and life safety inspection before he can recommend approval.

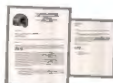
Building Official

- The business location has been gutted by the building owner without any permits. There is a belief that the business has not been in operation for two years.

3 AAC 305.085(d) calls for a local governing body to provide an applicant with a reasonable opportunity to defend the application before a meeting of the local governing body. This opportunity is now scheduled for the August 1, 2024, regular Assembly meeting. We encourage you to attend the August 1, 2024, regular meeting. You will be given opportunity to provide comments regarding the liquor license renewal application at this meeting.

Sincerely,  
OFFICE OF THE BOROUGH CLERK

  
Lina Cruz, Deputy Clerk







**Alaska Food Code  
2023 Establishment Permit**

Division of Environmental Health  
Food Safety & Sanitation Program

Permit Number: 4505  
Issued to: SUNG KIM  
For: Sizzler Burger & Peking  
For Operation of: FF-1 Food Service  
Located at: 116 W Rezanof DR Kodiak, AK 99615

This permit, issued under the provisions of 18 AAC 51, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

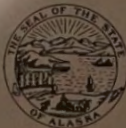
Expiration Date:  
December 31, 2023

Program Manager:

**If you have questions or concerns regarding  
safe food handling practices call toll free:**

**1-87-SAFE-FOOD**

(in Anchorage call 334-2560)







ALASKA WASTE - KODIAK  
 1621 MILL BAY RD  
 KODIAK AK 99615-6235  
 DISTRICT NO. 2440

ACCOUNT NO.  
 INVOICE NO.  
 STATEMENT DATE  
 DUE DATE  
 BILLING PERIOD

01/01/24  
 01/25/24  
 12/01/23 - 12/31/23

PEKING RESTAURANT  
 PO BOX 769  
 KODIAK AK 99615-6015

FOR ASSISTANCE  
 Customer service  
 One Time Payments

907-486-5308  
 800-457-1379

**INVOICE STATEMENT**

Description	Amount
Previous Balance	\$ 434.39
Service Location Acct #591058 96 Gl 1X Wk Bear Cart - Com 12/01/23-12/31/23 City Of Kodiak - Sales Tax Late Fee Current Charges And Fees	Peking Restaurant 116 W Rezanof Dr 1 Each @ \$48.72 \$ 48.72 \$ 3.41 \$ 3.67 \$ 55.80
<b>Total Due</b>	<b>\$ 490.19</b>



VIEW/PAY YOUR BILL ONLINE!  
 \*Make Payments \*Set up Autopay\*

\*Access your account 24/7 \*Go Paperless \*View Statements\*

\*It's FREE! There is no charge to view or pay your bill on our website\*

Go to <https://myaccount.wcicustomer.com> and follow the online bill pay prompts to enroll today or call 1-800-457-1379 to make a payment through our interactive voice service with no extra fee.

Please remit to the address below and return your remit stub with your payment.

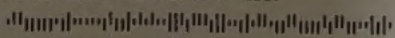


ALASKA WASTE - KODIAK  
 1621 MILL BAY RD  
 KODIAK AK 99615-6235

ACCOUNT NO.  
 INVOICE NO.  
 STATEMENT DATE  
 DUE DATE  
 PAY THIS AMOUNT

2440-591058  
 102460696S440  
 01/01/24  
 01/25/24  
 \$490.19

AV 01 002826 33228H 10 A\*\*5DGT

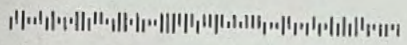


PEKING RESTAURANT  
 PO BOX 769  
 KODIAK AK 99615-0769

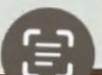
WRITE IN AMOUNT PAID \$

TO CHANGE ADDRESS  
 Check here and complete the information on the reverse side.

MAIL PAYMENT TO:  
 ALASKA WASTE - KODIAK  
 PO BOX 7426  
 PASADENA CA 91109-7428



2440 00000000000000000000X5910589 0000004901900000000000102460696 4



October 10, 2024

c. **Public Hearing on Resolution No. 2024-22, Protesting, Subject to Rescission, Renewal of Restaurant or Eating Place License No. 2611 for Sizzler Burger & Peking Restaurant**

The City of Kodiak scheduled a public hearing on Resolution No. 2024-22, a resolution protesting, subject to rescission, the renewal of restaurant or eating place license no. 2611 for Sizzler Burger and Peking Restaurant.

Deputy Mayor Stanford closed the regular meeting and opened the public hearing.

Leanna Harrington, owner of Bean and Bloom Coffee, spoke in support of Resolution No. 2024-22. She stated she has spoken to all members of the Council and the Manager's office and believes that Sizzler Burger & Peking Restaurant should not have their REPL license.

Deputy Mayor Stanford closed the public hearing and reopened the regular meeting.

IV. **REPORT OF BOARDS, COMMISSIONS, AND COMMITTEES**

Councilmember Whiddon stated that the Fisheries Work Group is planning to have a meeting on October 23, 2024.

V. **UNFINISHED BUSINESS**

a. **Resolution No. 2024-22, Protesting, Subject to Rescission, Renewal of Restaurant or Eating Place License No. 2611 for Sizzler Burger & Peking Restaurant**

Deputy Mayor Stanford read Resolution No. 2024-22 by title. This resolution to protest the renewal of the subject Restaurant or Eating Place License (REPL) application is on the floor from the regular Council meeting of July 25, 2024. State Law gives local governing bodies like the City of Kodiak and Kodiak Island Borough the opportunity to protest the approval of an REPL application with clear and concise reason within 60 days of receipt of the notice. At the August 6th regular meeting, a motion was passed to postpone approval of the resolution for 60 days to complete the open protest period allowed under State Law and deadline for the ABC Board to accept the protest of the renewal of the license.

In addition, since July 25<sup>th</sup>, the Finance Director worked with Sizzler Burger owners to review all supporting documentation and accepted amended sales tax returns from Sizzler Burger. The lack of these documents was the only legal basis for the renewal protest under city code. In the meeting packet was a letter to the business owner requesting supporting documentation, a June 11, 2024, letter from the Alcohol & Marijuana Control Office with the renewal application and a letter dated September 6, 2024, to the ABC Board from the Kodiak Island Borough requesting the ABC Board revoke the license held by Sizzler Burger.

Since procedurally, AMCO has closed this action and the 60 days to protest has come and gone, and the fact that the Finance Department has accepted amended sales tax returns and Kodiak

October 10, 2024

City Code Requirements have been met, staff recommended postponing resolution 2024-22 indefinitely.

Councilmember Woods MOVED to postpone Resolution No. 2024-22 indefinitely.

Discussion ensued regarding the motion to postpone indefinitely.

The roll call vote was Councilmembers Davidson, Haines, Stanford, Walker, Whiddon, and Woods in favor. The motion to postpone indefinitely passed.

VI. **NEW BUSINESS**



3:34



## Friends of Kodiak

Top contributor **Leanna Harrington** · Aug



9 ·

**Good evening. Attached is my letter that was sent directly to city council. I do feel like people need to be aware for a multitude of reasons including understanding what is happening in our community. I have sent letters regarding Kodiak communities REPL licenses as well as contacting council members and the city clerk. I hope the people see this and understand the need and urgency to get more people involved and apply for city council seats. The deadline is August 15th and we have two seats open. Please take the time to read this letter to better understand. In all honesty, I have never been nor have wanted to be involved in city politics until I had seen firsthand what's happening and how the process works. I appreciate your time and I have no malicious intent but want to present facts for our community to better understand and hopefully get involved. Again, I appreciate your time and hope you have a wonderful weekend.**

[https://1drv.ms/w/c/132bdb70940c45c8/Ec0ilztE3xJKo-vV5P8j034B8CInn\\_Mcqc\\_ixH09IACf\\_w](https://1drv.ms/w/c/132bdb70940c45c8/Ec0ilztE3xJKo-vV5P8j034B8CInn_Mcqc_ixH09IACf_w)

**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Sonya Fw: Amend letter to city of Kodiak  
**Date:** Friday, October 25, 2024 9:55:41 AM

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----- Forwarded message -----From: stephani k <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>  
To: "[clerk@city.kodisk.ak.us](mailto:clerk@city.kodisk.ak.us)" <[clerk@city.kodisk.ak.us](mailto:clerk@city.kodisk.ak.us)>  
Cc:  
Bcc:  
Date: Sat, 7 Sep 2024 01:41:33 +0000  
Subject: Amended sales letter for Sizzler and Second Floor

Attention: Michelle

Requesting amended return for Sizzler burger and Peking and Second Floor. We agreed to submit to an audit upon request of the city.

We thought we paid. We were not aware until 08/05/2024 and since have physically been in the city office/ calling numerous times to resolve the problem and pay. 8/08/24, 10 minutes before city closed which was also the day of the city council meeting was when we got an amended form.

We have been operating sizzler burger and Peking restaurant and second floor restaurant in the city of Kodiak at the same location for over 40 years . Right after the "Covid" pandemic there was a change of ownership of the building.

The new owners of the building wanted the restaurants out and start construction to expand their business. It was hard enough to get the restaurant back up running after a long break from the pandemic and the new landlords did everything to interfere with our normal operation.

They parked all their cars in front of our business every day. They parked their machineries in the back to block our back doors, which were used for loading, unloading, and garbage take out. Even the backstreet was all blocked. We called them endless times asking them to move their vehicles, machineries, etc.



with no success.

Starting middle of 2022 was also very challenging with hiring help in Kodiak. Attached photos of our local business with signs “closed short of employees” or “referral bonus” When finally got the help we needed

While we were not at the restaurant, the owner of the building came in and told new help that he was the owner of the building and he was going to evict us and he would not have a job for long.

At the same time, many Kodiak businesses were closing. Restaurant businesses without a place to go. El Chicano was one of them. Their building was sold to a new owner and he wanted to renovate and took time to build apartment upstairs and restaurant kitchen concrete to dry before being inspected.

Catering businesses that were renting the kitchen of the convention center were also struggling with convention center being taken down to build rooms.

There were and still are not enough restaurant equipped properties ( sprinkler, pipes, grease trap etc. to meet all the requirements for restaurants to rent. One space that was available was given to a cannery ( Silver Bay ) to rent to feed their employees. Having been a long-time resident in the city of Kodiak we also knew there were not enough restaurants like a “musical chair” and wanted to do what we could to keep restaurants stay in business. This too, was denied by the new landlord. Because we had a valid and legal lease until the end of 2026. We then helped one restaurant get into a property we were thinking of moving to.

It got harder after that with the owners doing everything that they can for us to operate our business as we always have.

Fall of 2023 We did a lot of research and flew to Seattle a few times and decided we were going to close the second floor starting January of 2024 and only have Sizzler burger Peking and put in golf stimulator with one sky track and a track man 4 IO for our talented golfers where 2nd floor space was. We were very excited because Mr. Kim and Mrs. Kim both have always believed physical recreation with Kodiak’s weather, and believed it helped mental health awareness.

With this plan, Mrs. Kim decided in September of 2023 to give the full-service restaurant serving beer and wine license she did not need any more to Nuniaq. They are/will be a full-service restaurant and they can utilize it appropriately and Serve Kodiak. They are honest, hardworking young Kodiak residents that have always wanted to open a restaurant of her own and she did.

When Tony came to measure for screen and location in December for the box and to build solid for safety of machine protection for golf stimulator, owner came in and said he is the owner of the property will not allow it.

But final draw for us to give up on our place was when part of the ceiling in back dining fell down from them doing work on the building in 2024.

We Paid rent every month. We paid KEA every month. We had full liability insurance of the business. Other utilities as well were all finally turned off at the end of March 2024.

People don't even Live in a house for 40 years.

We were heartbroken with packing all the memories, equipments, dishes, silverware, etc. of our 40 plus years of life this year but our safety was first.

We helped bring "Dominos", we brought Sushi to Kodiak. We brought "Sparrow's" when we didn't have any pizza in town. We helped Nuniaq find a home and have beer and wine with full a restaurant service. We hope to do more if we can. This includes finding a home for sizzler Peking until Mrs. Kim is ready to fully retire.

We have in the past 40years been prompt and paid on time.

With these unforeseen difficulties and challenges we were not able to operate as we have in the past.

We apologize for any inconvenience and we thank you for your time.

Sizzler Burger and Peking and Second Floor restaurant owner Mrs. Kim and family.  
(907)942-7515  
(407)733-6231

Sent from my iPhone

**From:** [Serezhenkov, Kristina R \(CED\)](#)  
**To:** [Clerks; Shuravloff-Nelson, Michelle](#)  
**Cc:** [Sawyer, Jane Preston \(CED\); Kubitz, Lizzie J \(CED\); lcruz@kodiakak.us; clerks@kodiakak.us](#)  
**Subject:** City of Kodiak Resolution No. 2024-15 Petition to the ABC Board for Additional Restaurant Licenses  
**Date:** Tuesday, October 1, 2024 1:29:40 PM  
**Attachments:** [image001.png](#)

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10/1/2024

City of Kodiak  
Kodiak, Alaska

RE: City of Kodiak Resolution No. 2024-15 Petition to the ABC Board for Additional Restaurant Licenses Under AS 04.11.405

Dear City of Kodiak,

Upon review, your petition for additional restaurant or eating place licenses as allowed by AS 04.11.405 does not meet the requirements of AS 04.11.405(c)(1), which state that your resolution ***must include information demonstrating that the petitioner meets... the required criteria***, because the City of Kodiak does not exercise planning or land-use authority as required under AS 04.11.405(b)(1)(C). Planning and land-use authority within the City of Kodiak is exercised by the Kodiak Island Borough and not the City of Kodiak.

Your resolution does not demonstrate that you are eligible to petition for additional restaurant or eating place licenses under AS 04.09.290, therefore your petition will not be placed in front of the board for consideration.

Under AS 04.11.560(a): ***An action of an officer, employee, or agent of the board relating to the administration or enforcement of this title may be appealed to the board by the aggrieved party.***

If you have any questions, please feel free to contact me directly.

Sincerely,

Kristina Serezhenkov  
Regulations Specialist/Acting Local Government Specialist



Alcohol and Marijuana Control Office  
[kristina.serezhnikov@alaska.gov](mailto:kristina.serezhnikov@alaska.gov)  
Tel: 907-269-0359



**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Sonya ( Director Finance another request for proof of their accusation  
**Date:** Friday, October 25, 2024 9:31:36 AM

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**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Thursday, October 24, 2024 5:34 PM  
**To:** Campbell, Eric <ecampbell@city.kodiak.ak.us>  
**Subject:** Sizzler burger Peking.

Eric,

Can you please look into 2 submissions the Director (old Director) in July said was made by us in person?

- In person filing April 28th ? (2023)
- in person filing October 16, (2023)

These are impossible because we were in Seattle researching the new golf business to bring to Kodiak as stated in Septer letter to the city.

Thank you Eric.

Stephani Kim  
(407) 733-6231

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**CITY OF KODIAK  
KODIAK, ALASKA**

**BUSINESS LICENSE #: 2024-000917**

**IN ACCORDANCE WITH THE PROVISIONS OF THE KODIAK CITY CODE CHAPTER 5.02, AS  
AMENDED, THIS IS TO CERTIFY THAT:**

**Sizzler Burger and Peking Restaurant**

**BUSINESS LOCATION: 116 W Rezanof Dr Kodiak, AK 99615**

**IS LICENSED BY THE CITY OF KODIAK TO CONDUCT BUSINESS AND TO COLLECT SALES TAX  
IMPOSED BY CHAPTER 3.08 OF THE KODIAK CITY CODE.**

**TYPE OF LICENSE: 72 - TRAVELER ACCOMMODATIONS / FOOD SERVICES**  
**NAICS CODE: 722110 - Full-Service Restaurants**

**CITY OF KODIAK**

A handwritten signature in black ink that reads "Mike Stronge".

**DATE OF ISSUE: 02/12/2024**

**EXPIRATION DATE: 12/30/2025**

**CITY MANAGER**

*This license must be prominently displayed at the business location. It is not transferable or assignable. Failure to maintain an active license renders this business license invalid.  
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 of Alaska or of the United States.*



## Office of the City Clerk

710 Mill Bay Road, Room 110, Kodiak, Alaska 99615

October 17, 2024

Sent electronically:

[Solshin10137@gmail.com](mailto:Solshin10137@gmail.com); [Mopper7@hotmail.com](mailto:Mopper7@hotmail.com)

Sook C. Yun  
Sizzler Burger & Peking Restaurant  
116 W Rezanof Dr.  
Kodiak, AK 99615

Re: Recommendation to Protest Restaurant or Eating Place License No. 2611

Dear Ms. Yun:

The City Council will review a draft letter for authorization to protest the Restaurant or Eating Place License No. 2611 during their regular meeting on October 24, 2024, at 6:30 p.m. in the Kodiak Public Library. A public hearing has been scheduled at this meeting. These meetings are open to the public and the agenda and packet material will be posted on the City's website on October 17, 2024.

I will notify AMCO on October 25, 2024, of any recommendations made from the City Council meeting.

Sincerely,

Michelle Shuravloff-Nelson, MMC  
City Clerk

Cc: City Manager

October 24, 2024

Sent electronically and via certified mail:

Alcoholic Beverage Control Board  
C/O Alcohol and Marijuana Control Office  
550 West 7th Avenue, Suite 1600  
Anchorage, Alaska 99501

Re: Protest of Sizzler Burger & Peking Restaurant REPL License No. 2611

To: The Alcoholic Beverage Control Board,

The Kodiak City Council is lodging a protest with the Alcoholic Beverage Control Board for the continued use and operation of the Sizzler Burger & Peking Restaurant REPL License No. 2611. The City Council had limited documentation and lack of familiarity with Alcohol and Marijuana Control Office processes within the initial 60-day protest period set by AMCO. The City Council held a public hearing on October 10, 2024, following the postponement of the action from the July 25 and August 8, 2024, regular meetings. Stephanie Kim spoke during the meeting on August 8, 2024, to inform the Council of the challenges to re-open Sizzler Burger & Peking Restaurant.

Upon further review of the renewal application submitted by Sizzler Burger & Peking Restaurant dated December 26, 2023, the restaurant's application for renewal as stated in their forms AB-17 and AB-33 includes data for food and alcohol revenue generated in 2022 and 2023. The restaurant had originally filed \$0 on City sales tax returns for 2023. It is our understanding the City can protest the second year of continued operations pursuant to AS 04.11.480. Please accept this protest due to inconsistencies filed in their application while remitting taxes and inability to provide restaurant and eating place services while holding this license. A public hearing was held on this protest on October 24, 2024, during the City Council regular meeting at 6:30 p.m. in the Kodiak Public Library. Ms. Kim was notified of the meeting and her opportunity to participate.

REPL No. 2611 is currently designated as "active-temporarily surrendered" as a result of the loss of its operational location. It is well known that the restaurant has not operated for several years, including the years referenced in the application.

Kodiak has four REPL licenses available. There are businesses currently operating in Kodiak that have expressed interest in applying for one of the licenses held by the licensee. The City of Kodiak fully supports economic growth and development; therefore, the Kodiak City Council supports a protest of continued renewal of the REPL No. 2611 that is inactive and issued until December 31, 2025. We request that this matter be reviewed at the next Alcoholic Beverage Control Board meeting in November.

Sincerely,

Mayor  
City of Kodiak

Cc: Ms. Sook C. Yun







## Office of the City Clerk

710 Mill Bay Road, Room 120, Kodiak, Alaska 99615

### MEMORANDUM

To: Mayor Branson and Councilmembers

Date: October 10, 2024

From: Michelle Shuravloff-Nelson, MMC  
City Clerk *MSW*

Subject: Resolution No. 2024-22  
Page 14

Cc: Josie Bahnke, Acting City Manager

The City Manager provided a brief report during the work session on October 8, 2024, that the 60-day protest period has closed with AMCO for the application review that was sent to the City of Kodiak in June 2024. It was further noted that the Finance Director no longer protests for non-compliance of Kodiak City Code 3.08.140 as stated in Resolution No. 2024-22.

Adopt Resolution No. 2024-22 is on the floor from the regular Council meeting of July 25, 2024.

The parliamentary procedure to kill the main motion is to postpone indefinitely.

#### **Proposed secondary motion:**

*Move to postpone Resolution No. 2024-22 indefinitely.*



Alaska Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing  
PO Box 110205, Juneau, AK 99811-0205

This is to certify that

**SIZZLER BURGER AND PEKING RESTAURANT**

116 W REZANOF DR, KODIAK, AK 99615

owned by

SUNG KIM

is licensed by the department to conduct business for the period

April 29, 2022 to December 31, 2023  
for the following line(s) of business:

72 - Accommodation and Food Services

*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 Sande  
Commissioner



Not all communities allow for all license types with the local community

Local Governing Body	Net Population	1 per/3000	1 per/1500	1 per/...
		Number of licenses allowed that are not R/E	Number of R/E licenses allowed	Number of licenses allowed
Kachemak	656	1	1	
Kenai	7,102	3	5	
Seldovia	261	1	1	
Seward	2,072	1	2	
Soldotna	4,519	2	4	
<b>Ketchikan Gateway Borough</b>	5,408	2	4	
Ketchikan	7,947	3	6	
Saxman	356	1	1	
<b>Kodiak Island Borough</b>	7,436	3	5	
Kodiak	5,396	2	4	
<b>Lake and Peninsula Borough</b>	1,377	1	1	
Egegik	30	1	1	
<b>Matanuska-Susitna Borough</b>	92,387	31	62	
Houston	2,046	1	2	
Palmer	5,841	2	4	
Wasilla	9,547	4	35 †	
<b>North Slope Borough</b>	10,481	4	7	
Kaktovik	265	1	1	

From: **Vickstrom, Jennifer**

<[jvickstrom@city.kodiak.ak.us](mailto:jvickstrom@city.kodiak.ak.us)>

Date: Thu, Aug 8, 2024, 1:18 PM

Subject: RE: final payment for 2022 and 2023 city tax

To: sol shin <[solshin1027@gmail.com](mailto:solshin1027@gmail.com)>

I am sorry I am not aware of what you are talking about – if this is in regards to Sales Tax please submit all sales tax forms to the City of Kodiak Sales Tax Dept

Regards

**Jennifer Vickstrom**

[907-486-8659](tel:907-486-8659) - Office

**Finance Director**

**City of Kodiak**





You

To clerk@city.kodiak.ak.us

Sep 9

...

Michelle, Brandy, and Daniel,

Good morning everyone.

Is there a specific reason to being blocked?

Below is from the accountant sending amended sales.

He is and has been in the contact for the business on city and borough file.

Please advise.

Stephani

(407))[733-6231](tel:733-6231)

[mopper7@hotmail.com](mailto:mopper7@hotmail.com)

...





**CITY OF KODIAK  
KODIAK, ALASKA**

**BUSINESS LICENSE #: 2022-000917**

IN ACCORDANCE WITH THE PROVISIONS OF THE KODIAK CITY CODE CHAPTER 5.02, AS AMENDED, THIS IS TO CERTIFY THAT:

**Sizzler Burger and Peking Restaurant**

**BUSINESS LOCATION: 116 W Rezanof Dr Kodiak, AK 99615**

IS LICENSED BY THE CITY OF KODIAK TO CONDUCT BUSINESS AND TO COLLECT SALES TAX IMPOSED BY CHAPTER 3.08 OF THE KODIAK CITY CODE.

TYPE OF LICENSE: 72 - TRAVELER ACCOMMODATIONS / FOOD SERVICES

NAICs CODE: 722110 - Full-Service Restaurants

DATE OF ISSUE: 05/26/2022

EXPIRATION DATE: 12/31/2023

**CITY OF KODIAK**

A handwritten signature in black ink, appearing to be "John", is written over a horizontal line.

**FINANCE DIRECTOR**

*This license must be prominently displayed at the business location. It is not transferable or assignable. Failure to maintain an active license renders this business license invalid.*

*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 of Alaska or of the United States.*





Business Center

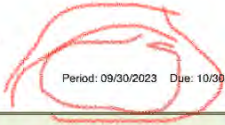
Kodiak > Business Center > Task

# CITY OF KODIAK

## Sales Tax Form

000917

Sizzler Burger and Peking Restaurant



Period: 09/30/2023 Due: 10/30/2023 Date Submitted: 10/07/2024 Late: YES <sup>†</sup> Month(s) Late: 12 | Days Late: 343  
† Considered late starting 2023-10-30 23:59:59



Sales Tax Form			
1	Gross Revenue from Sales *		
2	Gross Revenue from Services *		
3	Gross Revenue from Rentals (Other than real property rental over 30 days)		
4	Gross Revenue from Motor Vehicle Fuel		
5	<b>Total Gross Revenue (Add lines 1,2,3 &amp; 4)</b>		
6	Deduction: Sales, Services, or Rentals to senior citizens with valid exemption certificate		
7	Deduction: Sales, Services, or Rentals to government		
8	Deduction: Sales or Services to wholesale/retail with valid exemption certificate		
9	Deduction: Sales or Services to contractors with valid exemption certificate		
10	Deduction: Other allowable with valid exemption certificate		
	Categories	Number of Transactions	\$ Amount 3000
	Transactions \$3,000 - \$5,000		0.00
	Transactions \$5,001 - \$7,500		0.00
	Transactions > \$7,500		0.00
11	<b>Total Over Maximum Taxable Amount of \$3000 (Total of \$ amount from detail above)</b>		
12	Sales Tax Collected if Included in Gross		
13	<b>Total Deductions (Add lines 6,7,8,9,10,11, &amp; 12)</b>		
14	<b>Taxable Revenue (Line 5 minus line 13)</b>		
15	<b>Computed Tax (7% of Line 14)</b>		
16	<b>PENALTY - (5% of Line 15, on tax due and unpaid for each month or fraction of month up to 20%)</b>		
17	<b>INTEREST - (1.25% of line 15 will be charged monthly after due date noted above)</b>		
18	<b>Late Filing Fee \$25.00 - (Per Quarter)</b>		
19	<b>Total Sales Tax Due (Add lines 15,16, 17, &amp; 18)</b>		565.71



**AFTER SUBMITTING THIS FORM** with the orange submit button below, ALL FILERS must continue through the shopping cart to obtain a receipt, including Zero Filers and ACH Credit remitters

**RETURNED ITEM FEE:** Please note that for any E-Check or ACH Credit payments returned, the Customer will be responsible for fees assessed to this City by both the payment processor and the City's financial institution. These fees are estimated at approximately \$30.

**Payment via ACH Credit:** You must proceed through checkout. Submit your form below, moving through the cart to select the ACH credit payment method and then click Pay Now.

**Zero Return:** You must complete a zero cost checkout. Submit your form below, moving through the cart to complete the zero transaction.

Once a form has been properly completed, a receipt will be issued and the form will no longer appear as an open task in the Business Center.

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Company Name \*

Authorized Representative

Name (as electronic signature) \*

Title \*

Email \*

Phone #\*

Date \*

[Back and Return to Business Center](#)

[Submit](#)



Business Center

Kodiak > Business Center > Task

### CITY OF KODIAK

Sales Tax Form

000917

Sizzler Burger and Peking Restaurant

Period: 12/30/2023 Due: 01/30/2024 Date Submitted: 10/07/2024 Late: YES <sup>1</sup> Month(s) Late: 9 1 Days Late: 251  
‡ Considered late starting 2024-01-30 23:59:59

Sales Tax Form		
1	Gross Revenue from Sales *	
2	Gross Revenue from Services *	
3	Gross Revenue from Rentals (Other than real property rental over 30 days)	
4	Gross Revenue from Motor Vehicle Fuel	
5	<b>Total Gross Revenue (Add lines 1,2,3 &amp; 4)</b>	
6	Deduction: Sales, Services, or Rentals to senior citizens with valid exemption certificate	
7	Deduction: Sales, Services, or Rentals to government	
8	Deduction: Sales or Services to wholesale/retail with valid exemption certificate	
9	Deduction: Sales or Services to contractors with valid exemption certificate	
10	Deduction: Other allowable with valid exemption certificate	
	Categories	Number of Transactions \$ Amount Over 3000
	Transactions \$3,000 - \$5,000	0.00
	Transactions \$5,001 - \$7,500	0.00
	Transactions > \$7,500	0.00
11	<b>Total Over Maximum Taxable Amount of \$3000 (Total of \$ amount from detail above)</b>	
12	Sales Tax Collected if Included in Gross	
13	<b>Total Deductions (Add lines 6,7,8,9,10,11, &amp; 12)</b>	
14	<b>Taxable Revenue (Line 5 minus line 13)</b>	
15	<b>Computed Tax (7% of Line 14)</b>	
16	<b>PENALTY - (5% of Line 15, on tax due and unpaid for each month or fraction of month up to 20%)</b>	
17	<b>INTEREST - (1.25% of line 15 will be charged monthly after due date noted above)</b>	
18	<b>Late Filing Fee \$25.00 - (Per Quarter)</b>	
19	<b>Total Sales Tax Due (Add lines 15,16, 17, &amp; 18)</b>	480.68

**AFTER SUBMITTING THIS FORM** with the orange submit button below, ALL FILERS must continue through the shopping cart to obtain a receipt, including Zero Filers and ACH Credit remitters.  
**RETURNED ITEM FEE:** Please note that for any E-Check or ACH Credit payments returned, the Customer will be responsible for fees assessed to the City by both the payment processor and the City's financial institution. These fees are estimated at approximately \$50.

**Payment via ACH Credit:** You must proceed through checkout. Submit your form below, moving through the cart to select the ACH credit payment method and then click Pay Now.

**Zero Return:** You must complete a zero cost checkout. Submit your form below, moving through the cart to complete the zero transaction.

Once a form has been properly completed, a receipt will be issued and the form will no longer appear as an open task in the Business Center.

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Company Name \*

Authorized Representative

Name (as electronic signature) \*

Title \*

Email \*

Phone # \*

Date \*

[Save and Return to Business Center](#)

[Submit](#)

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## KODIAK ELECTRIC ASSOCIATION

## CUSTOMER PROFILE/BILLING HIST

Page: 3

10/29/2024 02:16:57 pm

Rev YrMo	Bill Dt	Revenue	Demand	Device	PCA	Other	Tax	Adjust	Total
Jan 2022	02/01/2022	239.84	.00	.00	36.66	.14	19.36	.00	296.00
Feb 2022	03/01/2022	149.89	.00	.00	21.56	.55	12.00	.00	184.00
Mar 2022	04/01/2022	126.76	.00	.00	17.68	.45	10.11	.00	155.00
Apr 2022	05/01/2022	124.19	.00	.00	22.06	.51	10.24	.00	157.00
May 2022	06/01/2022	144.75	.00	.00	26.48	.78	11.99	.00	184.00
Jun 2022	07/01/2022	121.62	.00	.00	21.51	.85	10.02	.00	154.00
Jul 2022	08/01/2022	129.33	.00	.00	19.37	.89	10.41	.00	160.00
Aug 2022	09/01/2022	129.33	.00	.00	19.37	.89	10.41	.00	160.00
Sep 2022	10/01/2022	111.34	.00	.00	16.14	.60	8.92	.00	137.00
Oct 2022	11/01/2022	152.46	.00	.00	25.79	.27	12.48	.00	191.00
Nov 2022	12/01/2022	167.88	.00	.00	28.83	.52	13.77	.00	211.00
Dec 2022	01/01/2023	173.02	.00	.00	29.84	.94	14.20	.00	218.00
Jan 2023	02/01/2023	188.44	.00	.00	36.68	.12	15.76	.00	241.00
Feb 2023	03/01/2023	167.88	.00	.00	32.17	.95	14.00	.00	215.00
Mar 2023	04/01/2023	193.58	.00	.00	37.81	.41	16.20	.00	248.00
Apr 2023	05/01/2023	201.29	.00	.00	39.51	.34	16.86	.00	258.00
May 2023	06/01/2023	201.34	.00	.00	1.18	.30	14.18	.00	217.00
Jun 2023	07/01/2023	228.79	.00	.00	1.36	.74	16.11	.00	247.00
Jul 2023	08/01/2023	240.99	.00	.00	1.44	.60	16.97	.00	260.00
Aug 2023	09/01/2023	225.74	.00	.00	1.34	.02	15.90	.00	243.00
Sep 2023	10/01/2023	228.79	.00	.00	1.36	.74	16.11	.00	247.00
Oct 2023	11/01/2023	234.89	.00	.00	1.40	.17	16.54	.00	253.00
Nov 2023	12/01/2023	219.64	.00	.00	1.30	.59	15.47	.00	237.00
Dec 2023	01/01/2024	225.74	.00	.00	1.34	.02	15.90	.00	243.00
Totals:		\$4,327.52	\$0.00	\$0.00	\$442.18	\$12.39	\$333.91	\$0.00	\$5,116.00
Averages:		\$180.31	\$0.00	\$0.00	\$18.42	\$5.52	\$13.91	\$0.00	\$213.17

KODIAK ELECTRIC ASSOCIATION

CUSTOMER PROFILE/BILLING HIST

Name: SUNG W KIM  
Addl Name:  
Address: PO BOX 769  
KODIAK AK 99615

Phone  
Home: 907-488-  
Mobl: 907-94-  
Busn: 907-488-  
Fax:

Cycle Code: 1 Invoice Group: 567

K ELECTRIC ASSOCIATION Service: ELEC - ELECTRIC SERVICE

.00	Budget Due:	.00	Annual Due:	.00
.00	Curr Budget:	.00	Curr Annual:	.00
.00	Past Budget:	.00	Past Annual:	.00
.00				
.00				

12/2024 Payment: 210.00

Srv Map Loc: 0  
Srv Desc: 1 W REZANOF DR SIZZLER & 2ND FLOOR  
Srv Address: 1 W REZANOF DR SIZZLER & 2ND FL  
Prim Rate Sched: 2

Emergency Addr:  
District Office:  
Board Dist:  
Srv Area:

Age Summary:

**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Sonya Fw: letter "city council" Lic #2611  
**Date:** Friday, October 25, 2024 9:24:55 AM

---

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Letter we wrote to all (6) city council members and City Clerk.

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---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Thursday, October 24, 2024 9:17 PM  
**To:** Shuravloff-Nelson, Michelle <mshuravloff-nelson@city.kodiak.ak.us>  
**Subject:** Re: Sizzler Burger Peking Lic #2611

Thank you Michelle.  
Hope you get a chance to read as well.

Get [Outlook for iOS](#)

---

**From:** Shuravloff-Nelson, Michelle <mshuravloff-nelson@city.kodiak.ak.us>  
**Sent:** Thursday, October 24, 2024 9:16:44 PM  
**To:** stephani k <mopper7@hotmail.com>  
**Subject:** RE: Sizzler Burger Peking Lic #2611

Stephanie,

I have sent to the Mayor and Council.

Michelle Shuravloff-Nelson, MMC  
City Clerk

City of Kodiak, Clerk's Office  
710 Mill Bay Road, Room 120  
Kodiak, AK 99615  
Phone: 907-486-8636  
Fax: 907-486-8633  
Email: [mshuravloff-nelson@city.kodiak.ak.us](mailto:mshuravloff-nelson@city.kodiak.ak.us)

*Messages to and from this e-mail address may be available to the public under Kodiak City Code provisions and Alaska State Statutes.*

---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Thursday, October 24, 2024 2:10 PM



**To:** Shuravloff-Nelson, Michelle <mshuravloff-nelson@city.kodiak.ak.us>

**Subject:** Fw: Sizzler Burger Peking Lic #2611

**[CAUTION - EXTERNAL EMAIL]** This email originated from outside of our organization. Do not click on links, open attachments, or provide sensitive information unless you are certain of the sender's identity and trust the content. Report any suspicious emails to the IT department.

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---

**From:** Stephani K <[stephanikkuro@gmail.com](mailto:stephanikkuro@gmail.com)>

**Sent:** Thursday, October 24, 2024 6:08 PM

**To:** [mopper7@hotmail.com](mailto:mopper7@hotmail.com) <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>

**Cc:** [bstanford@city.kod](mailto:bstanford@city.kod) <[bstanford@city.kod](mailto:bstanford@city.kod)>; [cdavidson@city.kod](mailto:cdavidson@city.kod) <[cdavidson@city.kod](mailto:cdavidson@city.kod)>; [realker@city.kod](mailto:realker@city.kod) <[realker@city.kod](mailto:realker@city.kod)>; [awoods1@city.kodi](mailto:awoods1@city.kodi) <[awoods1@city.kodi](mailto:awoods1@city.kodi)>; [thaines@city.kodi](mailto:thaines@city.kodi) <[thaines@city.kodi](mailto:thaines@city.kodi)>; [jwhiddon@city.ko](mailto:jwhiddon@city.ko) <[jwhiddon@city.ko](mailto:jwhiddon@city.ko)>

**Subject:** Sizzler Burger Peking Lic #2611

Good afternoon Michelle.

Can you please have a copy for the city council members.

I have cced each one of them but in case they do not have an access to their e mail.

Thank you.

Stephani Kim

(407)733-6231

City of Kodiak council members;

Charlie Davidson, Bob Stanford, Richard Walker, Annika Woods, Terry Haines, and John Whiddon.

First, we would like to thank each one of you for your time and efforts serving our community.

We are small business owners of Kodiak.

We are forwarding each one of you this e mail to show just one example of our journey on this matter with the city (this is only the tip of the iceberg)

Also the questions and statements made by each one of you at the August 8th council meeting made us realize again, the importance/knowledge, and intelligence of the city councils. We too had all those questions and statements to the city up until the day of the meeting with no return call/ no availability.

“Disagreeing with protest” “give them 30 days” “Did they make an effort?”

“Covid shouldn’t be the reason for other businesses are....”

“Suggestion of 60 days”

“I vote yes to 60 days because I don’t have enough information”

Richard,Bob absolutely. None of you including myself had enough information at that moment.

Example:

Was 8/08 meeting necessary?

Was the votes of the council even necessary?

If the city staff would have responded. If the city staff gave accurate information to the council members but more importantly to us. If the city staff did not give inaccurate directions.

We spent weeks trying to reach someone from the office.

No return calls, return emails, not being able to see them. We tried.

We went to city office and someone said “hi Mrs.kim” we told her the reason we were there. She told us to go down stairs to the clerks office. She never told us she was the Financial Director. Many days calling the office leaving messages for both the clerk and acting manger, one staff said “ you need to get in touch with Jennifer, the Finance Director ” the person that directed us down stairs was Jennifer the Financial Director. I responded no, because we saw her, left messages and she hadn’t so it has to be different department. The staff tracked her down and now she was forced to talk to us.

We finally speak for 3 minutes. Most of 3 minutes was her accusing us of false accusations. Told to submit the forms and said you have until the 8th.

We submitted the forms she instructed us to. We did not get response. Again, we call. We leave messages. We go to the city. She was never available.

8/08 later in the afternoon ( the day of the meeting)we get “ I am sorry - I am not aware of what you are talking about” if these are sales tax forms to go to sales tax department.

So go to the city. Staff are calculating the forms and when complete and we take our check book out,4:45 pm a gentleman comes over, with a piece of paper that the “Director” instructed to that we need different forms/process.

Our efforts in getting someone from the city to response included leaving voice messages, leaving a hand written contact information on the Finance Director’s desk, physically going to the city office and waiting for her with no success. We left messages with other employees as well.

“How can the City Council do the important/ honorable roles it is designed for our community including voting with missing/ limited/ misleading information by a city staff? “

“The city office staff are at an office with phone numbers that we residents/ business owners have access/ need and have the right to reach. However when they do not, how are we to try and resolve any problems? How are we to understand what the problem is? “

“Was 60 days even needed? Consumption of the last 3 long months time necessary if these things were done by a city staff with the title “Director” in the first place?

Since July, We are still waiting on answers/ response from the city. One of those is “filing in person”on certain dates of 2023. These are impossible. The letter we have written the city will also confirm this. Those dates we were researching new addition of business to bring to Kodiak and was physically in a different State.

Reason for this letter to all of you Council Members is in hopes and wish this type of behavior from the City and its staff does not happen again to any other residents and or business owners.

Question: “who”from the city office without factual information and research that is so available from the state and city office full of staff apply and misinform/ promise this license to People.

This “inauthentic”information stated by a city staff was the only reason our other local government meeting came to an end. Not the reasons stated on the letter “the business location has been “gutted” by the building owner “without any permits” being one of the reasons. Which goes into why we suffered after the pandemic. We stayed and tried to until this year because it was our home and had rights to with a valid contract and paying until part of the ceiling fell.

The only answer I have gotten to “who” is “the city council”

There is an enormous grieving and outraging emotions to few people including our local governments for a “loss” of Restaurant/ eating place beer and wine license falsely promised that “never” had an existence.

**\*\*Break\*\***

Another meeting and more false accusations and speculations.

Now with the publishing of the transfer application on the news paper, ( this information too the city office have knowledge of) Have started the process since almost a year ago. The state (AMCO) is aware. KPD aware because submission needed by the business being transferred to. ( Dec 2023) News paper was printed sometime around that time. There was a minor misprint and the business owners had to publicate again. Janet from the Daily mirror can confirm all this Or old paper. Why did no one mention this months and months, closer to a year than months anything at the time ? Why now with same information being questioned including our local government. We gave our license to an established “Restaurant” that can utilize and serve our community that we as business owner respect and see part of us when we were younger. They have earned our respect and cheering for their success as business owners with their ethics, integrity, and serving the community. We also did this to ensure our local economy as Mr. Makham as a neighbor ( by land) has done to us. Honor and promise with fellow residents/ business owners.

Please reach out with any questions or concerns you may have for us.

Another huge concern I had was a council member’s comment on a social media platform to comment regards to this matter with inaccurate information no one including us or any council members were aware. It’s not about personal opinion. We are all entitled to it. However, the wording could suggest on behalf of all council members. It truly takes away the reasons and the purpose and the important roles council members and these meetings represent.

I understand it was time of the election.

How did this person get these same inauthentic information that was accused to me by a city staff with the title “Director”?

Did you know we currently have one land surveyor in Kodiak? This is related to so many other issues we Kodiak are faced with.

Sincerely,

Stephani Kim

Sizzler Burger Peking and 2nd Floor

Mrs.Kim and Family

(407)733-6231

(907)942-7515

[mopper7@hotmail.com](mailto:mopper7@hotmail.com)



**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Sonya ( letter to city manager, finance and clerk)  
**Date:** Friday, October 25, 2024 10:02:07 AM  
**Attachments:** [icon.png](#)

---

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Letter fm Finance Director after weeks requesting information that was impossible we had done.

---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Wednesday, October 9, 2024 3:59 PM  
**To:** Campbell, Eric <ecampbell@city.kodiak.ak.us>; Bahnke, Josephine <jbahnke@city.kodiak.ak.us>  
**Subject:** Fw: Sizzler Burger Peking amended sales tax

Good morning, Eric and Josie.

Sending some of the things that I have been having questions when you are not too busy so I don't take up too much of your time.

Whenever you get caught up with the things you need to do and have a moment, please give me a call.

Thank you for your time.

Stephani  
(407)733-6231

---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Monday, September 9, 2024 1:31 PM  
**To:** clerk@city.kodiak.ak.us <clerk@city.kodiak.ak.us>  
**Subject:** Sizzler Burger Peking amended sales tax

Michelle, Brandy, and Daniel,

Good morning everyone.

Is there a specific reason to being blocked?

Below is from the accountant sending amended sales.

He is and has been in the contact for the business on city and borough file.

Please advise.

Stephani  
(407)733-6231  
mopper7@hotmail.com

----- Forwarded message -----

From: **Mail Delivery Subsystem** <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>

Date: Fri, Sep 6, 2024 at 5:13 PM

Subject: Delivery Status Notification (Failure)

To: <[solshin1027@gmail.com](mailto:solshin1027@gmail.com)>



## Message blocked

Your message to **clerk@city.kodiak.ak.us** has been blocked. See technical details below for more information.

The response from the remote server was:

```
550 permanent failure for one or more recipients  
(clerk@city.kodiak.ak.us:blocked)
```

----- Forwarded message -----

From: sol shin <[solshin1027@gmail.com](mailto:solshin1027@gmail.com)>

To: [clerk@city.kodiak.ak.us](mailto:clerk@city.kodiak.ak.us)

Cc:

Bcc:

Date: Fri, 6 Sep 2024 17:12:43 -0800

Subject: Amend sales tax

----- Message truncated -----

**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Sonya Fw: requesting tax submission proof  
**Date:** Friday, October 25, 2024 9:29:34 AM

---

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Letter to City manager, Clerk, and Finance Director  
Inaccurate and impossible filing.

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---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Thursday, October 24, 2024 12:58 PM  
**To:** Shuravloff-Nelson, Michelle <mshuravloff-nelson@city.kodiak.ak.us>; sol shin <solshin1027@gmail.com>  
**Cc:** Bahnke, Josephine <jbahnke@city.kodiak.ak.us>; Clerks <Clerks@city.kodiak.ak.us>  
**Subject:** Re: Letter re Protest for REPL No. 2611

Good morning Michelle, Josie, and Eric.

Above request has been asked July/August ( prior to August 08 council meeting) to the Director of Finance.

I have emailed since to our manager and Eric with a response I have gotten from the Finance Director not responding until the day of the council meeting on August the 08 with; “ I am not aware of what you are talking about”

Please advise.

Stephani  
(407)733-6231

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---

**From:** stephani k <mopper7@hotmail.com>  
**Sent:** Wednesday, October 23, 2024 11:02:00 PM  
**To:** Shuravloff-Nelson, Michelle <mshuravloff-nelson@city.kodiak.ak.us>; sol shin <solshin1027@gmail.com>  
**Cc:** Bahnke, Josephine <jbahnke@city.kodiak.ak.us>; Clerks <Clerks@city.kodiak.ak.us>  
**Subject:** Re: Letter re Protest for REPL No. 2611

Hello Michelle, Josie, and Eric

I still have many questions regards to this matter and have yet to get answers.  
I was going to wait for everyone to let out their personal opinions.

One of them I will have ask now because of the meeting(letter) tomorrow.

The letter says:

Quarter1 2023 filed in person April 28, 2023 \$0

Quarter 3 2023 filed in person October 16, 2023 \$0

That is impossible.

Can you please have the finance department pull those out and email me the information.

Thank you.

Stephani  
(407)733-6231  
mopper7@hotmail.com

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---

**From:** Shuravloff-Nelson, Michelle <mshuravloff-nelson@city.kodiak.ak.us>  
**Sent:** Thursday, October 17, 2024 8:43 PM  
**To:** stephani k <mopper7@hotmail.com>; Solshin10137@gmail.com  
<Solshin10137@gmail.com>  
**Cc:** Bahnke, Josephine <jbahnke@city.kodiak.ak.us>; Clerks <Clerks@city.kodiak.ak.us>  
**Subject:** Letter re Protest for REPL No. 2611

Ms. Kim,

Please see the attached letter. The meeting link is below.

This is a meeting notification from the City of Kodiak for the Regular Council Meeting - Oct 24 2024  
Please visit the link below to view the meeting packet:

[Regular Council Meeting - Oct 24 2024](#)

Thank you,

Michelle Shuravloff-Nelson, MMC  
City Clerk

City of Kodiak, Clerk's Office

710 Mill Bay Road, Room 120

Kodiak, AK 99615

Phone: 907-486-8636

Fax: 907-486-8633

Email: [mshuravloff-nelson@city.kodiak.ak.us](mailto:mshuravloff-nelson@city.kodiak.ak.us)

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**From:** [stephani.k](#)  
**To:** [Irwin, Sonya A \(CFD\)](#)  
**Subject:** Sonya ( city of Kodiak) population  
**Date:** Friday, November 8, 2024 7:47:44 AM

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## Kodiak Population by Year

Note: data after 2022 is projected based on recent change

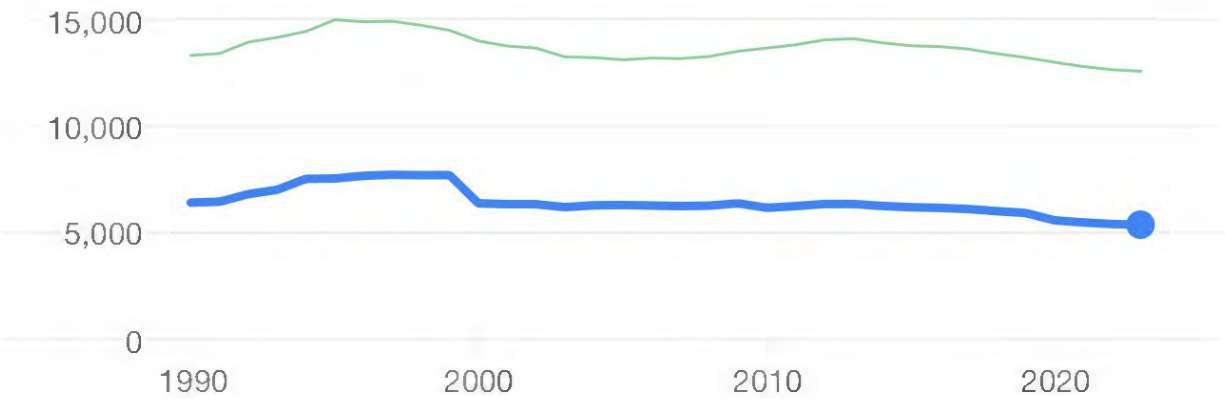
2026	POPULATION	GROWTH	CHANGE
2025	5,220	-67	-1.27%
2024	5,287	-67	-1.25%
2023	5,354	-32	-0.59%
2022	5,386	-119	-2.16%
2021	5,505	-50	-0.9%
2020	5,555	-351	-5.94%
2019	5,906	-84	-1.4%
2018	5,990	-99	-1.63%
2017	6,089	-54	-0.88%
2016	6,143	-30	-0.49%
2015	6,173	-50	-0.81%

2015	6,175	-99	-0.95%
2014	6,232	-93	-1.47%
2013	6,325	3	0.05%

worldpopulationreview.com — Private

Kodiak / Population

5,354 (2023)



Kodiak Island Borough  
12,565 (2023)

**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** SONYA (Council member communicating on our small towns social media ( face book)  
**Date:** Thursday, October 31, 2024 11:31:29 AM

---

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- "Leanna Harrington" protesting our license #2611 with false accusations. Leanna Harrington wants REPL for her new "coffee shop" Only person speaking at both local government meetings.

- 10 REPL request

- "Council Terry Haines" seat was up for election.  
Making comments to false accusations on a Facebook as if city meeting.

3:14



**Friends of Kodiak**

Top contributor **Leanna Harrington** · Aug 9 · 🗨️



Write a reply...



**Terry Haines**

I certainly wish that letter had been presented before we made our decision. Had it been, it would have made a difference

11w Like Reply



**Leanna Harrington** Author

👤 Top contributor

**Terry Haines** this letter was given to the council (which was confirmed) on April 3rd, mentioning this is happening. This sentence should've been enough information to have the city look into the issue especially when this permit rolled across last week. The extended information is all public knowledge that I have been very clearly communicating with the city without blatantly putting myself out there for the town to see.



11w Like Reply

6:22



REPL Letter.docx





expansion in coming years, adding to the growing development of this town. In addition to the military, we also still have logging and the Alaska Aerospace Corporation and Launch Complex, bringing additional working possibilities to our town.

Along with the working industry, our island also welcomes many out-of-town leisure visitors including sport fishermen and hunters, travelers, and several large cruise ships each Spring and Summer well into the Fall season. In 2018, Kodiak saw approximately 64,000 visitors that included 38,000 independent travelers and 26,000 cruise ship passengers. In 2024, we have 24,230 cruise passengers alone spanning over 22 different days throughout the seasons coming to visit our town which greatly impacts and adds to our local economy and small businesses.

We, including residents, seasonal employees, visitors, etc., have six brick + mortar restaurants on our road system open year round to the public. As I have explained, there is a growing demand for social gathering venues as Kodiak continues to welcome guests and visitors alike while continuing to grow and expand. Out of these six restaurants, there are four permit holders for restaurant beer & wine exclusively, with only three for current public use. I feel as though providing more will not only increase business opportunities in our town but also open the door to more creativity and city development, increasing revenue and generating more taxable income for the city of Kodiak and through the Alaska alcohol tax. Beyond business development and increased revenue, allowing more permits also gives people more local options and establishments to enjoy and use while hopefully providing more of a draw for our annual out-of-town visitors and workers. I, as much as a lot of residents, would love to see our small town grow, thrive, and expand. While providing additional services and establishments for Kodiak, more permits allow for more job opportunities, more food/eatery options, and additional revenue in both our community and for the City of Kodiak.

There are two cities in the State of Alaska that haven't taken advantage of the Restaurant or Eating Place Licenses since the titles passed. Both Wasilla and Valdez have been granted a total of at least 25 additional REPL's. I am reaching out asking for the City of Kodiak to consider following this lead to petition adding more licenses with beer and wine to benefit our ever-growing and hospitable community in hopes of generating more income, job opportunities, and establishments that the community can all enjoy.

Thank you for your time and consideration,  
Leanna Harrington



These were written to "ALL" 6 council members and the "Deputy Mayor" who is one of the 6 councils. The Mayor was out of town during these meetings.

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**From:** [stephani.k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Sonya "CITY of KODIAK" website #2611  
**Date:** Friday, November 8, 2024 7:34:35 AM  
**Importance:** High

**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.

Sonya, speaking with Christine yesterday, this could be in #2611

October 10, 2024

**c. Public Hearing on Resolution No. 2024-22, Protesting, Subject to Rescission, Renewal of Restaurant or Eating Place License No. 2611 for Sizzler Burger & Peking Restaurant**

The City of Kodiak scheduled a public hearing on Resolution No. 2024-22, a resolution protesting, subject to rescission, the renewal of restaurant or eating place license no. 2611 for Sizzler Burger and Peking Restaurant.

Deputy Mayor Stanford closed the regular meeting and opened the public hearing.

Leanna Harrington, owner of Bean and Bloom Coffee, spoke in support of Resolution No. 2024-22. She stated she has spoken to all members of the Council and the Manager's office and believes that Sizzler Burger & Peking Restaurant should not have their REPL license.

Deputy Mayor Stanford closed the public hearing and reopened the regular meeting.

**IV. REPORT OF BOARDS, COMMISSIONS, AND COMMITTEES**

Councilmember Whiddon stated that the Fisheries Work Group is planning to have a meeting on October 23, 2024.

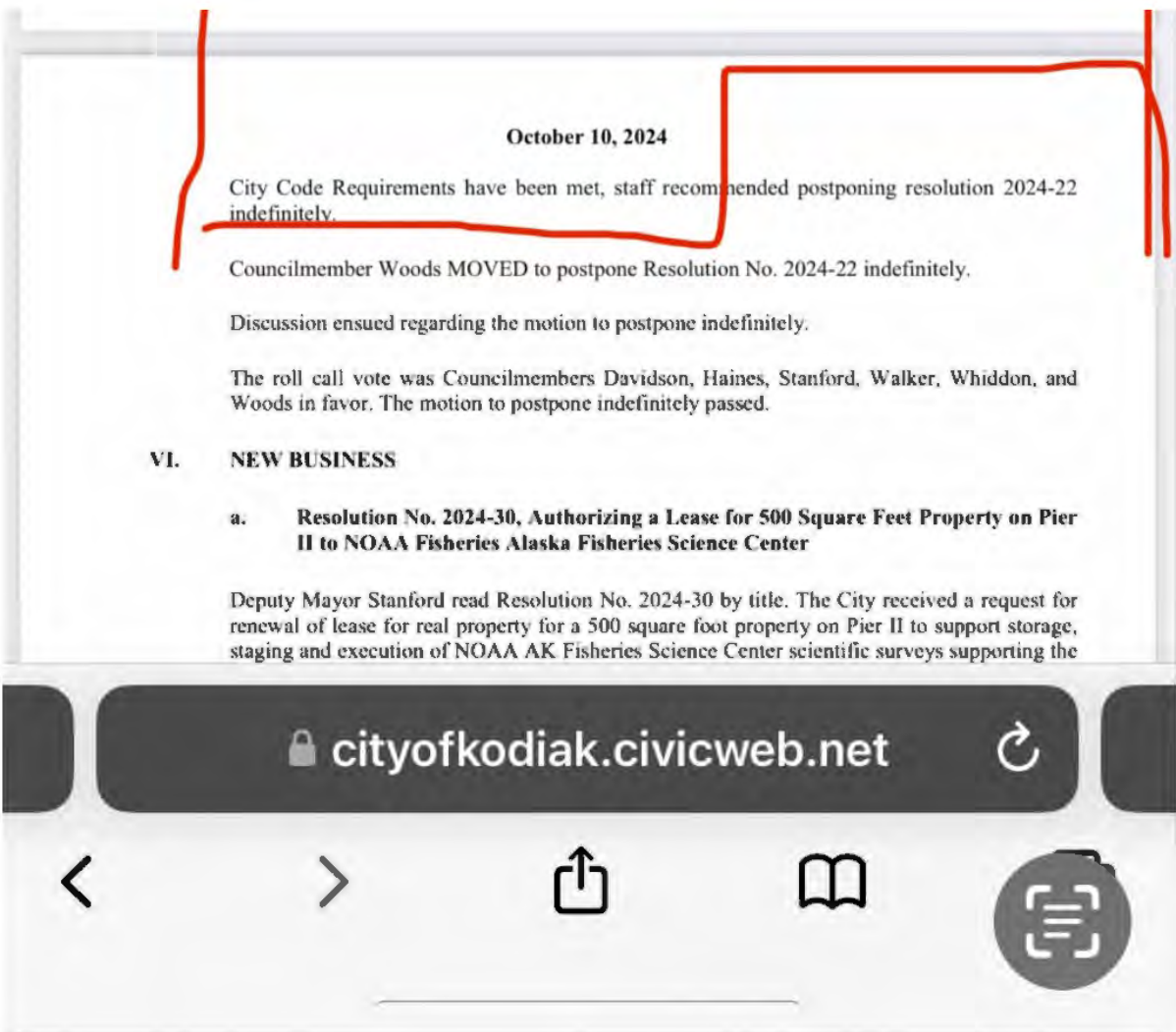
**V. UNFINISHED BUSINESS**

**a. Resolution No. 2024-22, Protesting, Subject to Rescission, Renewal of Restaurant or Eating Place License No. 2611 for Sizzler Burger & Peking Restaurant**

Deputy Mayor Stanford read Resolution No. 2024-22 by title. This resolution to protest the renewal of the subject Restaurant or Eating Place License (REPL) application is on the floor from the regular Council meeting of July 25, 2024. State Law gives local governing bodies like the City of Kodiak and Kodiak Island Borough the opportunity to protest the approval of an REPL application with clear and concise reason within 60 days of receipt of the notice. At the August 8th regular meeting, a motion was passed to postpone approval of the resolution for 60 days, well past the open protest period allowed under State Law and deadline for the ABC Board to accept the protest of the renewal of the license.

In addition, and since July 25<sup>th</sup>, the Finance Director worked with Sizzler Burger owners to review all supporting documentation and accepted amended sales tax returns from Sizzler Burger. The lack of these documents was the only legal basis for the renewal protest under city code. In the meeting packet was a letter to the business owner requesting supporting documentation, a June 11, 2024, letter from the Alcohol & Marijuana Control Office with the renewal application and a letter dated September 6, 2024, to the ABC Board from the Kodiak Island Borough requesting the ABC Board revoke the license held by Sizzler Burger.

Since procedurally AMCO has closed this action and the 60 days to protest has come and gone, and the fact that the Finance Department has accepted amended sales tax returns and Kodiak



"Tab" folder for the Board meeting is what I understood. Already sent to you few weeks ago but "resending" to make sure.  
It is from city's own site with public access.

~• "FACT #2611 has MET the CITY Code REQUIREMENTS

~• Reviewed "all supporting Document" Accepted and was "ONLY" legal bassist to protest under the "CITY CODE"

\*\*\*\*above statements were also "SPOKEN" out loud by the city manager at the "city council meeting" and recorded on the city's website that is available for the "Public"

Stephani  
(407)733-6231

**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Sonya Fw: Lucas Mom new building owner B7  
**Date:** Friday, October 25, 2024 9:11:09 AM

---

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Change of ownership of the building  
( new owner telling new hire he is going to evict us)

---

**From:** stephani k <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>  
**Sent:** Tuesday, September 7, 2021 3:17 AM  
**To:** sung kim  
**Subject:** Final

Dear Lucas,

You ( B7 EnterprisesLLC) became the owner of the property we are at (116 Rezanof Dr) August 01, 2021.

We gave you a check in the amount of \$10,000 on September 01, 2021 ( ck#5045)

We have paid in full until October 2021 and have \$244 in credit for November of 2021.

COVID has made the last almost 2 years challenging in every way especially for small businesses/restaurants.

As mentioned , we finally 2 days ago was able to hire help and fly him here with many many attempts and efforts and this time with success.

Knowing this Lucas, telling him when the two of you were alone,him working on to get our business started/ running “ you are going to be shut down in a few days”, is beyond belief, disappointing, and... no words for a business owner fighting to survive.

He calls and wants to quit 2 days of being here because of your outburst.

Lucas, there has to be a better way to business.

We will get in touch with Andy ( Yukon North)  
Regards to when he was the property owner.

Again asking you for a copy of the legal contract that we never received. This dates back to when we signed and our business being broken into and asked the owner and the manager ( Cynde) at the time,and you.

Thank you.

Sung Kim

Get [Outlook for iOS](#)

**From:** [stephani k](#)  
**To:** [Irwin, Sonya A \(CED\)](#)  
**Subject:** Fw: Yukon building owner (Andy)  
**Date:** Friday, October 25, 2024 9:13:51 AM

---

**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.

Original building owner changing ownership process

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**From:** stephani k <[mopper7@hotmail.com](mailto:mopper7@hotmail.com)>  
**Sent:** Wednesday, September 8, 2021 12:11 AM  
**To:** sung kim  
**Subject:** Andy

Andy,

First, we are so sorry to hear the loss of your father and a cousin. Especially at a time like this.

Hope you and the rest of the family is well.

Secondly, we want to thank you for your belief, trust, patience, and faith in us and our business during this hardship of COVID and especially for small restaurants.

Once we got to Kodiak, we had another huge challenge of hiring help to get the restaurant reopen. (Not to mention finding boarding)

We were finally able to hire and fly him here 2days ago. We will be busy getting the restaurant cleaned and ready to operate for it's been vacant. Will take a few weeks.

Sending with this letter 2 checks. ( one for the last invoice and the other for the July rent minus the \$1,200 we already paid)

We have already paid Lucas \$10,000 for August, September, October, and \$244 credit for November.

For he became the owner as of August first.



Andy, we have 2 requests from you.

1) we never received legal contract from you. We signed and you took it and said you and Alice will do same and bring us copies. Asked you again and you said it's in one of the moving boxes and will mail to us once in Texas.

We asked again when we got broken into. Both you and Cynde( manager at the time)

2) we would like to be reimbursed for when we got broken into and the police came.

You told All State insurance agent to stop the claim from us for its the property owners claim and you would reimburse us.

Attached is receipts of the side door replaced for the labor and parts (not the door itself for we used existing you had stored in the back)

You can mail a check to : PO Box 769 Kodiak AK, 99615

Again Andy, thank you. Thank you for you trust, belief, and patience during this hardship of COVID for almost 2 years with us. We are very excited and happy to get our restaurant open again for Kodiak. Kodiak is our home and even if we someday end up selling, want our restaurant to go to good hands that will benefit Kodiak and our people.

Hope you are glowing holidays where ever you are for your community as you did for us here for years.

Take care Andy and wish you the best.

Sung Kim and family

Get [Outlook for iOS](#)



5080

**SIZZLER BURGER**  
116 W REZANOF DR.  
KODIAK, AK 99615

2/1/2023

TAX DEDUCTIBLE ITEM →

BAL. FOR'D	89-6/1252
THIS PAYMENT	3252.00
OTHER	
BAL. FOR'D	

B7 Enterprise

Three thousand two hundred and fifty two - 00/100

**1** First National Bank  
ALASKA MEMBER FDIC  
www.FNBAlaska.com

Rent for Feb 2023

[REDACTED]

NOT NEGOTIABLE



5082

**SIZZLER BURGER**  
116 W REZANOF DR.  
KODIAK, AK 99615

TAX DEDUCTIBLE ITEM →

3/29/2023

BAL  
FOR'D

89-6/1252

THIS  
PAYMENT


3252.<sup>00</sup>

OTHER

BAL  
FOR'D

B7 Enterprises

Three Thousand Two Hundred Fifty-Two

 **First National Bank**  
ALASKA MEMBER FDIC  
[www.fnbak.com](http://www.fnbak.com)



Rent for April

NOT NEGOTIABLE



Crop

SIZZLER BURGER  
116 W REZANOF DR.  
KODIAK, AK 99615

B7 Enterprise

1 First National Bank  
ALASKA MEMBER FDIC

Rent for Jan. 2024

[Redacted]

1/23/2024 withdraw

5087

TAX DEDUCTIBLE ITEM →

1/18/2024

89-6/1252

BAL FOR'D

THIS PAYMENT

3252.00

OTHER

BAL FOR'D



NOT NEGOTIABLE



5077

**SIZZLER BURGER**  
116 W REZANOF DR.  
KODIAK, AK 99615


TAX DEDUCTIBLE ITEM

12/11/2022

B of Enterprise

Three Thousand Two Hundred Fifty-Two

BAL FOR D	89-6/1252
THIS PAYMENT	3252. <sup>00</sup>
OTHER	100
BAL FOR D	

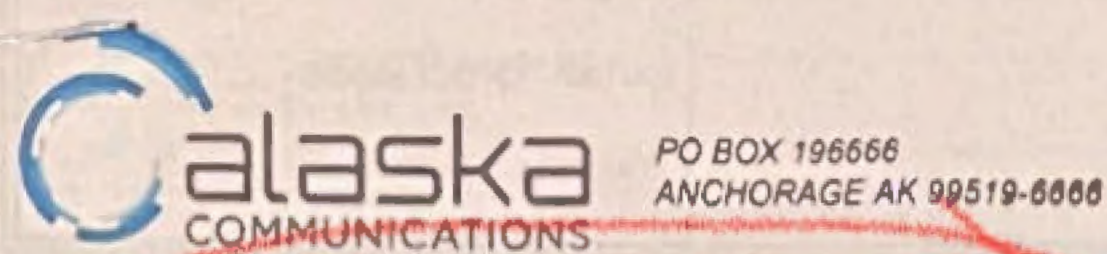
 **First National Bank**  
**ALASKA**

for Dec. 2022



NOT NEGOTIABLE





1599000014 PRESORT 14 1 AV 0.495 P1C1 <->  
 C O J KIM  
 SIZZLER BURGER & PEKING CHINESE RESTA  
 PO BOX 769  
 KODIAK AK 99615-0769

**Invoice Date** Dec 5, 2023

Account Number 1045074  
 Invoice Number 2083987  
**AUTOMATIC PAYMENT \$166.42**

Please do not remit additional payment.

Please visit [AlaskaCommunications.com/AccountView](http://AlaskaCommunications.com/AccountView)

Change of address: check here and complete the change of address section on the reverse side of this remit.

ALASKA COMMUNICATIONS  
 PO BOX 196666  
 ANCHORAGE AK 99519-6666

01045074000000166426

To ensure proper credit, please return the top portion of this page with your payment. Please do not staple, tape or fold.  
 KEEP THIS PORTION FOR YOUR RECORDS

## INVESTING IN GOOD TECHNOLOGY

is crucial to long-term business success. Constantly On IT is built for businesses that operate in a variety of IT environments but don't have the resources to fully manage their systems.



[AlaskaCommunications.com/YourIT](http://AlaskaCommunications.com/YourIT)



**Invoice Date** Dec 5, 2023

Account Number [REDACTED]  
 Invoice Number [REDACTED]  
 Due Date Dec 28, 2023  
 Total Due \$166.42

### Summary of Charges

Previous Balance	\$166.42
Payments Received through Dec 05	-\$166.42
<b>Balance Forward</b>	<b>\$0.00</b>
Service Charges	\$128.65
Taxes, Fee, and Surcharges	\$37.77
<b>Total Current Charges</b>	<b>\$166.42</b>

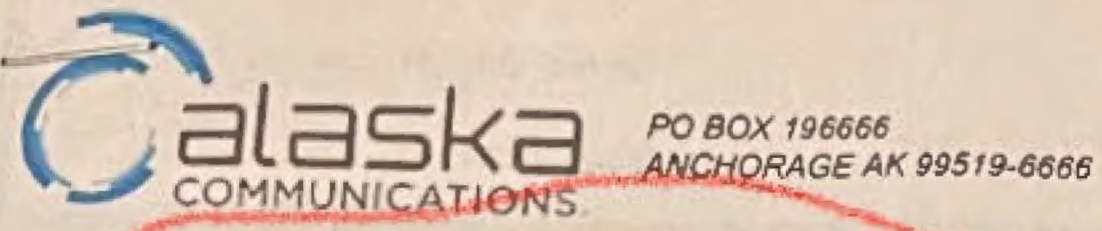
**Auto Pay \$166.42**

Due Dec 28, 2023

Thanks for being enrolled in AutoPay service. Your payment will be automatically applied to your account using your preferred payment method. You can manage your account and payments anytime at [AlaskaCommunications.com/AccountView](http://AlaskaCommunications.com/AccountView).

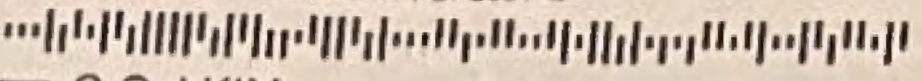
Alaska Communications • PO Box 196666 • Anchorage, AK 99519  
 Alaska Communications System Holdings, Inc. • TIN 91-1921377  
 For bill questions or account changes, visit [AlaskaCommunications.com/AccountView](http://AlaskaCommunications.com/AccountView)  
 or call 907-663-8000 or toll free 800-808-8083





PO BOX 196666  
ANCHORAGE AK 99519-6666

3769000273 PRESORT PBPS001



C O J KIM  
SIZZLER BURGER & PEKING CHINESE RESTA  
PO BOX 769  
KODIAK AK 99615-0769

**Invoice Date** Apr 5, 2024

Account Number 1045074  
Invoice Number 2269381  
Total Due By Apr 28, 2024 \$166.08  
Amount Enclosed \$



Make checks payable to Alaska Communications and include the Account Number  
Please visit [AlaskaCommunications.com/AccountView](http://AlaskaCommunications.com/AccountView)



Change of address: check here and complete the change of address section on the reverse side of this remit.

ALASKA COMMUNICATIONS  
PO BOX 196666  
ANCHORAGE AK 99519-6666

01045074000000166087

To ensure proper credit, please return the top portion of this page with your payment. Please do not staple, tape or fold  
KEEP THIS PORTION FOR YOUR RECORDS.

# INVESTING IN GOOD TECHNOLOGY

is crucial to long-term business success. ConstantlyOn IT is built for businesses that operate in a variety of IT environments but don't have the resources to fully manage their systems.



[AlaskaCommunications.com/YourIT](http://AlaskaCommunications.com/YourIT)



**Invoice Date** Apr 5, 2024

Account Number [REDACTED]  
Invoice Number [REDACTED]  
Due Date Apr 28, 2024  
Total Due \$166.08

**Summary of Charges**

Previous Balance \$169.43  
Payments Received through Apr 05 -\$169.43

**Balance Forward \$0.00**

Service Charges \$128.65  
Taxes, Fee, and Surcharges \$37.43

**Total Current Charges \$166.08**

**Amount Due \$166.08**

**Due Apr 28, 2024**


AccountView is your personal, 360-degree view into your account, billing info, services, and more. Check out available services, go paperless, or request assistance anytime with quick and easy access online. Go to [AlaskaCommunications.com/AccountView](http://AlaskaCommunications.com/AccountView) to log into your personal profile. Thank you for choosing Alaska Communications.

Alaska Communications • PO Box 196666 • Anchorage, AK 99519  
Alaska Communications System Holdings, Inc. • TIN 91-1921377  
For bill questions or account changes, visit [AlaskaCommunications.com/AccountView](http://AlaskaCommunications.com/AccountView)  
or call 907-563-8000 or toll free 800-808-8083







		5060	
<b>SIZZLER BURGER</b> 116 W REZANOF DR. KODIAK, AK 99615			
PAY TO THE ORDER OF <u>B7 Enterprise</u>		DATE <u>2/4/2022</u>	89-81252
<u>Three Thousand Two Hundred Fifty-Two and <sup>00</sup>/<sub>100</sub></u>		\$ <u>3252.00</u>	
FOR <u>Feb Rent</u>		DOLLARS	
<input checked="" type="radio"/> First National Bank ALASKA Kodiak, Alaska		7061 101X1	
			

DDA Debits - 2/8/2022

<p><b>1</b> <input type="checkbox"/> <b>VOIDED ITEM</b></p> <p><b>B7 Enterprises</b>  <b>Mobile Deposit Only</b></p> <p><b>DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE</b>  <b>OFFERED FOR FINANCIAL INSTITUTION USE *</b></p> <p>DATE _____</p> <p><input type="checkbox"/> CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT</p> <p><b>1</b> <input type="checkbox"/> <b>VOIDED ITEM</b></p> <p><b>B7 Enterprises</b>  <b>Mobile Deposit Only</b></p> <p><b>DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE</b>  <b>OFFERED FOR FINANCIAL INSTITUTION USE *</b></p> <p>DATE _____</p> <p><input type="checkbox"/> CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT</p>	<p><b>1</b> <input type="checkbox"/> <b>VOIDED ITEM</b></p> <p><b>B7 Enterprises</b>  <b>Mobile Deposit Only</b></p> <p><b>DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE</b>  <b>OFFERED FOR FINANCIAL INSTITUTION USE *</b></p> <p>DATE _____</p> <p><input type="checkbox"/> CHECK HERE AFTER MOBILE OR REMOTE DEPOSIT</p>
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DDA Debits - 2/8/2022











5070

SIZZLER BURGER  
116 W REZANOF DR  
KODIAK, AK 99615

DATE 6/3/2022 08-61252

PAY TO THE ORDER OF B7 Enterprises \$ 3252.00  
Three Thousand Two Hundred Fifty-Two and 00/100 DOLLARS

FOR First National Bank  
ALASKA  
Real Estate



DDA Debits - 6/10/2022

**DEPOSIT SLIP**

**For mobile deposit only**  
**B7 Enterprises**

CHECK HERE AFTER DEPOSIT ON REMOTE DEPOSIT

DATE \_\_\_\_\_

**DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE**  
**RESERVED FOR FINANCIAL INSTITUTION USE**

**NO** This account number should appear on all checks drawn on this account.  
**OR**  **YES** This account number should not appear on checks drawn on this account.

**Check #** \_\_\_\_\_

**Amount** \_\_\_\_\_

**Account #** \_\_\_\_\_

**Branch** \_\_\_\_\_

**City** \_\_\_\_\_

**State** \_\_\_\_\_

**Zip** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Print Title** \_\_\_\_\_

**Print Address** \_\_\_\_\_

**Print City** \_\_\_\_\_

**Print State** \_\_\_\_\_

**Print Zip** \_\_\_\_\_

**Print Phone** \_\_\_\_\_

**Print Fax** \_\_\_\_\_

**Print E-mail** \_\_\_\_\_

**Print Filing Status** \_\_\_\_\_

**Print Social Security Number** \_\_\_\_\_

**Print Federal Reserve Board of Governors Web Site** \_\_\_\_\_

DDA Debits - 6/10/2022

<b>SIZZLER BURGER</b> 116 W REZANOF DR KODIAK, AK 99615		5073
DATE <u>10/1/2022</u>		89-61252
PAY TO THE ORDER OF <u>B7 Enterprise</u>		\$ <u>3252.00</u>
<u>Three Thousand Two Hundred Fifty-Two</u>		DOLLARS
FOR <u>First National Bank ALASKA</u> <u>Oct Rent</u>		

DDA Debits - 10/13/2022

<p><b>Security Features</b></p> <p><b>Watermark</b> - Visible when held up to light.</p> <p><b>Microprint</b> - Tiny characters around the perimeter of the note.</p> <p><b>Color Shift</b> - Colors change as the note is tilted.</p> <p><b>Security Thread</b> - A continuous thread woven into the paper.</p> <p><b>Fluorescence</b> - Some features glow under ultraviolet light.</p> <p><b>Color</b> - Vibrant colors and fine details.</p> <p><b>Size</b> - Standard size for easy handling.</p> <p><b>Material</b> - High-quality paper with a specific texture.</p> <p><b>Design</b> - Intricate patterns and symbols.</p> <p><b>Security Features</b> - Additional features for authentication.</p> <p><b>Material</b> - High-quality paper with a specific texture.</p> <p><b>Design</b> - Intricate patterns and symbols.</p> <p><b>Security Features</b> - Additional features for authentication.</p>	<p><b>MOBILE DEPOSIT ONLY</b> <u>B7 Enterprise</u></p> <p>DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE RESERVED FOR FEDERAL INSTITUTION USE</p> <p>DATE</p> <p>CHECK MARK AFTER NORMAL OR RESERVE DEPOSIT</p>
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DDA Debits - 10/13/2022





















Routing	Sequence #	Paid Date	Amount	Account	Serial/Capture	Source
12520005	8818678153	05222023	\$3252.00	[REDACTED]	95	00007251

SUNG Kim  
 P.O. Box 1769  
 Kodiak, AK 99611

095  
 05-21-2023  
 5/1/2023

Pay to the Order of B.T. Enterprises \$1325.00

Three Thousand Two Hundred Fifty Two Dollars

BUSING/Rent for May 2023

[REDACTED]

The amount of this check is guaranteed by the Federal Reserve Bank of New York. If the check is cashed at a bank, the bank will credit your account with the amount of the check. If the check is cashed at a check cashing service, the service will credit your account with the amount of the check. If the check is cashed at a store, the store will credit your account with the amount of the check. If the check is cashed at a mobile deposit service, the service will credit your account with the amount of the check. If the check is cashed at a check deposit service, the service will credit your account with the amount of the check. If the check is cashed at a check kiosk, the kiosk will credit your account with the amount of the check. If the check is cashed at a check drop box, the drop box will credit your account with the amount of the check. If the check is cashed at a check deposit machine, the machine will credit your account with the amount of the check. If the check is cashed at a check deposit station, the station will credit your account with the amount of the check. If the check is cashed at a check deposit terminal, the terminal will credit your account with the amount of the check. If the check is cashed at a check deposit point, the point will credit your account with the amount of the check. If the check is cashed at a check deposit location, the location will credit your account with the amount of the check. If the check is cashed at a check deposit site, the site will credit your account with the amount of the check. If the check is cashed at a check deposit area, the area will credit your account with the amount of the check. If the check is cashed at a check deposit zone, the zone will credit your account with the amount of the check. If the check is cashed at a check deposit region, the region will credit your account with the amount of the check. If the check is cashed at a check deposit district, the district will credit your account with the amount of the check. If the check is cashed at a check deposit county, the county will credit your account with the amount of the check. If the check is cashed at a check deposit state, the state will credit your account with the amount of the check. If the check is cashed at a check deposit country, the country will credit your account with the amount of the check. If the check is cashed at a check deposit world, the world will credit your account with the amount of the check.

DEPOSIT WITH STATION

mobile deposit only  
 B.T. Enterprises

Routing	Sequence #	Paid Date	Amount <sup>RT</sup>	Account	Serial	Capture Source
12520005	8417942351	06122023	\$3252.00	[REDACTED]	96	00007251

Sung W Kim  
 P.O. Box 11690  
 Kodiak AK 99615

096

6/2/2023

06-01252

Pay to the Order of B.G. Enterprises, Inc. \$ 3252.00

Three Thousand Two Hundred Fifty Two 00/100



Bank of America, N.A.  
 Wells Fargo Bank, N.A.  
 Branch  
 Address  
 Phone Number

Rent for June 2023 (6/1/23)

For opening deposit, business and other  
 deposits, please contact your branch.  
 For more information, visit [wellsfargo.com](http://wellsfargo.com)  
 or call 1-800-368-2262.

Wells Fargo Bank, N.A.  
 Member FDIC

80407 5124 WREZ STAMP SECTION 7/10/12

Mobile deposit only  
 B.G. Enterprises LLC







Routing Sequence # Paid Date Amount Account Serial Capture Source  
12520005 8118915681 09142023 \$3252.00 [REDACTED] 1026 00007251


SUNG W KIM  
PO BOX 789  
KODIAK, AK 99615-0789  
907-486-3711

1026  
66-571282 2449  
7083398627

9/1/2023

Pay to the Order of Enterprise 17 \$ 3252.00

Three Thousand Two Hundred Fifty Two 00/1000000

 FD-1040  
12/11/10  
Web: [www.forgo.com](http://www.forgo.com)

rent for sept. 2023

NORTHRIM BANK 09132023  
⑈125200934⑈

3094000039800  
09132023 003094000039800 125200934

DEPOSIT TO THE CREDIT OF  
WITHIN NAMED PAYEE  
LACK OF ENDORSEMENT GUARANTEED  
NORTHRIM BANK  
125200934

SUNG W KIM  
PO BOX 769  
KODIAK, AK 99615-0769  
907-466-3711

1027  
95 61232 0448  
10/5/2023

Pay to the  
Order of

B.T. Enterprises  
Island Hydraulics

10/5/2023  
Date

\$ 3252.50

Three Thousand Two Hundred Fifty Two Dollars

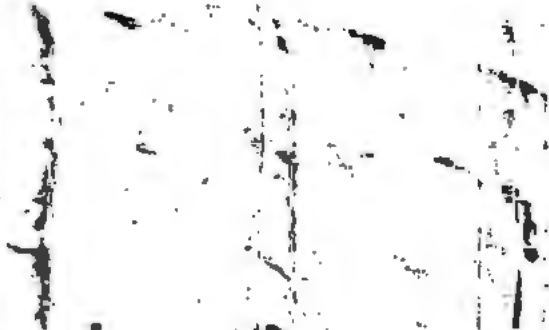


Norfolk Bank, N.A.  
Member FDIC

Rent for Oct 2023



NOV 11 2023  
11:00 AM  
KODIAK, AK  
SUNG W KIM  
PO BOX 769  
KODIAK, AK 99615-0769  
907-466-3711



Mobile deposit only  
BT Enterprises





Routing	Sequence #	Paid Date	Amount	Account	Serial	Capture Source
12520005	8716277179	12112023	\$3252.00	[REDACTED]	1031	00007251

SUNG W KIM  
 PO BOX 768  
 KODIAK, AK 99615-0768  
 907-486-3711

1031  
 20-81757 2449  
 F03339627

12/1/2023 Date

Pay to the Order of B.T. Enterprises \$ 3252.00  
Three Thousand Two Hundred Fifty Two and 00/100



Wells Fargo Bank, N.A.  
 Member FDIC

Pay for Deposit 111  
 [REDACTED]

2023-12-01 10:11 AM  
 SUNG W KIM  
 PO BOX 768  
 KODIAK, AK 99615-0768  
 907-486-3711

mobile deposit only  
 BT Enterprises