

SUBJECT: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING AN APPLICATION TO RELOCATE A BEVERAGE DISPENSARY LICENSE FROM AN AREA OUTSIDE CITY LIMITS IN THE BOROUGH TO A LOCATION WITHIN THE CITY OF WASILLA.

AGENDA OF: January 6, 2026

Assembly Action:

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	Rick Benedict
Department Director	<div>12/18/2025</div> <div>X A l e x S t r a w n</div> <div>Signed by: Alex</div>
Finance Director	<div>12/19/2025</div> <div>X L i e s e l Z a n t o f o r C H</div> <div>Signed by: Liesel Zanto</div>
Borough Attorney	<div>12/19/2025</div> <div>X S h a n n o n B o d o l a y f o r N S</div> <div>Signed by: Shannon Bodolay</div>
Borough Manager	<div>12/19/2025</div> <div>X M i c h a e l B r o w n</div> <div>Signed by: Mike Brown</div>
Borough Clerk	<div>12/19/2025</div> <div>X E s t e l l e W i e s e f o r L M</div> <div>Signed by: Estelle Wiese</div>

ATTACHMENT (S) : Fiscal Note: YES ____ NO X
 Resolution Serial No. 26-001 (2 pp)
 Best Interest Finding and Recommendation (197 pp)

SUMMARY STATEMENT: Alaska Statute (AS) 04.11.400(k) allows the relocation of an existing beverage dispensary license under AS 04.09.200 or former AS 04.11.090 to a restaurant, eating place, or a hotel, motel, resort, or similar business that contains a restaurant or eating place in a borough with a population of 50,000 or more into or within an incorporated city in the borough.

The Alcohol Beverage Control Board may not approve the relocation unless, at the time of the application, the existing number of issued licenses of the type under consideration for relocation located within the borough exceeds the maximum allowed under AS

04.11.400(a) and the governing bodies of both the borough and the incorporated city approve the relocation. The board may allow not more than three relocations into each city under AS 04.11.400(k) each decade. "Decade" means each 10-year period beginning April 1 in a year ending in zero. As of April 1, 2020, there has been one relocation of beverage dispensary licenses from the Borough into an incorporated city within the Borough.

MSB 8.40.060-090 outlines the process the Borough must follow when a beverage dispensary license transfer application is received, the types of public notices to be utilized, the review process, and the requirement of a Best Interest Finding report. Borough code mimics state law and allows for three relocations of licenses eligible for transfer under AS 04.11.400(k) from an unincorporated area of the Borough into each incorporated city within the Borough each decade.

On September 5, 2025, the Alcohol & Marijuana Control Office informed the Borough that The Last Frontier Brewing Company had applied to relocate beverage dispensary license #1240 from the Borough to the City of Wasilla.

On September 5, 2025, the Borough protested beverage dispensary license #1240 with the State of Alaska because The Last Frontier Brewing Company had not received Borough Assembly approval to relocate its beverage dispensary license to within the City of Wasilla pursuant to MSB 8.40.070. On September 8, 2025, the Borough received a Liquor License Relocation Application from The Last Frontier Brewing Company, requesting relocation to the City of Wasilla.

Randall Martin owns the parcel and commercial building that contains The Last Frontier Brewing Company, located at 238 N. Boundary Street, within the City of Wasilla. The Last Frontier Brewing Company is situated within a commercially zoned area of the city, featuring a restaurant and brewery operation. The Last Frontier Brewing Company proposes to add beverage dispensary license #1240 to restaurant and eating place license #5020, enhancing customer service and expanding their serving options, with the potential for future growth resulting from the addition of the beverage dispensary license. The Last Frontier Brewing Company requests the Borough Assembly's approval to relocate beverage dispensary license #1240 from 14345 N. Willow Station Road within the Borough to 238 N. Boundary Street, within the City of Wasilla.

In 1984, the Borough issued a Legal Nonconforming Conditional Use Permit to the Willow Trading Post Lodge for a previously existing use of alcoholic beverages within the Borough, as outlined in MSB 17.70.200(A). The Willow Trading Post Lodge operated at 14345 N. Willow Station Road prior to the adoption of ordinances in the MSB

requiring Conditional Use Permits for beverage dispensary licenses. The Willow Trading Post Lodge operated at that location under the beverage dispensary license until the business permanently closed in approximately 2023.

On October 13, 2025, the Wasilla City Council passed Resolution #25-33, approving the transfer of beverage dispensary license #1240 for operation within the City of Wasilla.

Between November 4-5, 2025, Borough staff published a notice along with a link to the application materials and vicinity maps regarding the proposed liquor license transfer on the Borough's webpage, the Frontiersman Newspaper, and within mailings to the South Lakes and Willow Community Councils, the cities of Wasilla, Palmer, and Houston, and 484 property owners within a half-mile radius of the previous and proposed locations of the beverage dispensary license, according to MSB 8.40.080. On December 4, 2025, the public comment period closed.

RECOMMENDATION OF ADMINISTRATION: Respectfully request approval.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsugov.us

Best Interest Finding and Recommendation

Date: December 17, 2025

File Number: ALC-2025-010281

Applicant: Robert and Randall Martin, on behalf of The Last Frontier Brewing Company, LLC

Property Owner: Randall Martin

Proposed Action: Assembly Resolution 26-001 (IM 26-001)

Request for the relocation of an existing Beverage Dispensary License from the Borough into an incorporated city within the Borough pursuant to MSB 8.40.060 – Review of Alcoholic Beverage License Referral for Relocation.

Description: The Last Frontier Brewing Company has applied to relocate Beverage Dispensary License #1240 from an area within the Borough to the City of Wasilla.

Transfer From: 14345 N. Willow Station Road, Willow, AK 99688 (Tax Acct# 19N04W08D020)

Transfer To: 238 N. Boundary Street, Wasilla, AK 99654 (Tax Acct #4229B01L001A)

For: Alex Strawn, Planning and Land Use Director

Reviewed By: Wade Long, Development Services Manager

Prepared By: Rick Benedict, Current Planner

Director's Recommendation: The proposed action is in the public's best interest, and approval is recommended.

AUTHORITY

Alaska Statute (AS) 04.11.400(k) allows the relocation of an existing Beverage Dispensary License (BDL) under AS 04.09.200 or former AS 04.11.090 to a restaurant, eating place, or a hotel, motel, resort, or similar business that contains a restaurant or eating place in a borough with a population of 50,000 or more into or within an incorporated city in the borough.

The Alcohol Beverage Control Board (ABC) may not approve the relocation unless, at the time of the application, the existing number of issued licenses of the type under consideration for relocation located within the borough exceeds the maximum allowed under AS 04.11.400(a) and the governing bodies of both the borough and the incorporated city approve the relocation. If the ABC approves an application to transfer a license issued under AS 04.11.400(k), the license becomes a license of the municipality in the new location.

The ABC may allow not more than three relocations into each city under AS 04.11.400(k) each decade. “Decade” means each 10-year period beginning April 1 in a year ending in zero. As of April 1, 2020, there has been one relocation of a BDL from the Matanuska-Susitna Borough (MSB) into an incorporated city within the Borough.

MSB 8.40.060-090 outlines the process the Borough must follow when a BDL transfer application is received, the types of public notices to be utilized, the review process, and the requirement of a Best Interest Finding.

DISCUSSION

Proposed Location: The application concerns the transfer of ownership and location of BDL #1240 from Willow Trading Post Lodge (14345 N Willow Station Road), located within the Borough, to The Last Frontier Brewing Company (238 N Boundary Street) within the City of Wasilla (COW). This relocation transfers the license from an unincorporated Borough area to an incorporated city jurisdiction, triggering specific statutory and Borough code requirements under AS 04.11.400(k) and MSB 8.40.060 (Attachments 1 & 2).

According to the State of Alaska Alcohol and Marijuana Control Office (AMCO), the MSB qualifies to give up its license because its population is counted at 96,758 (over the needed 50,000). The COW qualifies to receive the license because the current number of issued BDLs exceeds the maximum allowed. As of September 2, 2025, the COW is permitted 4 BDLs (one per 3,000 population or fraction thereof) with a total of 7 BDLs currently issued within its boundaries.

The proposed business operation for BDL #1240, known as The Last Frontier Brewing Company (dba The Last Frontier Brewing Company LLC), is a restaurant and brewery operation. Adding BDL #1240 is intended to supplant an existing Restaurant Eating Place License (REPL #5020) at the same location if approved. The facility is an existing building that already hosts several affiliated businesses, including the current restaurant/eating place license (REPL #5020), a Brewery Manufacturing License (BML #5593), and a Brewery Retail License (BRL #15257).

The applicants, Randall and Robert Martin, state that these family-owned businesses have operated in Wasilla since 2010, with brewery licenses added in 2019. Randall Martin, who holds a 91% ownership stake in The Last Frontier Brewing Company LLC, owns the real estate where the operations are conducted. Mr. Martin emphasizes that the transfer will enhance customer satisfaction by allowing full-service cocktails (e.g., margaritas) instead of wine-based substitutes. He highlights the brewery’s strong compliance history, community ties, and economic contributions, including the employment of 29–32 people, as well as plans for expansion. The applicant asserts that the change will strengthen the local economy and maintain high standards of responsible alcohol service.

The proposed operation features a full-service restaurant with a large menu, 98% of which is made in-house. The BDL aims to expand its services beyond beer to meet customer demand and support ongoing operations. Alcohol service under the BDL aims to complement the brewery by encouraging customers to taste the beer and offering choices that pair well with meals. The hours of operation for alcohol service are proposed as Sunday through Thursday, 11:00 a.m. to 9:00 p.m., and Friday and Saturday, 11:00 a.m. to 10:00 p.m.

The establishment also plans to offer live performance entertainment on Friday and Saturday from 6:00 p.m. to 9:00 p.m. The applicant confirmed that the business is compliant with the Wasilla Municipal Code requirements for sales tax, licensing, planning, and public safety. The BDL transfer is viewed by the applicant as an opportunity to generate sales tax revenue and reliable commercial development for the COW.

Background: In 1984, the Borough issued the Willow Trading Post Lodge a Legal Non-conforming Conditional Use Permit (LCUP) for a previously existing alcoholic beverage use within the Borough according to MSB 17.70.200(A). The Willow Trading Post Lodge operated at 14345 N. Willow Station Road prior to the adoption of ordinances in the MSB requiring Conditional Use Permits for BDLs. The Willow Trading Post Lodge operated at that location under BDL #1240 until the business closed around 2023.

Timeline of Events:

- On August 23, 1984, the Borough issued the Willow Trading Post Lodge an LCUP for a previously existing alcoholic beverage use within the Borough according to MSB 17.70.200(A) (Attachment 10).
- On January 28, 2010, The Last Frontier Brewing Company LLC was formed/organized (AK Entity 126142) (Attachment 6).
- On April 1, 2020, the current 10-year license transfer started according to MSB 8.40.070(A)(1), which ends on March 31, 2030. The proposed relocation of BDL #1240 would be the second of three this decade, if adopted, within the Borough to transfer into the City of Wasilla (Attachment 7).
- In approximately 2023, the Willow Trading Post Lodge permanently closed.
- On June 11, 2025, the transferor (Willow Trading Post, Inc.) and the transferee (The Last Frontier Brewing Company LLC) entered a Contract of Purchase and Sale for BDL #1240 (Attachment 9).
- On June 11, 2025, the applicant posted public notice at the proposed premises, 238 N. Boundary Street, within the City of Wasilla, according to State of Alaska noticing requirements concerning the proposed license relocation (Attachment 7).
- On June 30, 2025, a complete transfer application package for BDL #1240 was submitted to AMCO (Attachment 7).
- On September 5, 2025, AMCO issued the local governing bodies' notice of the complete transfer/relocation application to the Borough and City of Wasilla, requiring approval from both, initiating the 60-day review/protest period for both local governments (Attachment 7).

- On September 5, 2025, the Borough issued its initial AMCO protest, citing delinquent property taxes, an unpaid license review fee, a lack of Borough Assembly approval under MSB 8.40.060, and a missing application per MSB 8.40.070 (Attachment 7).
- On September 8, 2025, MSB Development Services Division received the Liquor License Relocation Application for BDL #1240, required according to MSB 8.40.070 (Attachment 9).
- On September 15, 2025, the City of Wasilla announced that city departments found no adverse findings and scheduled the relocation transfer to be considered at the October 13, 2025, City Council meeting (Attachment 5).
- On September 23, 2025, the Borough Finance Department confirmed that the applicants do not owe any debts to the Borough (Provided within Attachment 9).
- On September 25, 2025, the Borough responded to the applicant, notifying The Last Frontier Brewing Company that the relocation application was incomplete and requested further information (Attachment 7).
- On October 3, 2025, the Borough updated its AMCO protest concerning BDL #1240, noting that the delinquent taxes and fees were resolved/removed from the protest list. However, the Borough retained the AMCO protest because the Borough Assembly had not approved the relocation (MSB 8.40.060), and the application, although received on September 8, 2025, remained "incomplete" (Attachment 7).
- On October 13, 2025, the Wasilla City Council Adopted Resolution Serial No. 25-33, approving the relocation and transfer of BDL #1240 into city limits and waiving its protest rights (Attachment 5).
- On October 20, 2025, the signed City of Wasilla Resolution (RS 25-33) approving the transfer into city limits was officially transmitted to AMCO and the Borough (Attachment 5).
- On October 20, 2025, staff reviewed the applicant's MSB Liquor License Relocation Application and determined it to be complete after receiving all documentation required pursuant to MSB 8.40.070 (Attachment 9).
- Between November 4-5, 2025, the Borough published notice of the relocation application in the Frontiersman Newspaper and mailed notice to owners of all property within one-half mile of the exterior boundary of the property of the existing alcoholic beverage licensed facility and the proposed relocation property. In addition, a copy of all materials submitted to the Borough was mailed to the community council(s) in which the existing alcoholic beverage licensed facility is located and to community council(s) located within one mile of the boundary of the proposed location within the incorporated City of Wasilla, as well as mailed to the other incorporated cities in the borough (Attachment 8).
- On November 5, 2025, the Frontiersman Newspaper published a notice regarding the proposed liquor license transfer of location application (Attachment 8).
- On November 20, 2025, staff published a notice regarding the proposed liquor license transfer on the Borough's webpage, along with a copy of the application materials and vicinity maps.

- On December 4, 2025, the public comment period closed concerning the proposed liquor license relocation application. One response was received from the public concerning the availability of parking at the proposed location within the City of Wasilla (Attachment 8).
- On December 8, 2025, AMCO notified the Borough that the ABC had upheld the Borough's protest at a board meeting on November 25, 2025, denying the transfer application with a 180-day abeyance. AMCO further stated that if the Borough Assembly approves the transfer application by May 24, 2026, and rescinds its protest, the AMCO transfer application for BDL #1240 is approved with delegation, meaning the AMCO application can be effectuated and the AMCO Director may issue the license as soon as all other applicable pending approvals are received (Attachment 7).
- On December 17, 2025, Alex Strawn, Director of Planning and Land Use issued a Best Interest Finding and recommended approval of the transfer to the Borough Assembly.

Economic Effects: MSB 8.40.090 requires the Planning Director to consider such factors as the potential economic effects and potential future need for a license in the Borough outside city limits. The Willow Trading Post Lodge, located at 14345 N. Willow Station Road, is shuttered and not currently open for business. Currently, there is no direct positive economic impact in this area of the Borough resulting from BDL #1240.

Prior to its closure, the Willow Trading Post Lodge had been operating at this location for approximately 40 years. Since its closure, no employment opportunities have been created, and no payroll has been distributed to employees. According to the applicant, the proposed relocation is expected to create new jobs and opportunities for expansion within the COW. The Borough does not impose alcohol or general sales tax. Therefore, no change in taxes will result from this license transfer. Additionally, no increase or decrease in property taxes is expected if the BDL relocation is approved, as no appreciable change in property use is anticipated.

According to Borough code, the Planning Director must also consider other licensed facilities dispensing beverages within one mile of the old and proposed locations. One operational alcohol-related license, which is not a BDL, exists within a 1-mile radius of BDL #1240's existing location. Three other operational alcohol-related licenses exist within a ten-mile radius of the existing location. Of those three licenses, one (33%) is BDL. Twenty-three operational alcohol-related licenses exist within a 1-mile radius of The Last Frontier Brewing Company's proposed location for BDL #1240 at 238 N. Boundary Street. Of those twenty-three licenses, four (17%) are BDLs within the City of Wasilla.

Relocating BDL #1240 is not expected to cause a shortage of this license type or limit access to similarly licensed facilities in the local area. Alaska state law determines the number of licenses issued based on populations within geographic areas. It also contains provisions requiring the approval of the affected local government bodies concerning relocations from a borough to a city. In October 2025, the Wasilla City Council approved the transfer of the location for license #1240 into the city limits. In addition, the ABC will not consider a transfer of location application unless the number of issued licenses within the Borough of the type under consideration for relocation exceeds the maximum allowed under AS 04.11.400(a). According to the state, the Borough currently exceeds the number of BDLs allowed under state law. The Assembly's approval to relocate license #1240 to the COW will bring the Borough into compliance with state law.

The proposed location is near the Parks Highway, a major collector road that provides safe and convenient access, as well as smooth traffic flow. Adding a BDL to this location should provide ample opportunities for The Last Frontier Brewing Company to support the local economy, particularly within the tourism, dining, and entertainment sectors. The applicant suggests adding BDL #1240 will also help increase the COW's revenue through sales tax. The COW imposes a 2.5% sales tax on all sales, services, and rentals within its limits, unless exempt as specified in city code.

The Last Frontier Brewing Company proposes that the transfer will enhance customer satisfaction by offering full-service cocktails instead of wine-based substitutes, as well as aiding plans for expansion to complement its services beyond beer, meeting customer demand and supporting ongoing operations. The applicant also asserts that the change will strengthen the local economy and maintain high standards of responsible alcohol service. The addition is also expected to broaden the choices for the public, generating more economic development and sales tax for Wasilla. Based on similar business models where the Borough has approved a BDL transfer into a city, such as Evangelo's into the City of Wasilla in 2008, The Palmer City Alehouse into Palmer City in 2014, and 18-1 LLC into the City of Wasilla in 2024, The Last Frontier Brewing Company can expect a higher economic return that should benefit Borough residents.

Comments: On December 4, 2025, the public comment period closed concerning the proposed liquor license relocation application. One comment was received from a member of the public concerning the availability of parking within the COW. No comments were received by community councils in response to the public notice requirements of MSB 8.40.080.

Alternatives: The applicant has not proposed an alternative location outside the COW for relocating its BDL. Apart from the downtown areas of Talkeetna and Big Lake, the Borough lacks commercialized districts comparable to those found within the cities of Wasilla and Palmer. This poses a challenge for the applicant when considering the availability of commercial building space and access to economically thriving areas in the Borough that attract population segments within the tourism, dining, and entertainment sectors.

Many areas of the Borough outside the cities experience high fluctuations in visitor numbers due to seasonal operations, making it difficult for businesses to maintain a consistent revenue stream. A denial by the Assembly of the applicant's relocation application will limit the beverage dispensary operation to areas within the Borough, excluding those outside city limits. A BDL holder wishing to operate within the Borough outside of the cities of Houston, Palmer, or Wasilla must obtain a Conditional Use Permit with the approval of the Planning Commission, according to MSB 17.70.

Many of the land uses in the Borough outside city limits are residential and undeveloped. Isolated pockets of mixed commercial uses exist, mainly adjacent to minor and major arterials. Without designated commercial districts, it is difficult to identify an alternate site within the Borough outside city limits where a BDL would have a high success rate. Other beverage dispensaries in more remote areas of the Borough, located away from major collectors, rely heavily on tourism and seasonal sales.

The ABC has issued the maximum number of licenses for beverage dispensaries within the Borough. One BDL exists within a 10-mile radius of the existing location of The Willow Trading

Post Lodge. State law allows the ABC to increase the number of BDLs based on a borough's population. The population of the Borough has steadily increased over the past several decades, making it one of the fastest-growing regions in the state. Future population growth is likely to occur in the Borough, allowing the ABC to increase the number of licenses of the type under consideration for relocation. Based on this information, it is unlikely that any negative economic impact will result from the Assembly's approval of this relocation.

A denial by the Assembly will likely add unnecessary competition to existing businesses and create financial hardship for the applicant. The Last Frontier Brewing Company will be unable to expand and hire additional employees, which would have a direct impact on the local economy. Local businesses near the proposed location may also experience a negative impact if the denial is upheld. The COW will lose revenue from taxes generated from sales within the city, directly affecting its residents and those of the Borough.

The Assembly's approval of the relocation application will allow the operation to operate under BDL #1240. The Last Frontier Brewing Company will be able to hire additional employees, add Alaskan residents to the workforce, and generate revenue for the COW through sales taxes. The relocation approval will also allow the applicant to enhance customer satisfaction by offering full-service cocktails as well as execute plans for expansion to complement its services beyond beer and to support its ongoing operations. The addition is also expected to broaden the choices for the public, generating more economic development and sales tax for Wasilla.

RECOMMENDATION

The Planning Director must evaluate relocation applications and consider their impact on the Borough in accordance with MSB 8.40.090. Based on the findings of this report, the proposed action is in the public's best interest, and approval is recommended.

(2) shall suspend the license or permit for a period of at least 30 days if the offense is the person's second or subsequent violation of AS 05.15 related to gambling.

Article 5. Restrictions on Issuance and Transfer of Licenses.

AS 04.11.390. Residence requirements. [Repealed, § 19 ch 74 SLA 1999.]

AS 04.11.395. Conditions or restrictions imposed on a license, endorsement, or permit.

(a) The board may, in the best interests of the public, impose conditions or restrictions on a license, endorsement, or permit issued under this chapter.

(b) Except for a conditional contractor's permit issued under AS 04.09.710, the board may delegate to the director the authority to impose, in the best interests of the public, conditions or restrictions on a permit issued under this chapter.

AS 04.11.400. Population limitations. (a) Except as provided in (f), (i), and (k) of this section and AS 04.11.405, a new license may not be issued and the board may prohibit relocation of an existing license

(1) outside an established village, incorporated city, unified municipality, or organized borough if, after the issuance or relocation, in a radius of five miles of the licensed premises, excluding the populations of established villages, incorporated cities, unified municipalities, and organized boroughs that are wholly or partly included within the radius, there would be

(A) more than one restaurant or eating place license for each 1,500 population or fraction of that population;

(B) more than one brewery retail, one winery retail, and one distillery retail license for each 9,000 population or fraction of that population; or

(C) more than one license of each other type, except a type listed in (i) of this section, for each 3,000 population or fraction of that population;

(2) inside an established village, incorporated city, or unified municipality if, after the issuance or relocation, there would be inside the established village, incorporated city, or unified municipality

(A) more than one restaurant or eating place license for each 1,500 population or fraction of that population;

(B) more than one brewery retail, one winery retail, and one distillery retail license for each 9,000 population or fraction of that population; or

(C) more than one license of each other type, except a type listed in (i) of this section, for each 3,000 population or fraction of that population;

(3) inside an organized borough but outside an established village or incorporated city located within the borough if, after the issuance or relocation, there would be inside the borough, but outside the established villages and incorporated cities located within the borough, excluding the population of those established villages that have adopted a local option under AS 04.11.491(b)(1) or (3), and excluding the population of incorporated cities located within the organized borough,

(A) more than one restaurant or eating place license for each 1,500 population or fraction of that population;

(B) more than one brewery retail, one winery retail, and one distillery retail license for each 9,000 population or fraction of that population; or

(C) more than one license of each other type, except a type listed in (i) of this section, for each 3,000 population or fraction of that population.

(b) If the radius described in (a)(1) of this section encompasses all of an established village, incorporated city, or unified municipality and the population resident inside and outside the established village, incorporated city, or unified municipality but inside the radius described in (a)(1) of the section is less than 3,000, the board may deny the issuance or relocation of the license.

(c) [Repealed, § 88 ch 74 SLA 1985.]

(d) [Repealed, § 164 ch 8 SLA 2022.]

(e) [Repealed, § 165 ch 8 SLA 2022.]

(f) An application requesting a transfer of location of licensed premises limited under (a) or (b) of this section shall be granted without regard to (a) of this section if the new location is less than one mile from the original location and

(1) no ground for denial exists under AS 04.11.340(1) or (3); and

(2) relocation of the licensed premises is necessary due to

(A) termination of a lease or rental agreement;

(B) condemnation of the premises;

(C) the substantial destruction of the premises by any cause.

(g) [Repealed, § 165 ch 8 SLA 2022.]

(h) [Repealed, § 164 ch 8 SLA 2022.]

(i) This section does not apply to a

- (1) brewery manufacturer license issued under AS 04.09.020;
- (2) winery manufacturer license issued under AS 04.09.030;
- (3) distillery manufacturer license issued under AS 04.09.040;
- (4) general wholesale license issued under AS 04.09.100;
- (5) limited wholesale brewed beverage and wine license issued under AS 4.09.110;
- (6) outdoor recreation lodge license issued under AS 04.09.280;
- (7) destination resort license issued under AS 04.09.310;
- (8) beverage dispensary tourism license issued under AS 04.09.350;
- (9) seasonal restaurant or eating place tourism license issued under AS 04.09.360;
- (10) manufacturer direct shipment license issued under AS 04.09.370;
- (11) conditional contractor's permit issued under AS 04.09.710.

(j) [Repealed, § 164 ch 8 SLA 2022.]

(k) The board may allow the relocation of an existing beverage dispensary license under AS 04.09.200 or former AS 04.11.090 to a restaurant, eating place, or hotel, motel, resort, or similar business that contains a restaurant or eating place, an existing package store license under AS 04.09.230 or former AS 04.11.150, an existing brewery retail license under AS 04.09.320, an existing winery retail license under AS 04.09.330, or an existing distillery retail license under AS 04.09.340 in a borough with a population of 50,000 or more into or within an incorporated city in the borough. The board may not approve the relocation unless, at the time of application, the existing number of issued licenses of the type under consideration for relocation located within the borough exceeds the maximum allowed under (a) of this section and the governing bodies of both the borough and the incorporated city approve the relocation. The board may allow not more than three relocations into each city under this subsection each decade. In this subsection, “decade” means each 10-year period beginning April 1 in a year ending in zero.

(l) In (a)(1) of this section, “population” includes only those persons residing inside the radius not later than the date the application is received by the board and not earlier than 60 days before the application is received by the board.

(m) In (a)(2) and (3) of this section, “population” includes only those persons residing inside the established village, incorporated city, unified municipality, or organized borough as of December 31 of the year preceding the date of application.

(n) In this section “radius” means the circular area or distance limited by the sweep of a straight line originating at the proposed licensed premises and extending outward.

AS 04.11.405. Petition for additional restaurant or eating place licenses for certain local governing bodies. (a) A first class city, a home rule city, or a unified municipality may submit a resolution to the board, adopted by its legislative body, petitioning the board for the issuance of additional restaurant or eating place licenses under AS 04.09.210 that exceed the limits under AS 04.11.400(a) in accordance with this section.

(b) The board, following a public hearing, may issue one or more additional restaurant or eating place licenses under AS 04.09.210, within the boundaries of the municipality, if the board finds that

(1) the municipality

(A) serves as a center for commercial activity within and outside the boundaries of the municipality by providing goods and services to a population that is greater than the permanent resident population within the boundaries of the municipality;

(B) maintains a local law enforcement department;

(C) exercises planning or land use authority; and

(D) at the time of the petition, meets or exceeds the maximum limit under AS 04.11.400(a) for restaurant or eating place licenses issued under AS 04.09.210;

(2) the number of additional licenses does not exceed the number of additional licenses requested by the municipality in the petition; and

(3) granting the additional licenses is in the public interest.

(c) A resolution submitted by a municipality under (a) of this section must include

(1) information demonstrating that the petitioner meets the criteria in (b) of this section;

(2) the most recent estimate of the number of people who claim residency or work outside the boundaries of the municipality and who are served by the municipality, including the

ALCOHOL AND MARIJUANA CONTROL OFFICE
Population as of July 2024- Updated 2/25/2025
Licenses Allowed- Updated 2/25/2025, 4/16/2025, 10/1/2025
Actual License Counts- Updated 2/25/2025
3 AAC 305.900

DCCED July 2024 pop. Data Inmates 7.2.2024 License counts from AK-ACCIS		Not all communities allow for all license types. Check with the local community			ACTUAL NUMBER OF LICENSES ISSUED* (Not all license types limited by population are listed. Not all communities are listed. Contact AMCO for license types not listed before you apply)										
		1 per/3000	1 per/1500	1 per/9000	License Types										
Local Governing Body	Net Population Prison Population Removed	Number of licenses allowed that are <u>not</u> REPL	Number of REPL licenses allowed	Number of Brewery/Winery/ Distillery Retail licenses allowed	Beverage Dispensary (AS 04.09.200)	Package Store (AS 04.09.230)	Club (AS 04.09.220)	Fair (AS 04.09.290)	Golf Course (AS 04.09.300)	Destination Resort (AS 04.09.310)	Rest./ Eating Place (AS 04.09.210)	Sporting Act./ Event (AS 04.09.270)	Brewery Retail (AS 04.09.320)	Winery Retail (AS 04.09.330)	Distillery Retail (AS 04.09.340)
Kachemak	677	1	1	1	1									1	
Kenai	7,118	3	5	1	5	5	3		1		3				
Seldovia	242	1	1	1	1	2					1				
Seward	2,113	1	2	1	7	4	1				13				
Soldotna	4,552	2	26†	1	4	3	1		1		5*		0*	0*	
Ketchikan Gateway Borough	5,397	2	4	1	4	5				1	2				
Ketchikan	7,610	3	6	1	15	11	4			1	6		1*	1*	0*
Saxman	362	1	1	1	1	1					1				
Kodiak Island Borough	6,707	3	5	1	2	2	1								
Kodiak	5,288	2	4	1	11	4	2				3		1	0*	
Lake and Peninsula Borough	808	1	1	1	3	2									
Egegik	29	1	1	1		1									
Matanuska-Susitna Borough	96,758	33	65	11	31	32	4		1		20*		3*	2*	0*
Houston	2,214	1	2	1	1	1					1				
Palmer	5,908	2	4	1	5	3	1	0*	1		5		1*	0*	1
Wasilla	9,617	4	35 †	2	7	7	3				16*		1		
North Slope Borough	3,090	2	3	1											
Kaktovik	246	1	1	1											

8.40.050 Assembly hearings of resident objections. [Repealed by Ord. 24-031, § 2, 2024]

8.40.060 REVIEW OF ALCOHOLIC BEVERAGE LICENSE REFERRAL FOR RELOCATION.

(A) In accordance with AS [04.11.400\(k\)](#), the borough assembly shall consider a request for the relocation of a license specified in AS [04.11.400\(k\)](#) to or from an area within the borough to or from an incorporated city within the borough upon notice from the Alaska Alcoholic Beverage Control Board and as provided by this chapter.

(1) The assembly's decision to approve or disapprove an application shall be based on review of the application for the proposed relocation, the planning director's best interest finding, staff recommendation, public testimony, and other information the assembly, in its discretion, deems relevant.

(2) Assembly decision on this matter is a final legislative decision and is not subject to appeal.

(Ord. 24-031, § 2, 2024; Ord. 08-067(AM), § 2, 2008)

8.40.070 APPLICATION PROCESS.

(A) An applicant under this chapter shall submit a complete alcoholic beverage license relocation application to the planning director on a form provided by the planning department.

(1) Not more than three relocations of licenses eligible for transfer under AS [04.11.400\(k\)](#) from an unincorporated area to each incorporated city shall occur each decade. "Decade" means each ten-year period beginning April 1st in a year ending in zero.

(2) The application will be considered incomplete and not acceptable for further action if, through finance department review, it is determined that the existing alcoholic beverage licensed facility or the applicant has delinquent debts or taxes owing to the borough arising from the conduct of the existing business or the business making the application. An application shall be considered incomplete if the required fee is not included at the time the application is submitted.

(3) The planning director will review the application for completeness. The director may reject any application which is incomplete or fails to meet the requirements of this section. An incomplete application shall be sent to the applicant with a written explanation of application deficiencies within 30 calendar days of the date the application is received in the planning department. Once the deficiencies have been corrected, the complete application will be considered received and will be processed.

(4) Applications determined to be complete will be considered in the order in which the complete applications are received.

(B) A complete application will contain the following:

- (1) a nonrefundable application fee as established by the assembly, payable to the Matanuska-Susitna Borough;
- (2) a complete copy of the material required by the Alcoholic Beverage Control Board for the relocation including any additional material required by the subject incorporated city;
- (3) proof of the incorporated city governing body approval of the relocation;
- (4) a map with the application illustrating existing operational alcoholic beverage licensed facilities in a radius of ten miles of the existing licensed facility. If no alcoholic beverage licensed facilities exist within ten miles of the existing licensed facility, the applicant shall provide a map showing the nearest similar operational licensed facility;
- (5) proof that the applicant is:
 - (a) the owner of the license that is to be transferred into the incorporated city; or
 - (b) the purchaser under a contract to purchase the license that is to be transferred into the city under which the obligations of the purchaser to purchase, and the seller to sell, the license are unconditional except for the following:
 - (i) approval of the transfer of location of the license by the incorporated city;
 - (ii) approval of the transfer of location of the license by the Matanuska-Susitna Borough;
 - (iii) approval of the transfer of location of the license, and transfer of ownership of the license to the applicant, by the Alcoholic Beverage Control Board; and
- (6) the following information about the existing alcoholic beverage licensed facility and the facility to which the license is proposed to be relocated:
 - (a) location;
 - (b) days and hours of operation;
 - (c) seating capacity at the bar, tables and chairs;

- (d) average number of employees; and
- (e) characteristics of the neighborhood within one mile to include the existence and location of other alcoholic beverage licensed facilities, commercial establishments, schools, churches, and community councils:
 - (i) percent residential;
 - (ii) percent commercial; and
 - (iii) percent rural.

(Ord. 24-031, § 2, 2024; Ord. 08-067(AM), § 3, 2008)

8.40.080 NOTICE.

(A) When a complete application is received, the borough shall give notice of the application by publication in the newspaper of general circulation in the borough within 30 calendar days. Notice of the application shall also be mailed to owners of all property within one-half mile from the exterior boundary of the property of the existing alcoholic beverage licensed facility and one-half mile from the exterior boundary of the proposed relocation property. Notice of the application shall also be posted at the existing alcoholic beverage licensed facility for the duration of the review process.

(B) A copy of the material submitted to the borough shall be sent to the community council(s) in which the existing alcoholic beverage licensed facility is located or within one mile thereof.

(C) A copy of the material submitted to the borough shall be sent to the community council(s) if the proposed location within an incorporated city is within one mile from the boundary of a community council(s).

(D) A copy of the material submitted to the borough shall be sent to the other incorporated cities in the borough.

(E) The applicant shall pay the cost of all mailings and advertisements as required by MSB [8.40.060](#) in addition to application fees.

(F) Members of the public and active community council(s) notified in accordance with this section shall have 30 calendar days from the date notice is sent by the borough to provide a written comment concerning the proposed relocation to the planning director.

(Ord. 24-031, § 2, 2024; Ord. 08-067(AM), § 4, 2008)

8.40.090 APPLICATION REVIEW.

(A) The planning director shall evaluate the application for relocation in consideration of its possible effects on the borough, the area from where the license is coming, and the area to where it is proposed to be relocated. The planning director will consider the following criteria:

- (1) potential economic effects;
- (2) potential future need of a license in an unincorporated area of the borough;
 - (a) the impact of the transfer on the availability of licenses in the unincorporated area;
- (3) impact to access to similar licensed facilities;
- (4) community council(s) comment;
- (5) decision of the affected city;
- (6) public comment; and
- (7) other relevant information.

(B) Within 30 calendar days of the end of the comment period, the planning director shall prepare a best interest finding and a resolution recommending assembly approval or denial of the relocation application. The matter will be placed on the agenda for the next regular meeting of the assembly.

(C) After notice and public hearing, the assembly shall approve or disapprove the application, taking into consideration the best interest finding, staff recommendation, public testimony, and other relevant information.

(D) The planning director shall notify the applicant, the owner of the existing licensed alcoholic beverage facility, the affected incorporated city, and the Alcoholic Beverage Control Board of the assembly decision.

(Ord. 24-031, § 2, 2024; Ord. 08-067(AM), § 5, 2008)

The Matanuska-Susitna Borough Code is current through Ordinance 25-088, passed August 19, 2025.

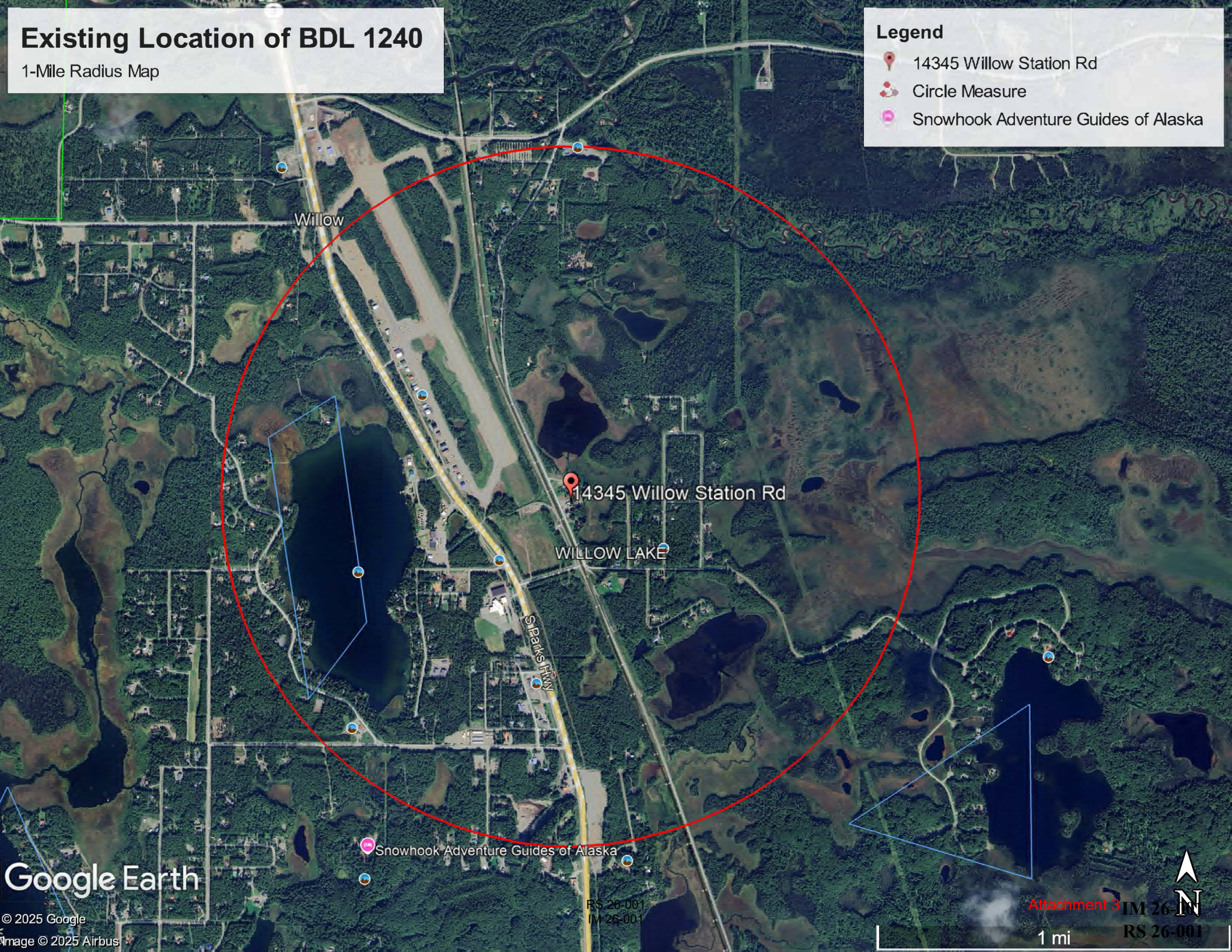
Disclaimer: The borough clerk's office has the official version of the Matanuska-Susitna Borough Code. Users should contact the borough clerk's office for ordinances passed subsequent to the ordinance cited above.

Existing Location of BDL 1240

1-Mile Radius Map

Legend

- 14345 Willow Station Rd
- Circle Measure
- Snowhook Adventure Guides of Alaska



Google Earth

© 2025 Google

Image © 2025 Airbus

RS 26-001
IM 26-001

Attachment 3 IM 26-001


1 mi


RS 26-001

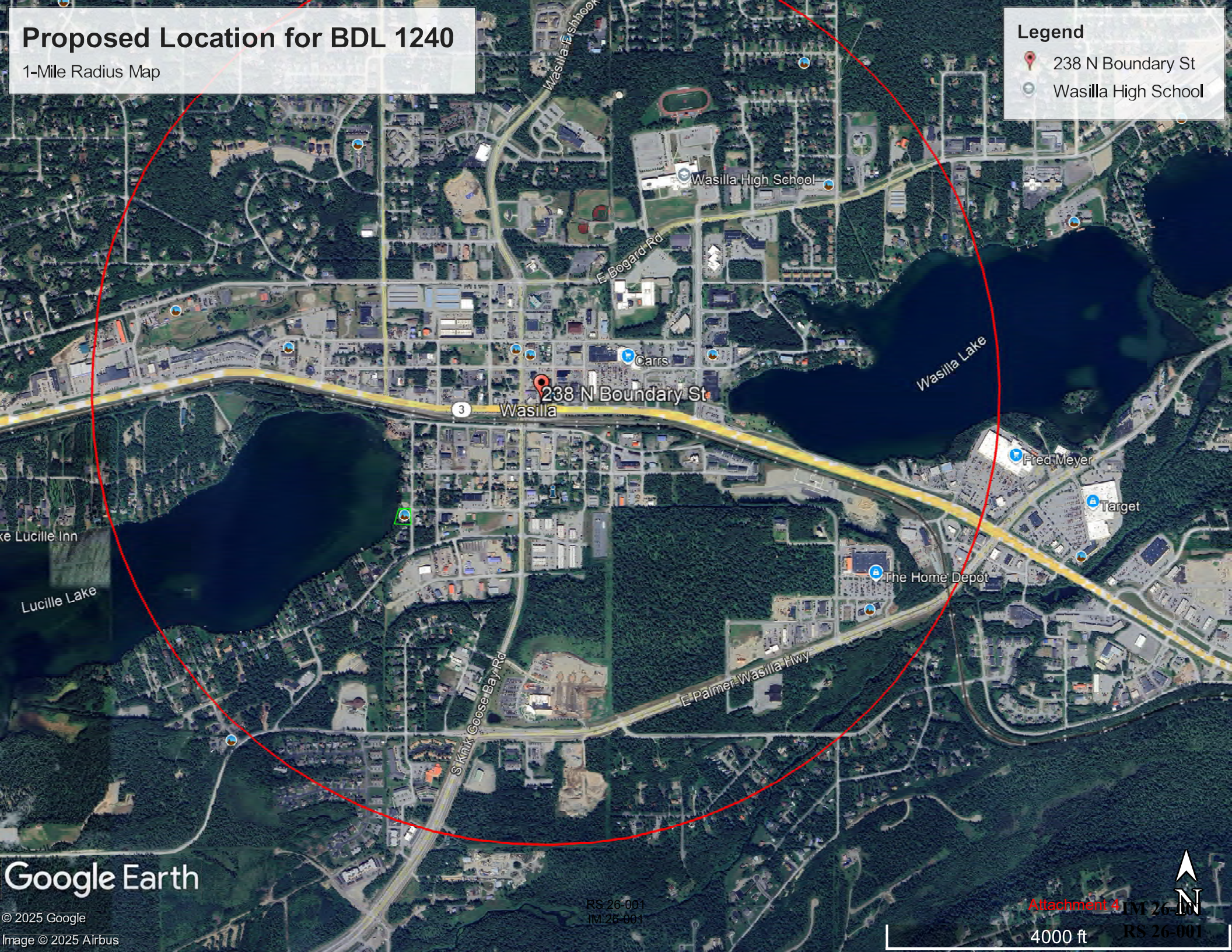
Proposed Location for BDL 1240

1-Mile Radius Map

Legend

 238 N Boundary St

 Wasilla High School



Google Earth

© 2025 Google

Image © 2025 Airbus

RS 26-001
IM 26-001

Attachment 4 IM 26-001

4000 ft RS 26-001



From: [Maureen Graham](#)
To: [Patricia Hefferan](#)
Cc: [Rick Benedict](#); [Randy Martin](#); [Ted Leonard](#); [Jacqueline Pritt](#); [Crystal Nygard](#)
Subject: RE: THE LAST FRONTIER BREWING COMPANY LICENSE #1240 TRANSFER
Date: Friday, September 5, 2025 4:46:27 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Patricia,

Thank you for your letter. The City did receive the application notice from AMCO today. I have routed the application to the three departments (Planning, Finance and Wasilla PD) for review, as required under Wasilla Municipal Code ([WMC](#)) [6.16.020](#). As noted in the AMCO email and LGB notice, AS 04.11.400(k) requires **approval** for this relocation transfer from **both governing bodies** not just a waiver of protest done for renewals or standard location transfers. Approvals must come from the City Council. After review of the application is complete by city administration, it will be scheduled for the next available council meeting. Due to noticing requirements and council packet deadlines, the *very earliest* that could happen would be the September 22 meeting and would more likely be the October 13 meeting as the packet deadline for September meeting is Tuesday (9/9/25) at 3:00 and legislation will need to be drafted after the department reviews are complete. Once scheduled, all parties will be notified of the date and time of the meeting.

If council approves the transfer, the approval will be forwarded to AMCO, the applicant, as well as the Mat Su Borough to continue their requirements under [MSB 8.40](#). If approval (or protest) from the City will take longer than the 60 days allowed, the City will request an extension from AMCO for additional time to respond.

Please know we will process as quickly as possible and as required under Wasilla Municipal Code 6.16 and AS 04.11.400 and notify all parties of the council meeting date, or if any unforeseen issues come up during the review that may delay the process. I will notify AMCO next week of where we are in the process and try to attend the AMCO meeting as well.

If you have any questions at all, please let me know.

Respectfully,

Maureen Graham
Sales Tax Accountant/Auditor
City of Wasilla
907-373-9079 Office
907-373-9046 Fax
mgraham@cityofwasilla.gov



From: Patricia Hefferan <lawmall@live.com>
Sent: Friday, September 5, 2025 3:02 PM
To: Maureen Graham <mgraham@cityofwasilla.gov>; Rick.Benedict@mtatsugov.us
Cc: Randy Martin <goldrushak@gmail.com>
Subject: RE: THE LAST FRONTIER BREWING COMPANY LICENSE #1240 TRANSFER

PATRICIA R. HEFFERAN

ATTORNEY AT LAW
1451 W. SPRUCE AVE., WASILLA, AK 99654
Phone: (907) 376-2439
Fax: (907) 376-2440

Please see attached.

From: [Maureen Graham](#)
To: [License Reviews; AMCO Local Government Only \(CED sponsored\)](#)
Cc: [CED ABC Alcohol Licensing \(CED sponsored\); "Randy Martin"; Patricia Hefferan; Rick Benedict; Serezhenkov, Kristina R \(CED\)](#)
Subject: RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City
Date: Monday, September 15, 2025 11:38:52 AM
Attachments: [image003.png](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning,

The relocation transfer of license 1240 for The Last Frontier Brewing Company LLC will be scheduled for consideration by the Wasilla City Council. Review by Wasilla city departments has found no adverse findings to the relocation transfer. Upon finalization of the agenda packet for the October 13, 2025 Wasilla City Council meeting, notice will be sent to the applicant in accordance with [WMC 6.16.040](#) and the City shall notify the AMCO Board, the Matanuska-Susitna Borough and the applicant of the Council's decision.

If there are any questions, please let me know.

Respectfully,

Maureen Graham
Sales Tax Accountant/Auditor
City of Wasilla
907-373-9079 Office
907-373-9046 Fax
mgraham@cityofwasilla.gov



From: License Reviews <License.Reviews@matsugov.us>
Sent: Friday, September 5, 2025 3:35 PM
To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; Maureen Graham <mgraham@cityofwasilla.gov>
Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; 'Randy Martin' <goldrushak@gmail.com>; Patricia Hefferan <lawmall@live.com>
Subject: ***MSB BOROUGH PROTEST*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

SUBJECT: Willow Trading Post Inc dba Willow Trading Post Lodge to The Last Frontier Brewing Co
From Site Location: 14345 N Willow Station Rd, Willow AK 99688

To Site Location: 238 N Boundary St, Wasilla, AK 99654
License #1240
Transfer of Location/Ownership Application w/ New Endorsement –
Beverage Dispensary

A review of the files relating to the subject business and license application, as they relate to the Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

<!--[if !supportLists]--> ☐ <!--[endif]--> WAIVE THE RIGHT TO PROTEST

<!--[if !supportLists]--> ☐ <!--[endif]--> PROTEST the issuance of the license for the following reason(s):

- Delinquent Real Property Taxes owed: \$3,660.09 (MSB Tax ID 19N04W08D020)
- Other debts owed: \$100.00 (Unpaid 2025 MSB License Review Fee) [Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS](#)
- The required Conditional Use Permit has not been issued:
- There is a violation of the Conditional Use Permit:
- There is a resident objection to the facility on file:
- Other: In accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation of AMCO License #1240 from the Borough into the City of Wasilla. An application according to MSB 8.40.070 is required, along with a \$500 application fee.

Upon curing all the above-referenced deficiencies, the Matanuska-Susitna Borough will rescind any protest. It is the applicant's responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full.

Only if a protest has been issued has the applicant(s) been sent a copy of this communication via email. If you have any questions, please don't hesitate to contact our office.

Development Services Division
Matanuska-Susitna Borough
(907)861-7822 direct

From: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Sent: Friday, September 5, 2025 11:00 AM

To: Alex Strawn <alex.strawn@matsugov.us>; Rick Benedict <rick.benedict@matsugov.us>; License Reviews <license.reviews@matsugov.us>; mgraham@cityofwasilla.gov

Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Subject: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning Matanuska-Susitna Borough and City of Wasilla,

Attached is a notice of a complete transfer of ownership and location of a BDL #1240 under AS 04.11.400(k) from the Matanuska-Susitna Borough into the City of Wasilla with a new restaurant endorsement attached. According to AMCO's records, this is the 2nd transfer in the decade beginning April 1, 2020. Three such transfers are allowed per decade (4/1/2020-3/31/2030). If you have any questions or concerns, please let me know. Both local governing bodies are included in this notice as, under AS 04.11.400(k) *both local governing bodes must approve the relocation.*

There is an existing Restaurant or Eating Place (#5020) license at the proposed new location that is co-located/adjacent with a Brewery Manufacturing (5593) and a Brewery Retail (15257) license. The transfer of BDL 1240 will supplant the existing REPL 5020 if approved and finalized. The ABC board will also consider, at the 9/16/25 board meeting, the adjacent locations of license 1240 with 5593 and 15257 and the ownership structure.

See this link: <https://www.akleg.gov/basis/statutes.asp#04.11.400>

Also refer to 3 AAC 305.070 and 3 AAC 305.130.

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.locagovernmentonly@alaska.gov
Tel: 907-269-0359

City of Wasilla

Council Members

Cathy E. Cottle, Seat A
Stuart R. Graham, Seat B
Mark Schmidt, Seat C

290 E Herning Avenue, Wasilla, Alaska

Mayor

Glenda D. Ledford

Council Members

Ian Crafton, Seat D
Nikki Velock, Seat E
Alina R. Rubeo, Seat F

Meeting Date

October 13, 2025
6:00 p.m.

Wasilla City Council Regular Meeting Agenda

www.cityofwasilla.gov
907-373-9090

Location

Council Chambers
Wasilla City Hall
290 E Herning Avenue

Page

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

5. SPECIAL ORDERS OF THE DAY

5.1. Mayoral Proclamation Honoring Alaska Day.

[Proclamation](#)

5

6. COMMISSION AND AGENCY REPORTS

6.1. Wasilla High School Student Representatives

6.2. Director Report: Public Works Department

6.3. Director Report: Update On The Wasilla Public Library Expansion Project

7. PUBLIC PARTICIPATION

7.1. Public Hearing (3 minutes per person)

1. **Ordinance Serial No. 25-30:** Amending The Fiscal Year 2026 Budget By Accepting And Appropriating An Edward Byrne Memorial Justice Assistance Grant (JAG) In An Amount Not To Exceed \$161,940, For The Purpose Of One Multi-Jurisdiction Drug Task Force Investigator Position At The Wasilla Police Department For Assignment To The Statewide Drug Enforcement Unit.

[OR 25-30](#)

7 - 23

2. **Ordinance Serial No. 25-31:** Amending Wasilla Municipal Code 3.90.040 "Travel" To Authorize The Direct Payment Of Travel Costs And Clarify Limitations On Incurred Travel Expenses.

[OR 25-31](#)

25 - 28

3. **Ordinance Serial No. 25-32:** Amending The Fiscal Year 2026 Budget To Reduce The Previous Twelve Million Dollar (\$12,000,000) Federal Aviation Administration Grant Fund Appropriation To The Actual Federal Aviation Administration Grant Funds Award Of Seven Million Two Hundred Forty-Four Thousand Six Hundred And Ninety-Seven Dollars (\$7,244,697) For Taxiway K And Related Improvements At The Wasilla Municipal Airport.

[OR 25-32](#)

29 - 69

4. **Ordinance Serial No. 25-34:** Amending The Fiscal Year 2026 Budget By Appropriating \$560,000 From The General Fund, Fund Balance To Fund Consulting Support And Project Management For The Implementation Of The City's New Enterprise Resource Planning System. 71 - 139

4.1 **AM No. 25-55:** Contract Award To Koa Hill Consulting, LLC For \$558,170 To Assist In Implementing Tyler Technologies Enterprise Resource Planning (ERP) Software.

[OR 25-34](#)

[AM 25-55](#)

7.2. Persons to be Heard (3 minutes per person)

8. CONSENT AGENDA

All items appearing under the Consent Agenda are approved with a single motion, no discussion, and one vote. A Council Member may request to remove an item(s) for discussion and separate vote.

8.1. Minutes of Preceding Meetings

1. Regular Meeting Minutes: September 8, 2025 141 - 149
[Regular Meeting Minutes September 8, 2025](#)
2. Special Meeting Minutes: September 15, 2025 151 - 153
[Special Meeting Minutes September 15, 2025](#)
3. Regular Meeting Minutes: September 22, 2025 155 - 162
[Regular Meeting Minutes September 22, 2025](#)

8.2. Introductions - Recommended for Public Hearing on October 27, 2025

(None)

8.3. Resolutions - Recommended For Approval

1. **Resolution Serial No. 25-33:** Approving And Waiving Protest For The Relocation And Transfer Of Beverage Dispensary License Number 1240 To The Last Frontier Brewing Company LLC Doing Business As The Last Frontier Brewing Company For Operation Within The City Of Wasilla. 163 - 165
[RS 25-33](#)

8.4. Action Memorandums - Recommended For Approval

1. **AM No. 25-56:** Approving A Utility Service Agreement To Matanuska Electric Association (MEA) In The Amount Of \$115,780 For Utility Extensions Related To Restroom Facilities Construction At Bumpus Recreation Area. 167 - 171
[AM 25-56](#)

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- 10.1. **Resolution Serial No. 25-34:** Certifying The Results Of The October 7, 2025, Regular Election. 173 - 175
[RS 25-34](#)

11. COMMUNICATIONS

11.1. Informational Memorandums

(None)

11.2. Commission Minutes

- | | | |
|----|---|-----------|
| 1. | Parks and Recreation Commission Minutes: September 17, 2025
Meeting Minutes September 17, 2025 | 177 - 180 |
| 2. | Planning Commission Minutes: July 22, 2025
Meeting Minutes July 22, 2025 AMENDED | 181 - 186 |
| 3. | Planning Commission Minutes: August 26, 2025
Meeting Minutes August 26, 2025 | 187 - 192 |

12. AUDIENCE COMMENTS (3 MINUTES PER PERSON)

13. MAYOR, CLERK, ATTORNEY, AND COUNCIL COMMENTS

14. EXECUTIVE SESSION

Under the law, the city council is permitted to enter an executive session if an explicit motion is made to do so calling out the subject to be discussed and if that subject is allowable under the law. Therefore, even if specific agenda items are not listed under the Executive Session header on the agenda, any item on the agenda may trigger discussion on that item that is appropriate for or legally requires an executive session. In the event an executive session is appropriate or required, the council may make a motion to enter executive session during debate on that agenda item or could move to do at any point during the meeting.

15. ADJOURNMENT

From: [Maureen Graham](#)
To: [License Reviews](#); [AMCO Local Government Only \(CED sponsored\)](#); ["CED ABC Alcohol Licensing \(CED sponsored\)"](#)
Cc: ["Randy Martin"](#); [Patricia Hefferan](#); [Rick Benedict](#)
Subject: UPDATE RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City
Date: Monday, October 20, 2025 7:13:53 AM
Attachments: [image002.png](#)
[RS 25-33 Adopted- Approving Relocation BDL 1240 to The Last Frontier Brewing Company LLC.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Please find the attached signed resolution approving transfer and relocation of license 1240 to the Last Frontier Brewing Company LLC for operation within the City of Wasilla.

If there are any questions, please let me know.

Respectfully,

Maureen Graham
Sales Tax Accountant/Auditor
City of Wasilla
907-373-9079 Office
907-373-9046 Fax
mgraham@cityofwasilla.gov



From: Maureen Graham
Sent: Friday, October 3, 2025 2:06 PM
To: License Reviews <License.Reviews@matsugov.us>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; 'CED ABC Alcohol Licensing (CED sponsored)' <alcohol.licensing@alaska.gov>
Cc: 'Randy Martin' <goldrushak@gmail.com>; Patricia Hefferan <lawmall@live.com>
Subject: RE: ***MSB BOROUGH PROTEST UPDATE*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

The Wasilla City Council will consider Resolution 25-33 **Approving and Waiving Protest for the Relocation and Transfer of Beverage Dispensary License Number 1240 to The Last Frontier Brewing Company LLC Doing Business As The Last Frontier Brewing Company for Operation Within the City of Wasilla**, at its next meeting, at 6 p.m. Monday, October 13, 2025 at City Hall located at 290 E Herning Ave Wasilla, AK 99654. A notice of the meeting date and time was sent to the applicant earlier this week as required under [WMC](#)

6.16.040.

The agenda for the meeting with copy of the resolution will be published on the City's website next Wednesday October 8, 2025 on its Meetings Portal; [City of Wasilla - Home](https://cityofwasilla.civicweb.net/Portal/)
<https://cityofwasilla.civicweb.net/Portal/>.

Notice of the Council's decision will be sent to the applicant, AMCO and the Matanuska Susitna Borough following the meeting.

If there are questions, please let me know.

Respectfully,

Maureen Graham
Sales Tax Accountant/Auditor
City of Wasilla
907-373-9079 Office
907-373-9046 Fax
mgraham@cityofwasilla.gov



From: License Reviews <License.Reviews@matsugov.us>

Sent: Friday, October 3, 2025 9:31 AM

To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; 'CED ABC Alcohol Licensing (CED sponsored)' <alcohol.licensing@alaska.gov>; Maureen Graham <mgraham@cityofwasilla.gov>

Cc: 'Randy Martin' <goldrushak@gmail.com>; Patricia Hefferan <lawmall@live.com>

Subject: ***MSB BOROUGH PROTEST UPDATE*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

Please be advised that the borough is revising its original protest of license #1240 to AMCO, dated September 5, 2025. Certain items have been resolved and removed from the protest list, and the updated list is provided in this response. However, the borough retains its right to protest for the following unresolved matters:

☐ **PROTEST the issuance of the license #1240 for the following reason(s):**

- Other: In accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation of AMCO License #1240 from the Borough into the City of Wasilla. An application according to MSB 8.40.070 was received on September 8, 2025; however, it remains incomplete.

Development Services Division
Matanuska-Susitna Borough
(907)861-7822 direct

From: License Reviews

Sent: Friday, September 5, 2025 3:35 PM

To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; mgraham@cityofwasilla.gov

Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; 'Randy Martin' <goldrushak@gmail.com>; Patricia Hefferan <lawmall@live.com>

Subject: ***MSB BOROUGH PROTEST*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

SUBJECT: Willow Trading Post Inc dba Willow Trading Post Lodge to The Last Frontier Brewing Co

From Site Location: 14345 N Willow Station Rd, Willow AK 99688

To Site Location: 238 N Boundary St, Wasilla, AK 99654

License #1240

**Transfer of Location/Ownership Application w/ New Endorsement –
Beverage Dispensary**

A review of the files relating to the subject business and license application, as they relate to the Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

☐ **WAIVE THE RIGHT TO PROTEST**

☐ **PROTEST the issuance of the license for the following reason(s):**

- Delinquent Real Property Taxes owed: \$3,660.09 (MSB Tax ID 19N04W08D020)
- Other debts owed: \$100.00 (Unpaid 2025 MSB License Review Fee) [Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS](#)
- The required Conditional Use Permit has not been issued:

- There is a violation of the Conditional Use Permit:
- There is a resident objection to the facility on file:
- **Other: In accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation of AMCO License #1240 from the Borough into the City of Wasilla. An application according to MSB 8.40.070 is required, along with a \$500 application fee.**

Upon curing all the above-referenced deficiencies, the Matanuska-Susitna Borough will rescind any protest. It is the applicant's responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full.

Only if a protest has been issued has the applicant(s) been sent a copy of this communication via email. If you have any questions, please don't hesitate to contact our office.

Development Services Division
Matanuska-Susitna Borough
(907)861-7822 direct

From: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Sent: Friday, September 5, 2025 11:00 AM
To: Alex Strawn <alex.strawn@matsugov.us>; Rick Benedict <rick.benedict@matsugov.us>; License Reviews <license.reviews@matsugov.us>; mgraham@cityofwasilla.gov
Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Subject: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning Matanuska-Susitna Borough and City of Wasilla,

Attached is a notice of a complete transfer of ownership and location of a BDL #1240 under AS 04.11.400(k) from the Matanuska-Susitna Borough into the City of Wasilla with a new restaurant endorsement attached. According to AMCO's records, this is the 2nd transfer in the decade beginning April 1, 2020. Three such transfers are allowed per decade (4/1/2020-3/31/2030). If you have any questions or concerns, please let me know. Both local governing bodies are included in this notice as, under AS 04.11.400(k) **both local governing bodes must approve the relocation.**

There is an existing Restaurant or Eating Pace (#5020) license at the proposed new

location that is co-located/adjacent with a Brewery Manufacturing (5593) and a Brewery Retail (15257) license. The transfer of BDL 1240 will supplant the existing REPL 5020 if approved and finalized. The ABC board will also consider, at the 9/16/25 board meeting, the adjacent locations of license 1240 with 5593 and 15257 and the ownership structure.

See this link: <https://www.akleg.gov/basis/statutes.asp#04.11.400>

Also refer to 3 AAC 305.070 and 3 AAC 305.130.

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

By: Finance Department
Adopted: October 13, 2025
Yes: Cottle, Crafton, Graham, Rubeo, Schmidt, Velock
No: None
Absent: None

**City of Wasilla
Resolution Serial No. 25-33**

A Resolution Of The Wasilla City Council Approving and Waiving Protest for the Relocation and Transfer of Beverage Dispensary License Number 1240 to The Last Frontier Brewing Company LLC Doing Business As The Last Frontier Brewing Company for Operation Within the City of Wasilla.

WHEREAS, the City of Wasilla ("City") is incorporated as a first class city responsible for overseeing local businesses with respect to planning, local business licensing, collection of local sales taxes, and public safety; and

WHEREAS, as required under AS 04.11.400(k), the Alcoholic Beverage Control Board may allow the relocation of an existing beverage dispensary license under AS 04.11.090 to a restaurant, eating place, or hotel, motel, resort, or similar business that contains a restaurant or eating place if both the governing bodies of the City and the Matanuska-Susitna Borough approve the transfer; and

WHEREAS, Wasilla Municipal Code ("WMC") 6.16.020(A) provides that upon receiving notice from the Alcoholic Beverage Control Board of an application for the issuance, renewal, transfer of location or transfer to another person of a liquor license for a license location in the City, including without limitation an application to transfer a license to a license location in the City under AS 04.11.400, the City shall refer the application for review by the Planning Office, Finance Department, and Police Department for verification of compliance with City requirements and suitability of the location for operation; and

WHEREAS, The Last Frontier Brewing Company LLC doing business as ("dba") The Last Frontier Brewing Company is compliant with WMC requirements for sales tax, license, planning,

and related matters and the City wishes to waive any protest rights it has pursuant to WMC Chapter 6.16 and AS 04.11.480; and

WHEREAS, following review and contingent approval by the Alcoholic Beverage Control Board, the City Council wishes to approve the relocation and transfer of beverage dispensary license number 1240 to The Last Frontier Brewing Company LLC dba Last Frontier Brewing Company to support continued operations and lawful service of alcoholic beverages to the restaurant's patrons.

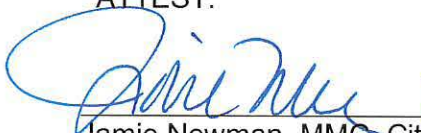
NOW, THEREFORE, BE IT RESOLVED, that the Wasilla City Council approves the relocation and transfer of beverage dispensary license number 1240 to The Last Frontier Brewing Company LLC dba The Last Frontier Brewery, for operation within the City of Wasilla.

Effective Date. This resolution takes effect upon adoption.

ADOPTED by the Wasilla City Council on October 13, 2025.


Glenda D. Ledford, Mayor

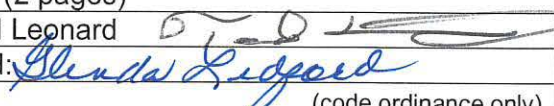
ATTEST:


Jamie Newman, MMC, City Clerk



[SEAL]

**City of Wasilla
Staff Report**

Number & Title:	Resolution Serial No. 25-33: A Resolution Of The Wasilla City Council Approving and Waiving Protest for the Relocation and Transfer of Beverage Dispensary License Number 1240 to The Last Frontier Brewing Company LLC Doing Business As The Last Frontier Brewing Company for Operation Within the City of Wasilla.
To:	City Council
From:	Maureen Graham, Sales Tax Accountant/Auditor
Agenda of:	10/13/2025
Recommendation:	<input type="checkbox"/> Introduce, Public Hearing, Adoption (Ordinance) <input checked="" type="checkbox"/> Adoption (Resolution)
Fiscal Impact:	<input type="checkbox"/> Yes (See Attached Fiscal Note) <input checked="" type="checkbox"/> No
Attachments:	Resolutions Serial 25-33 (2 pages)
Authorized for agenda:	Department Director: Ted Leonard Mayor Glenda D. Ledford: 
Legal Review:	City Attorney: (code ordinance only)
Approved as to form:	City Clerk: (code ordinance only)

Summary Statement: The Last Frontier Brewing Company LLC seeks approval of the relocation and transfer of beverage dispensary license number 1240 with Restaurant Endorsement for operation as The Last Frontier Brewing Company located at 238 N Boundary St Wasilla, AK in the City of Wasilla, transferring from Willow Trading Post Inc doing business as Willow Trading Post Lodge, located at 14345 N Willow Station Road, Willow, AK within the Matanuska-Susitna Borough.

Approval by both the Wasilla City Council and the Matanuska-Susitna Borough Assembly is required for a relocation in a borough with a population of 50,000 or more into or within an incorporated city in the borough pursuant to AS 4.11.400. The relocation transfer application approved by council through resolution 25-21 on July 14, 2025, was withdrawn by both parties on July 24, 2025, therefore this is the second relocation of three allowed per decade. Decade is defined as each 10-year period beginning April 1 in a year ending in zero (April 1, 2020, through March 31, 2030).

The transfer license will supplant the existing restaurant eating place license number 5020 if approved and finalized by the Alcoholic Beverage Control Board.

Staff have reviewed the application to ensure the applicant's compliance with the Wasilla Municipal Code for licensing, planning, sales tax and general public safety requirements and recommend approval of the relocation and transfer within the City.



Department of Commerce, Community, and Economic Development Corporations, Business & Professional Licensing

[State of Alaska](#) / [Commerce](#) / [Corporations, Business, and Professional Licensing](#) / [Search & Database Download](#) / [Corporations](#) / Entity Details

ENTITY DETAILS

Name(s)

Type	Name
Legal Name	The Last Frontier Brewing Company LLC.

Entity Type: Limited Liability Company

Entity #: 126142

Status: Good Standing

AK Formed Date: 1/28/2010

Duration/Expiration: Perpetual

Home State: ALASKA

Next Biennial Report Due: 1/2/2026 [File Biennial Report](#)

Entity Mailing Address: P.O. BOX 87-1748, WASILLA, AK 99687

Entity Physical Address: 212 N BOUNDARY STREET, WASILLA, AK 99654

Registered Agent

Agent Name: Randall Eugene Martin

Registered Mailing Address: P.O. Box 87-1748, Wasilla, AK 99687

Registered Physical Address: 212 N. Boundary St, Wasilla, AK 99654

Officials

☐ Show Former

AK Entity #	Name	Titles	Owned
	Randall Martin	Member	91.00
	Robert Martin	Member	9.00

Filed Documents

Date Filed	Type	Filing	Certificate
1/28/2010	Creation Filing	Click to View	
2/23/2010	Initial Report	Click to View	
2/28/2011	Change of Officials	Click to View	
12/03/2012	Biennial Report	Click to View	
12/27/2013	Biennial Report	Click to View	
4/04/2016	Biennial Report	Click to View	
10/11/2017	Biennial Report	Click to View	
10/11/2019	Biennial Report	Click to View	
3/04/2022	Biennial Report	Click to View	
11/29/2023	Biennial Report	Click to View	

Copyright © State of Alaska · [Department of Commerce, Community, and Economic Development](#) · [Contact Us](#)

From: [AMCO Local Government Only \(CED sponsored\)](#)
To: [Alex Strawn](#); [Rick Benedict](#); [License Reviews](#); mgraham@cityofwasilla.gov
Cc: [CED ABC Alcohol Licensing \(CED sponsored\)](#); [AMCO Local Government Only \(CED sponsored\)](#)
Subject: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City
Date: Friday, September 5, 2025 11:01:34 AM
Attachments: [image001.png](#)
[AB-01.pdf](#)
[AB-02.pdf](#)
[Restaurant Endorsement Application.pdf](#)
[1240 Transfer LGB Notice.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning Matanuska-Susitna Borough and City of Wasilla,

Attached is a notice of a complete transfer of ownership and location of a BDL #1240 under AS 04.11.400(k) from the Matanuska-Susitna Borough into the City of Wasilla with a new restaurant endorsement attached. According to AMCO's records, this is the 2nd transfer in the decade beginning April 1, 2020. Three such transfers are allowed per decade (4/1/2020-3/31/2030). If you have any questions or concerns, please let me know. Both local governing bodies are included in this notice as, under AS 04.11.400(k) *both local governing bodies must approve the relocation.*

There is an existing Restaurant or Eating Place (#5020) license at the proposed new location that is co-located/adjacent with a Brewery Manufacturing (5593) and a Brewery Retail (15257) license. The transfer of BDL 1240 will supplant the existing REPL 5020 if approved and finalized. The ABC board will also consider, at the 9/16/25 board meeting, the adjacent locations of license 1240 with 5593 and 15257 and the ownership structure.

See this link: <https://www.akleg.gov/basis/statutes.asp#04.11.400>

Also refer to 3 AAC 305.070 and 3 AAC 305.130.

Thank you,

Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office



kristina.serezhenkov@alaska.gov
amco.locagovernmentonly@alaska.gov
Tel: 907-269-0359



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

September 5, 2025

City of Wasilla
Matanuska-Susitna Borough

VIA Email: alex.strawn@matsugov.us; rick.benedict@matsugov.us; license.reviews@matsugov.us ;
mgraham@cityofwasilla.gov

License Type:	Beverage Dispensary	License #	1240
From Licensee:	Willow Trading Post Inc. dba Willow Trading Post Lodge		
From Premises:	14345 N Willow Station Road, Willow AK 99688/ jurisdiction is Matanuska-Susitna Borough		
To Licensee:	The Last Frontier Brewing Company LLC		
Doing Business As:	The Last Frontier Brewing Company		
To Premises Address	238 N Boundary St, Wasilla AK 99654 / jurisdiction is City of Wasilla		
Endorsement(s):	Adding restaurant endorsement		

☒ New Endorsement

☒ Transfer of Location Application (AS 04.11.400(k))

☒ Transfer of Ownership Application

☐ Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

Because this is a transfer of location under AS 04.11.400(k) additional regulations under 3 AAC 305.070 state:

..."the borough and incorporated city affected by the transfer request under AS 04.11.400(k) may respond to the notice under (a) of this section not later than 60 days after receipt of the notice; the borough or incorporated city may request that the board grant an extension of up to 120 additional days to respond"

and

..."within the notification period, the borough and the municipality must provide written notification that they agree to the transfer under AS 04.11.400(k) to be approved by the office of the board; the board will not approve a transfer of location if the notification required by this paragraph is not received within the time allowed under

(d)(2) of this section; if the borough and municipality timely respond, the board may consider whether to approve the relocation under 3 AAC 305.130.”

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant’s proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,
Kristina Serezhenkov, Local Government Specialist
For,
Kevin Richard, Director
amco.localgovernmentonly@alaska.gov

RANDALL E. MARTIN
THE LAST FRONTIER BREWING CO., LLC
PO BOX 871748, WASILLA, AK. 99687

June 30, 2025

STATE OF ALASKA
AMCO
550 WEST 7TH AVE., SUITE 1600
ANCHORAGE, AK. 99501

HAND DELIVERED

RE: THE LAST FRONTIER BREWING CO.
BEVERAGE DISPENSARY #1240
TRANSFER & RELOCATION TO CITY OF WASILLA
238 N. BOUNDARY STREET

Dear Clerk,

Enclosed please find our complete transfer application for Beverage Dispensary #1240 into the City of Wasilla. We qualify for this special transfer with approval from the City of Wasilla and the Matanuska Susitna Borough.

We have operated the Last Frontier Brewing Co. with a restaurant/eating place license at the same location within city limits since 2010, with brewery licenses added in 2019. These are family businesses, along with the jewelry store in the same building complex. Gold Rush Jewelers has been in the City of Wasilla since 1981.

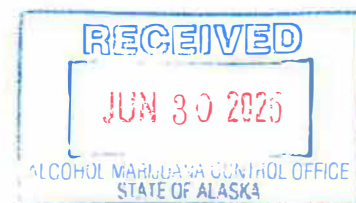
We need to expand our operations at the restaurant with this beverage dispensary license because our customers want more services and our business should expand. Our available employees and facilities are ready, with our ability and plans for more in the future. The City of Wasilla is steadily growing as a business and population center in the midst of the Matanuska Susitna Borough's separate tourism focus that promotes local business. Beverage dispensary service is an opportunity for us, residents, visitors, sales tax revenue and reliable commercial development for the City of Wasilla. This supports our application for transfer into the city.

Please let us know if there is anything more needed to complete or assist with our application. We look forward to obtaining all of the support and approvals that are needed. Thank you in advance for your ongoing attention and assistance.

Sincerely,


RANDALL E. MARTIN

/Enc.





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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

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 305 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, 3 AAC 305.045 and 3 AAC 305.060.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents before any license application will be considered complete.

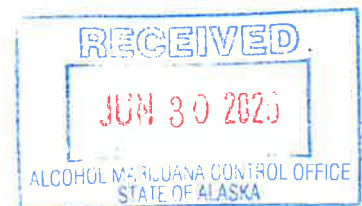
Section 1 - Transferor Information

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

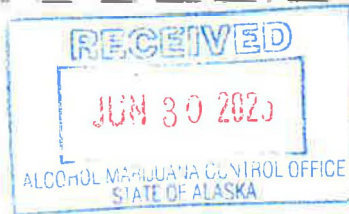
Licensee:	Willow Trading Post, Inc.	License #:	1240
License Type:	Beverage Dispensary	Statutory Reference:	04.09.200
Doing Business As:	Willow Trading Post Lodge	04.11.400(k) location	
Premises Address:	14345 N. Willow Station Road		
City:	Willow	State:	AK
Local Governing Body/Bodies:	Mat-Su Borough	ZIP:	99688

Transfer Type:

- ☒ Regular transfer
☐ Transfer with security interest
☐ Involuntary retransfer
☐ Controlling interest transfer
☐ Location transfer



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



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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 – Transferee Information

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

Licensee:	The Last Frontier Brewing Company LLC.				
Doing Business As:	The Last Frontier Brewing Company				
Premises Address:	238 N. Boundary St				
City:	Wasilla	State:	AK	ZIP:	99654
Community Council, (if applicable):	City of Wasilla				
Mailing Address:	P.O. Box 87-1748				
City:	Wasilla	State:	AK	ZIP:	99687
Email:	goldrushak@gmail.com	Phone:	907 355 1037		
Designated Licensee:	Randall E. Martin				
Contact Phone:	907 355 1037	Business Phone:	907 355 1037		
Contact Email:	goldrushak@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

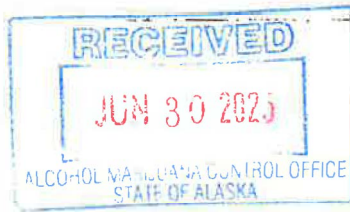
The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

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 (Must be in feet).

apprx. 5280 feet

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 (Must be in feet.)

apprx 5280 feet



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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

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

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:		Phone:			

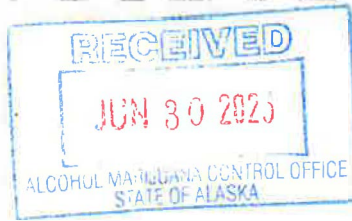
Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.
If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the application shall be executed by an authorized officer of the Corporation. Information must be completed below for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, whether manager managed or member managed, the following information must be completed for each *member with an ownership interest of 10% or more* and for each *manager regardless of ownership share*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.
- For any entity, identify all affiliates for your organization as defined at 3 AAC 305.950.

Entity Official:	Randall E. Martin				
Title(s):	Member	Phone:	9073551037	% Owned:	91
Address:	212 N. Boundary St.				
City:	Wasilla	State:	AK	ZIP:	99654
Email:	goldrushak@gmail.com	Phone:	907-355-1037		





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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Entity Official:	Robert R. Martin				
Title(s):	Member	Phone:	9073551036	% Owned:	9
Address:	212 N. Boundary				
City:	Wasilla	State:	AK	ZIP:	99654
Email:	LFBrew49@gmail.com	Phone:	9073551036		

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

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

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). The registered agent is either an individual resident of the state or domestic corporation authorized to transact business in the state and whose business office is the same as the registered office.

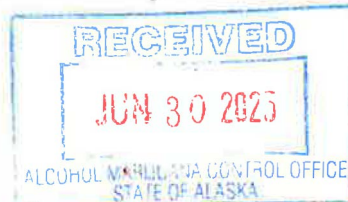
CBPL Entity #:	126142	AK Formed Date:	1/28/2010	Home State:	AK
Registered Agent:	Randall Eugene Martin	Agent's Phone:	9073551037		
Agent's Mailing Address:	P.O. BOX 87-1748				
City:	Wasilla	State:	AK	ZIP:	99687
Email:	goldrushak@gmail.com	Phone:	9073551037		

Residency of Agent: Wasilla, AK

Yes No

Does your registered agent satisfy the requirement of AS 04.11.430?

☒ ☐



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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 – Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

☒ ☐

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

5020 Restaurant Eating Place, held at The Last Frontier Brewing Company LLC at 238 N. Boundary Wasilla, AK
15257 Brewery Retail, at 238 N. Boundary Wasilla, AK held by Last Frontier Brewery, Inc. owned by Robert R. Martin
5593 Brewery Manufacturer, at 238 N. Boundary Wasilla, AK, held by Last Frontier Brewery, Inc. owned by Robert R. Martin
(all affiliates are affiliates of transferee herein)

Section 7 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☒ ☐

If "Yes", disclose the name of the individual and the reason for this authorization:

John Klapperich, consultant
Patricia R. Hefferan, attorney



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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

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.

x Crystal A. Vincente

Signature of transferor

Willow Trading Post, Inc.

By: Crystal A. Vincente

Printed name of transferor

Its: secretary

Subscribed and sworn to before me this 10th day of June, 2025.

x [Signature]
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: June 28 2026

x Chin Pi Burley

Signature of transferor

Willow Trading Post, Inc.

By: Chin Pi Burley

Printed name of transferor

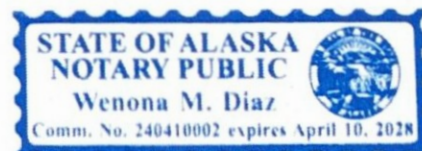
Its: President

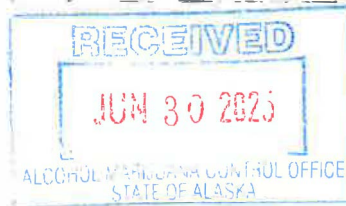
Subscribed and sworn to before me this 25 day of August, 2025.

[Signature]
Signature of Notary Public

Notary Public in and for the State of AK

My commission expires: April 10, 2028





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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

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.

x Crystal A. Vincente

Signature of transferor

Willow Trading Post Inc.
BY: Crystal A. Vincente

Printed name of transferor

Its: secretary

Subscribed and sworn to before me this 10th day of June, 2025.

x [Signature]
Signature of Notary Public

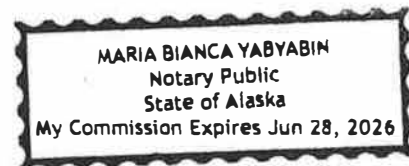
Notary Public in and for the State of AK

My commission expires: June 28 2026

Signature of transferor

Printed name of transferor

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

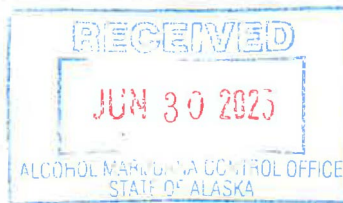


Signature of Notary Public

Notary Public in and for the State of _____

My commission expires: _____





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

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 9 – Transferee Certifications

Randy + Robbie
Initials
BOTH

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

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

Rm
RM

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

Rm
RM

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

Rm
RM

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 305.700.

Rm
RM

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

Rm
RM

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Rm
RM

I certify that I and any individual identified in the business entity ownership section of this application, has, or will read AS 04 and its implementing regulations.

Rm
RM

x *R. Martin*

x *Randall E. Martin*

Signature of transferee

x *Patricia R. Keffner*

Signature of Notary Public

The Last Frontier Brewing Company LLC

Notary Public in and for the State of *Alaska*

Printed name

By: *Randall E. Martin*
Member

My commission expires: *12/8/2025*

By: *Robert R. Martin*
Member

Subscribed and sworn to before me this *11* day of *June*, 20*25*.



Alaska Alcoholic Beverage Control Board

Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all alcohol license applications, per AS 04.11.260, 3 AAC 305.630 and 3 AAC 305.660. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete. You may attach blueprints or other detailed drawings that meet the requirements of this form.

The diagram MUST include:

- You must use a **solid, contiguous red line** to outline the outer perimeter of your premises with no breaks or separations.
 - The red outline is required to follow a physical barrier (wall, fence and even across doorways).
 - There should be no red lines within the perimeter
- Each area should be clearly labeled in any color other than red where alcohol is:
 - Stored
 - Served/Sold
 - Manufactured
 - Consumed
- All diagrams must include:
 - Dimensions (AMCO does not accept diagrams drawn to scale)
 - Cross streets
 - Points of reference, such as a compass rose indicating True North
 - All entrances, exits, walls, bars, and fixtures
- If your premises include multiple floors, please include a separate diagram of each floor.
 - You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your premises includes multiple floors, please include a separate diagram of each floor. You must identify the stairs between each floor, and each hallway/corridor that leads to each set of stairs.
- If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.
- Any license applications that include outdoor space** are required to submit a security plan that includes information about the barriers, practices, and personnel that are to be used to ensure that alcohol is not introduced or removed from the permitted premises and to prevent the access of alcohol by a minor during the permitted event. A security plan may be requested for other proposed locations on a case-by-case basis.



Section 1 – Establishment Information

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

Licensee:	The Last Frontier Brewing Co. LLC	License Number:	1240
License Type:	Beverage Dispensary		
Doing Business As:	The Last Frontier Brewing Co.		
Premises Address:	238 N. Boundary St		
City:	Wasilla	State:	AK
		ZIP:	99654

PATRICIA R. HEFFERAN

FAX
(907) 376-2440

ATTORNEY AT LAW
1451 W. SPRUCE AVENUE
WASILLA, ALASKA 99654-5328

AREA CODE 907
376-2439 • 376-2430
376-2222

September 3, 2025

KRISTINA SEREZHENKOV
kristina.serezhenkov@alaska.gov

RE: Transfer of Beverage Dispensary #1240

Dear Ms. Serezhenkov,

This is to respond, and to supplement the package for transfer of Beverage Dispensary #1240 to the Last Frontier Brewing Company location in the City of Wasilla. Again, thank you for your very kind assistance. We discussed most of this, and hope this is sufficient to address any concerns.

1. The BML 5593 and BRL 15257 are intended to be held as is, with Robert Martin, the sole holder also one of the two members of the BDL 1240 applicant and the restaurant/eating place license 5020. Father and son are the owners, with son, Robert, usually on site. Father, Randall Martin, owns the real estate on which all operations are conducted. The same building is the location of Randall's jewelry design center. The brewery and the restaurant have written leases with Randall, copies of which should be in AMCO records.

The brewery and restaurant are distinct areas in the building, with respective (identical individuals) in control. The brewery and restaurant compliment each other, of course, featuring the various types of beer made at the brewery. The production of the beer is an attraction for the restaurant customers. The good food at the restaurant encourages tasting the beer. A beverage dispensary license will respond to ongoing customer requests for more choices to be available with their meals.

The owners prefer that the brewery and restaurant be separately owned because of family succession reasons as part of their plans for the future. Randall hopes to retire some day and Robert is growing his family, obtaining his own help and expectations. The various businesses have done well in downtown Wasilla for many years and an important part of the local community in many respects.

2. The plan for the restaurant/eating place license is to find a suitable transferee when the BDL 1240 is approved.
3. We do not see an overlap with the licenses in that there are distinct areas of use within the building. Although there are multiple doors, there is one public entry. As explained, however, the tasting room had been required in the past for the brewery but that changed with

the current brewery licenses, so that the public door to the tasting room is usually not used any more, nor is the tasting room used for tasting. Customers are better served in the restaurant.

Attached is a diagram showing the brewery area and the restaurant area. If an overlap is shown, we have included the brewery area with the restaurant area in the utmost of caution, in case someone inadvertently looks at the brewing tanks or is on a tour and has a drink in their hand. Let us know if this is a problem. There is no food service in the brewery area.

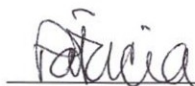
4. The various addresses are for the same building. The post office or the city have assigned the designations with no real attention given to the differences by Randall as the owner of the building, or by Robert and Randall as owners of the respective businesses. The mail for everyone goes to the same consistent spot without confusion. There really is no difference between 222 N. Boundary Street and 238 N. Boundary Street. The jewelry store likely uses the same address even though it is in a distinctive, separate spot in the building with a separate private entrance and a separate public entrance.

Please let us know if this is an issue. The owners do not want to confuse the customers.

5. We have guidance from the borough representative and the city of Wasilla. Everyone has been very helpful to identify who will be processing and what is needed. Of course, no official action can be taken until the letter from AMCO arrives, but both municipalities ask that we submit early, to facilitate their work and an efficient time line. The responses are very encouraging, particularly due to the history of the operations without difficulty. Of course too, the businesses generate sales tax revenue and are an asset to the community with the services and products that have been provided for years.

We look forward to any further communication about what is needed, and for consideration by the Board.

Sincerely,

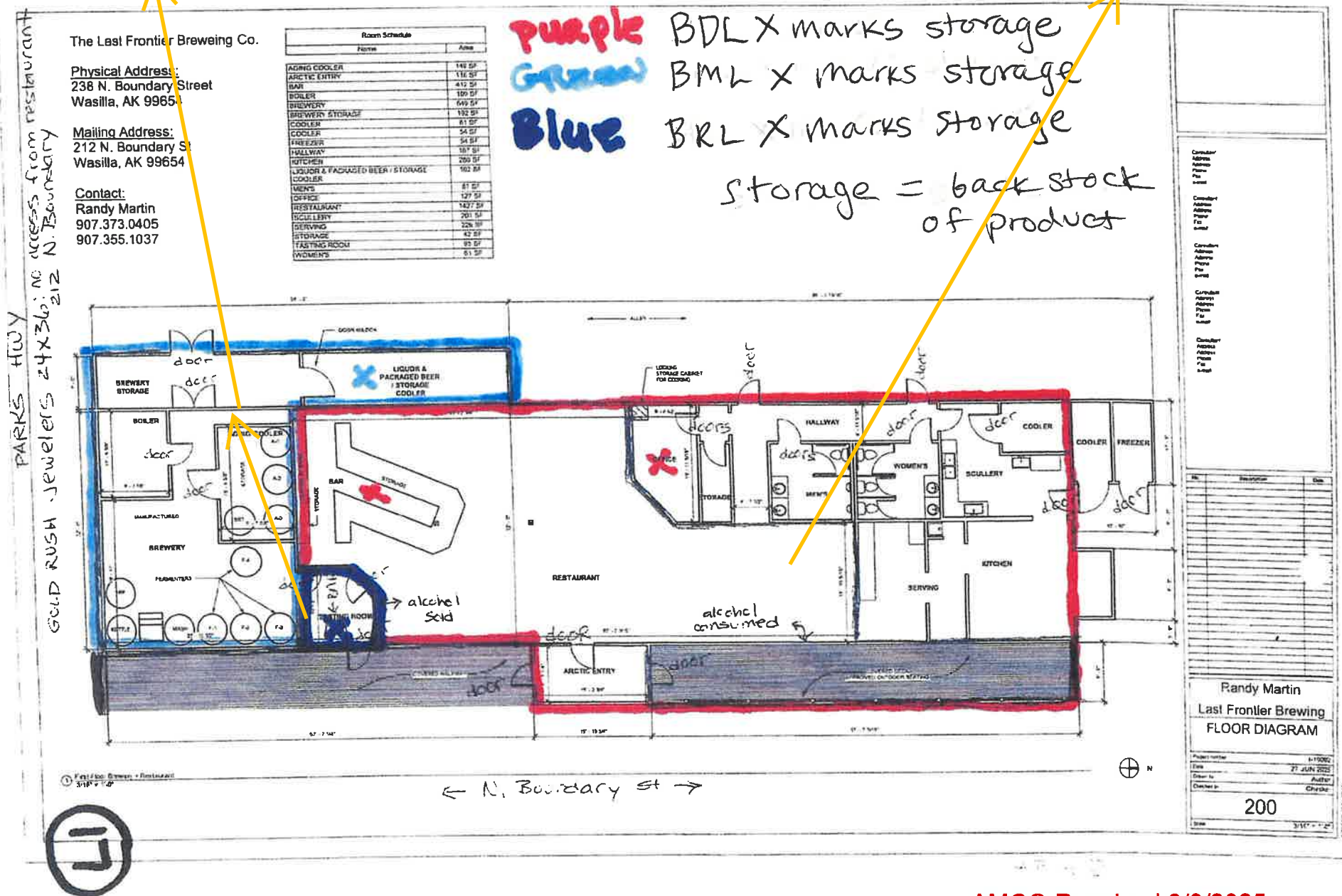


PATRICIA R. HEFFERAN
Attorney at Law

/aaa

BML 5593/BRL15257 owned by Last Fronter Brewery Inc. overlap and is adjacent to the restaurant

Current REPL 5020 owned by The Last Frontier Brewing Company LLC and to be supplanted by BDL 1240 (same owners) is adjacent to BML 5593/BRL 15257



AMCO Received 9/3/2025

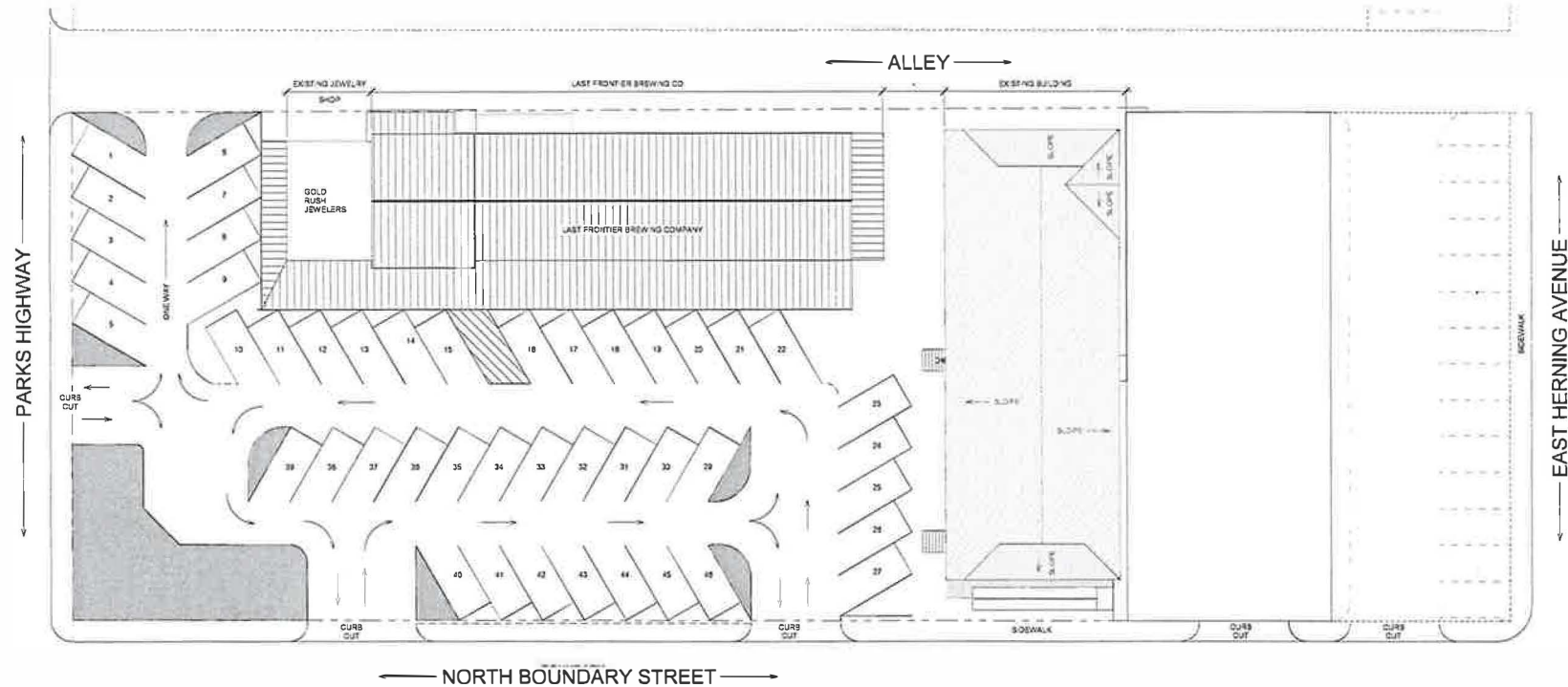
RS 26-001
 IM 26-001

Attachment 7 IM 26-001
 RS 26-001

Physical Address:
238 N. Boundary Street
Wasilla, AK 99654

Mailing Address: GOLD RUSH JEWELERS
212 N. Boundary St
Wasilla, AK 99654

Contact:
Randy Martin
907.373.0405
907.355.1037



① Site Plan
1/16" = 1'-0"

Consultant
Address
Address
Phone
Fax
e-mail

Computational
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
E-mail

[illegible]

Randy Martin
Last Frontier Brewing
Architectural Site Plan

Project Number	I-19002
Date	23 JUN 2025
Drawn by	tdl
Checked by	tdl
100	
Scale	1/16" = 1'-0"

[illegible]

RS 26-001
IM 26-001

Attachment 7 IM 26-001
RS 26-001

RECEIVED
JUN 30 2023
ALCOHOL MATRIMONY CONTROL OFFICE
STATE OF ALASKA

LEGEND

- SET 3/8" X 24" REBAR W/CAP
- (R) RECORD
- (S) SURVEYED
- (P) PROPORTIONED

NOTES:

1. THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL PARCEL OWNER TO OBTAIN A DETERMINATION OF WHETHER SUCH REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS SHOWN HEREON.
2. RECORD INFORMATION SHOWN HEREON TAKEN FROM THE PLATS OF WASILLA TOWNSITE, PLAT NO. 85-128 & W-77, PALMER RECORDING DISTRICT, PALMER, ALASKA.
3. ON-LOT WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS ARE PROVIDED. FOR SUCH SERVICES, CONNECTIONS TO THE CITY OF WASILLA WATER AND SEWER SERVICES ARE REQUIRED.

PLANNING DIRECTOR'S CERTIFICATE

I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE NATALIA-MORRIS-TOWNSHIRE BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING BOARD BY PLAT RESOLUTION NO. 93-09-P DATED 06/06/93, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORD IN THE PALMER RECORDING DISTRICT IN WHICH THE PROJECT IS LOCATED.

Colin S. Shadach 12-29-93
PLANNING DIRECTOR DATE

ATTEST: *Melissa M. Wilson*
PLANNING CLERK

CERTIFICATE OF PAYMENT OF TAXES

I CERTIFY THAT ALL CURRENT BOROUGH TAXES AND SPECIAL ASSESSMENTS THROUGH December 31, 1993 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

Mary Jo Lentz 12/29/93
BOROUGH TAX COLLECTION OFFICIAL DATE

I CERTIFY THAT ALL CURRENT CITY OF WASILLA TAXES AND SPECIAL ASSESSMENTS THROUGH December 31, 1993 AGAINST THE PROPERTY INCLUDED IN THE SUBDIVISION OR RESUBDIVISION HEREON HAVE BEEN PAID.

Colin S. Shadach 12-29-93
CITY TAX COLLECTION OFFICIAL DATE

CERTIFICATE OF APPROVAL BY THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION

SUBJECT TO ANY NOTED RESTRICTIONS, THE ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING.

John E. Shadach 12/15/93
SIGNATURE TITLE DATE

SURVEYOR'S CERTIFICATE

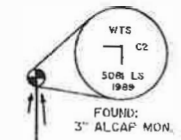
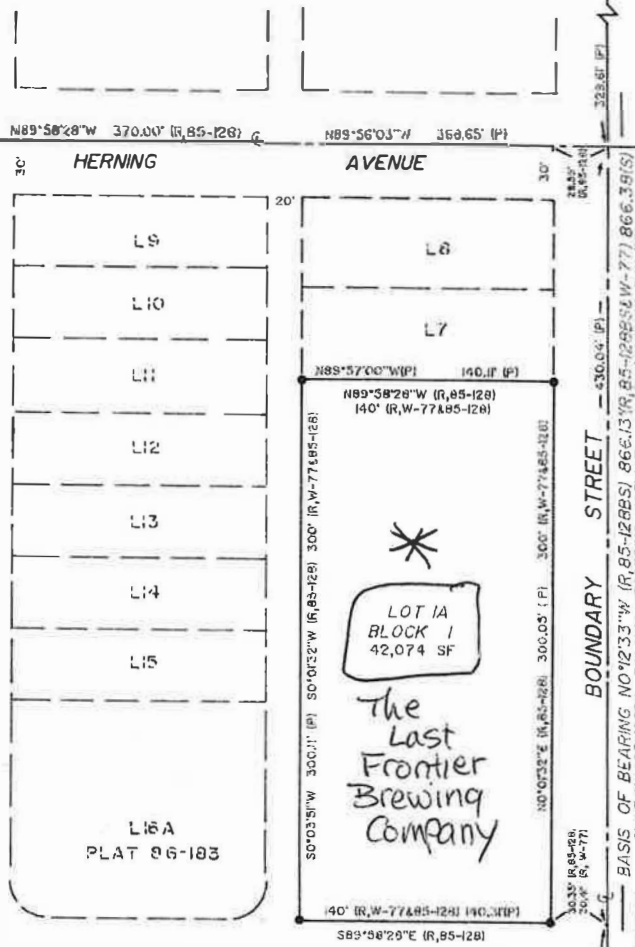
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MEASUREMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

J. Shadach 12-29-93 12/29/93
REGISTERED LAND SURVEYOR REGISTRATION NO. DATE

FOUND:
1" IRON PIPE, BENT,
0.6' BELOW SURFACE

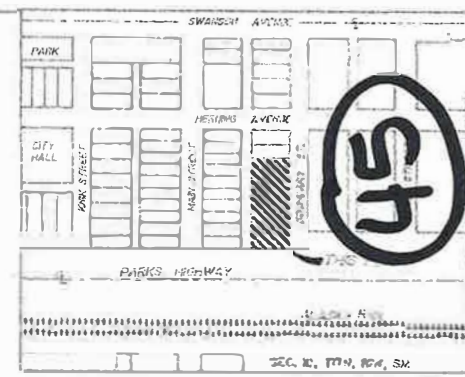
MAIN STREET
N0°06'00"E

FOUND:
1" IRON PIPE
WITHIN CASING



BOUNDARY STREET
N89°56'03\"/>

BOUNDARY STREET
N89°56'03\"/>



CERTIFICATE OF OWNERSHIP

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

Julian Mead 12-27-93
JULIAN MEAD DATE
P.O. BOX 871508
WASILLA, ALASKA 99687

Julian Mead 12-28-93
JULIAN MEAD DATE
P.O. BOX 871508
WASILLA, ALASKA 99687

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF December 1993.

FOR: *Julian E. Mead*
Leslie Mead

Angela M. Gannick
NOTARY FOR THE STATE OF ALASKA
MY COMMISSION EXPIRES April 18, 1997

93-146
RECORDED & FILED
Palmer REC. DIST.
DATE 12-30-93
TIME 2:36 P.M.
Requested by *John E. Shadach*
Address *12557 140th W. Wasilla, AK 99687*

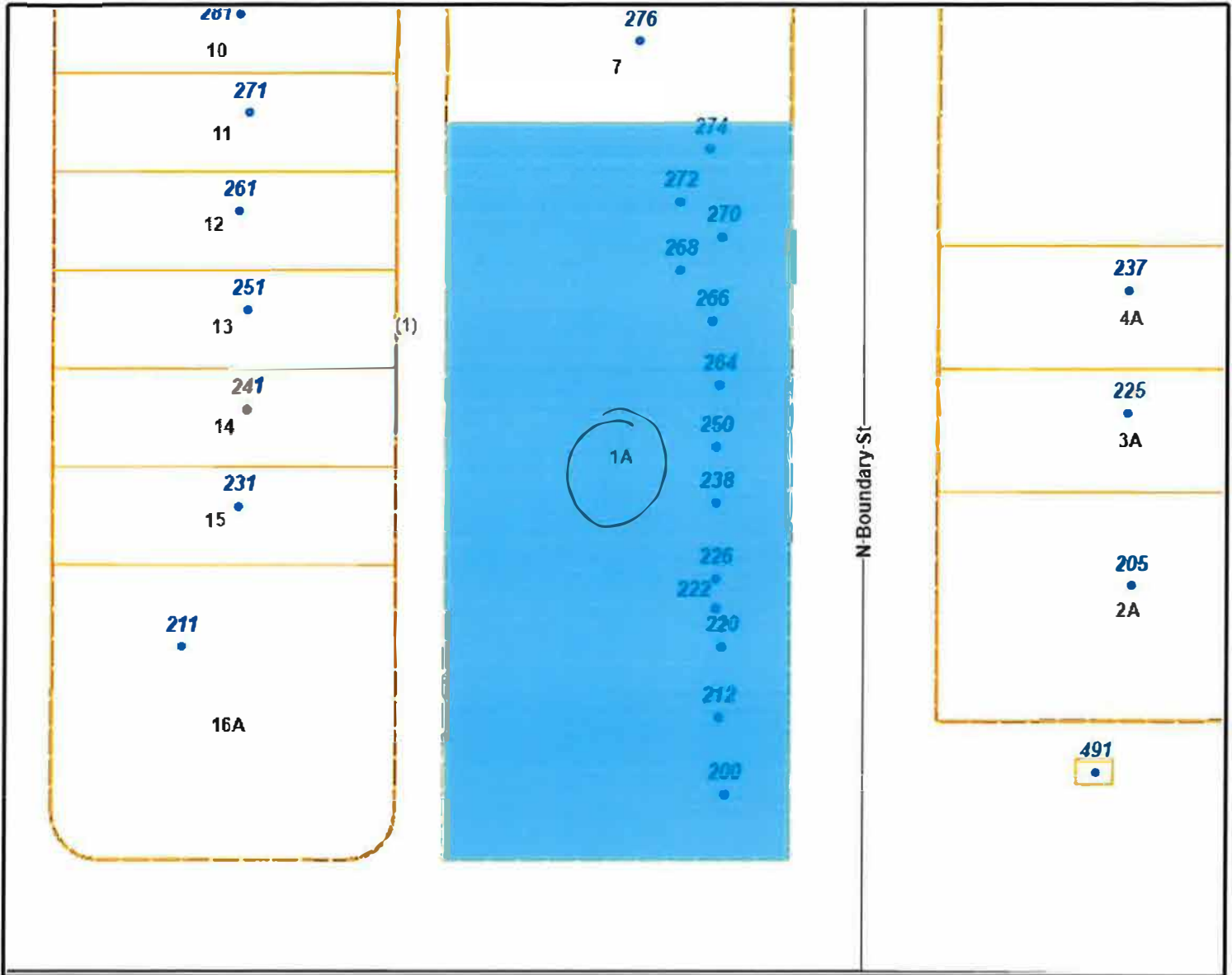
A PLAT OF LOT 1A BLOCK 1 WASILLA TOWNSITE A RESUBDIVISION OF LOTS 1-6 BLOCK 1 WASILLA TOWNSITE PLAT NO. W-77, PALMER RECORDING DISTRICT PALMER, ALASKA CONTAINED WITHIN SEC. 10, T17N, R1W, SEWASILLA RECORDING DISTRICT, ALASKA		
SURVEYOR: JOHN SHADRACH, RLS P.O. BOX 871497 WASILLA, ALASKA 99687		
CONTAINS: 0.964 ACRES	SCALE: 1" = 50'	SHEET: 1 OF 1
DATE: 8/31/93	FILED BY: 93-13	Attachment 7

RS 26-001
IM 26-001

Attachment 7
IM 26-001
RS 26-001



Matanuska-Susitna Borough Land Information Parcel Report



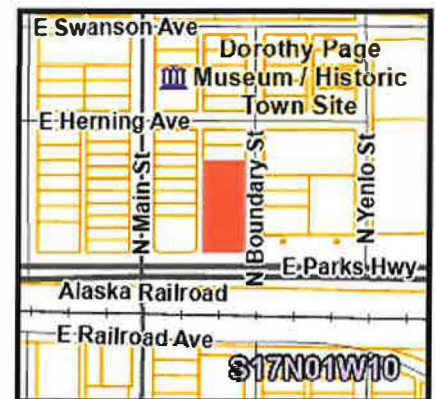
Selected parcel highlighted

Account ID: 4229B01L001A

Owner(s): MARTIN RANDALL

General Owner: PRIVATE

Legal Description: WASILLA TWNST RSB B/1 L/1-6 BLOCK 1 LOT 1A



Parcel location within Matanuska-Susitna Borough

46

This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-686-0958.

Report generated
6/27/2025 9:50:57 AM
Attachment 7 IM 26-001
RS 26-001



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 54229B01L001A

The Mat-Su Borough is upgrading it's Assessment system, this data is static as of June 9.

Site Information

Account Number	54229B01L001A	Subdivision	WASILLA TWNST RSB B/1 L/1-6
Parcel ID	59829	City	Wasilla
TRS	S17N01W10	Map	WA11
Abbreviated Description (Not for Conveyance)	WASILLA TWNST RSB B/1 L/1-6 BLOCK 1 LOT 1A	Tax Map	

Site Address	200 N Boundary St
Site Address	212 N Boundary St
Site Address	220 N Boundary St
Site Address	222 N Boundary St
Site Address	226 N Boundary St
Site Address	238 N Boundary St
Site Address	250 N Boundary St
Site Address	264 N Boundary St
Site Address	266 N Boundary St
Site Address	268 N Boundary St
Site Address	270 N Boundary St
Site Address	272 N Boundary St
Site Address	274 N Boundary St



Ownership

Owners	MARTIN RANDALL	Buyers	
Primary Owner's Address	PO BOX 871748 WASILLA AK 99687-1748	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$416,500.00	\$567,700.00	\$984,200.00	2025	\$416,500.00	\$567,700.00	\$984,200.00
2024	\$416,500.00	\$439,300.00	\$855,800.00	2024	\$416,500.00	\$439,300.00	\$855,800.00
2023	\$416,500.00	\$456,600.00	\$873,100.00	2023	\$416,500.00	\$456,600.00	\$873,100.00

Building Information

Structure 1 of 3			
Residential Units	0	Use	All Other Retail Trade
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built		1980 Grade	None
Foundation	Unknown	Well	
Septic	Septic P - Public Septic		

Structure 2 of 3

Residential Units	0	Use	All Other Retail Trade
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built		1982 Grade	None
Foundation	Unknown	Well	Well P - Public Water
Septic			

Structure 3 of 3

Residential Units	0	Use	Retail Food
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built		1998 Grade	None
Foundation	Unknown	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year Certified	Zone Mill Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
2025 Yes	0035	Date Type	Palmer Bk: 981 Pg: 868
2024 Yes	0035 10.594 \$9066.35	11/3/1998 WARRANTY DEED (ALL TYPES)	
2023 Yes	0035 10.296 \$8989.44		

Tax Account Status²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

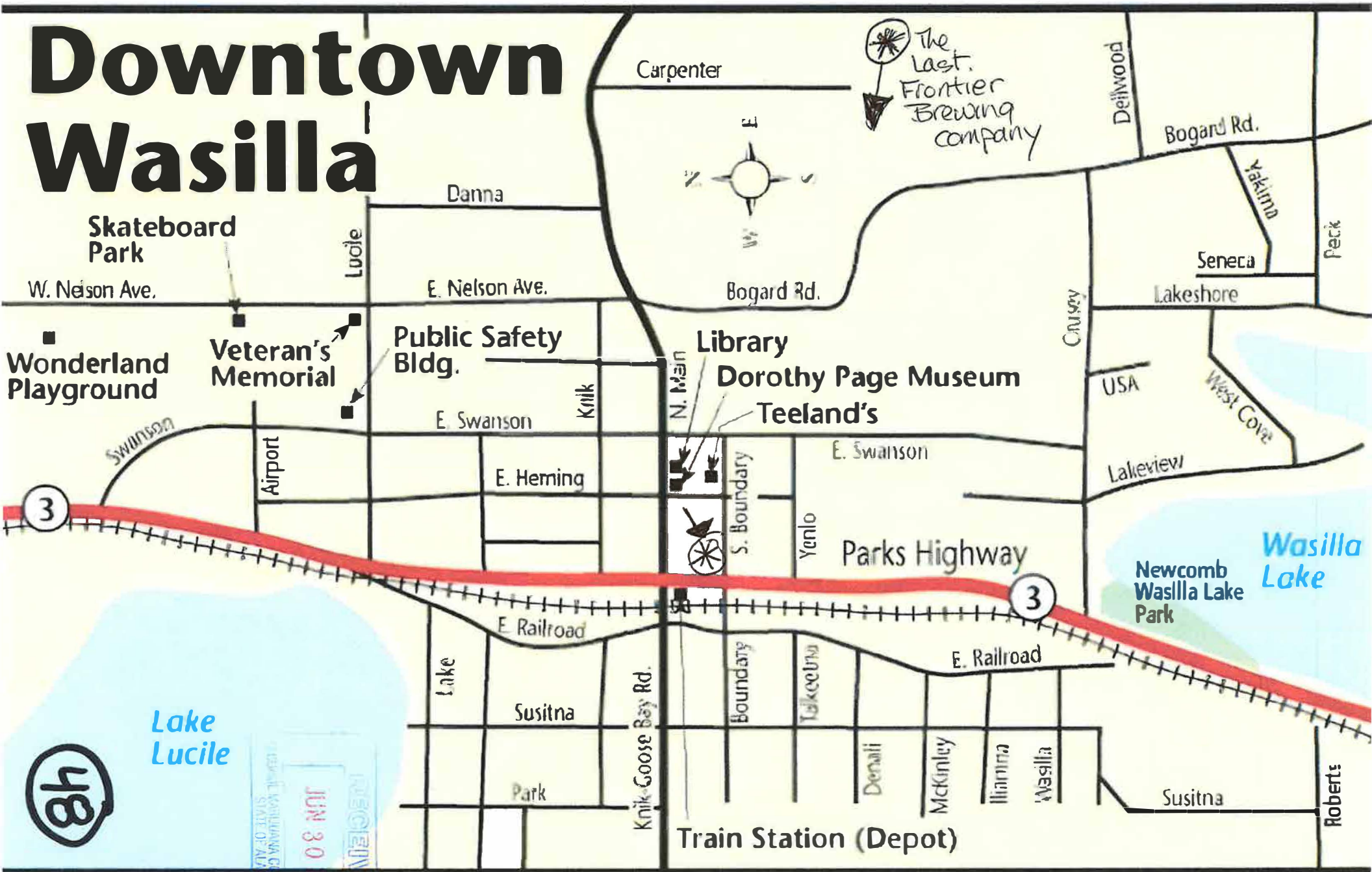
Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area
0.97	0.97	Assembly District 004	27-420-130	Central Mat-Su
			RS 26-001	IM 26-001

Road Service Area

Attachment 7 IM 26-001
RS 26-001



Downtown Wasilla





Map of Wasilla, Alaska as of May 2025. Streets, landmarks and districts of Wasilla, AK.

USA / Alaska / Wasilla

Wasilla, Alaska is a charming city found in Matanuska-Susitna Borough. Wasilla stands in the southern part of Alaska, approximately 43 miles north of Anchorage, the state's largest city. It's located in the Matanuska Valley, surrounded by mountains and natural beauty. The population of Wasilla exceeds 10 thousand people. This online map shows the exact scheme of Wasilla streets, including major landmarks and natural objects. Zoom in or out using the plus/minus buttons on the map. Move the center of this map by dragging it. You are also welcome to check out the [satellite map](#), [Google map](#), [population](#), [weather](#), [things to do](#), [open street map](#) and [street view](#) of Wasilla.



6/25/25, 10:38 AM

238 N Boundary St, Wasilla, AK 99654 to Good Shepherd Lutheran Church - Google Maps



238 N Boundary St, Wasilla, AK 99654 to Good Shepherd Lutheran Church, 501 E Bogard Rd, Wasilla, AK 99654

Walk 0.6 mile, 13 min





6/25/25, 10:38 AM

238 N Boundary St, Wasilla, AK 99654 to Good Shepherd Lutheran Church - Google Maps



via unnamed roads

13 min

0.6 mile

Mostly flat

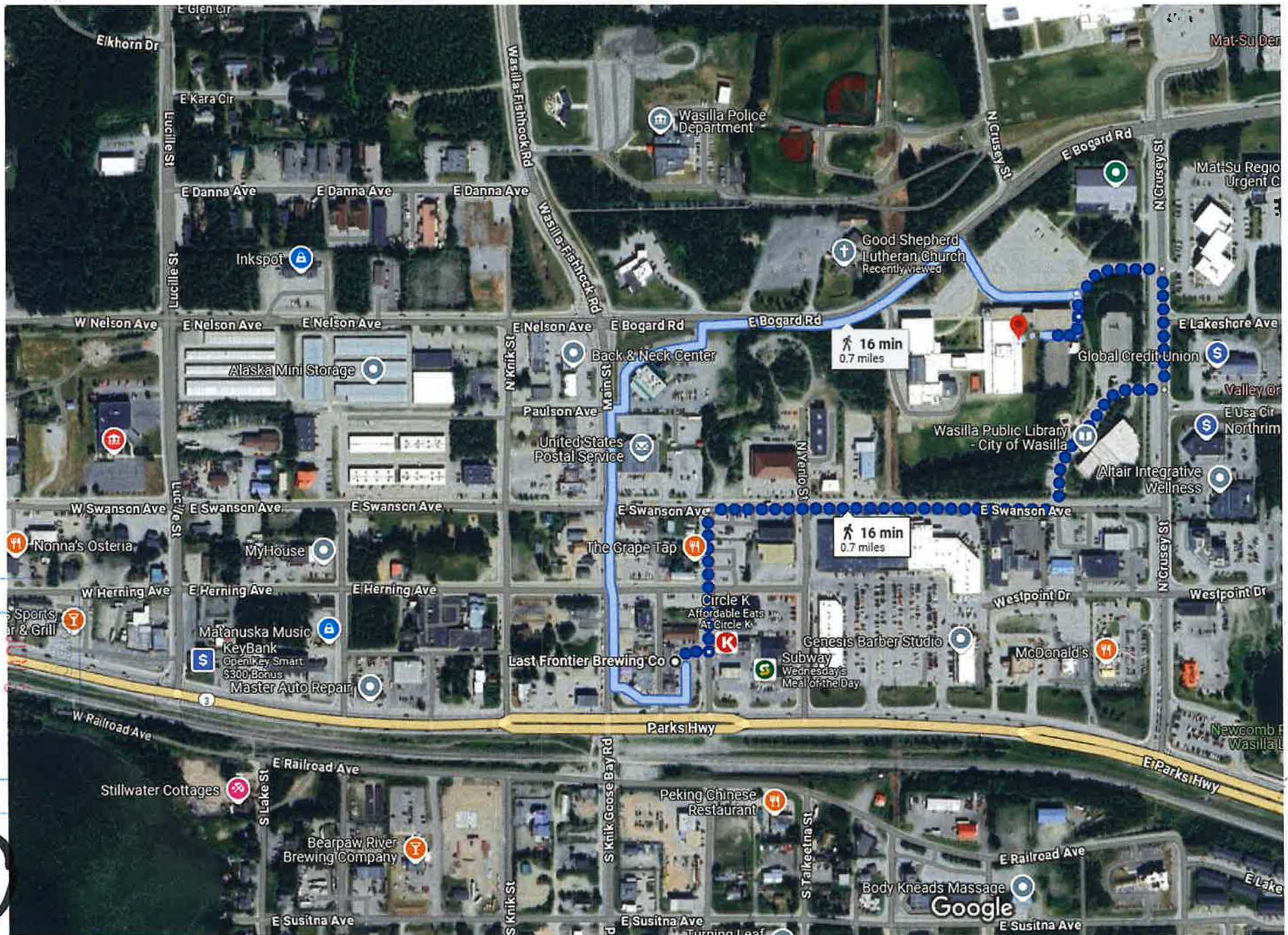




Last Frontier Brewing Co, 238 N Boundary St, Wasilla, AK 99654 to
Wasilla Middle School, 650 E Bogard Rd, Wasilla, AK 99654

Walk 0.7 mile, 16 min





- 

via E Swanson Ave

16 min

0.7 mile
- 

via Main St/Wasilla-Fishhook Rd
and E Bogard Rd

16 min

0.7 mile

All routes are mostly flat 



From: [License Reviews](#)
To: [AMCO Local Government Only \(CED sponsored\); mgraham@cityofwasilla.gov](#)
Cc: [CED ABC Alcohol Licensing \(CED sponsored\); "Randy Martin"; Patricia Hefferan](#)
Subject: ***MSB BOROUGH PROTEST*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City
Date: Friday, September 5, 2025 3:35:00 PM
Attachments: [image001.png](#)
[Persons to be Heard Form.pdf](#)

SUBJECT: Willow Trading Post Inc dba Willow Trading Post Lodge to The Last Frontier Brewing Co

From Site Location: 14345 N Willow Station Rd, Willow AK 99688

To Site Location: 238 N Boundary St, Wasilla, AK 99654

License #1240

**Transfer of Location/Ownership Application w/ New Endorsement –
Beverage Dispensary**

A review of the files relating to the subject business and license application, as they relate to the Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

☐ WAIVE THE RIGHT TO PROTEST

☒ PROTEST the issuance of the license for the following reason(s):

- Delinquent Real Property Taxes owed: \$3,660.09 (MSB Tax ID 19N04W08D020)
- Other debts owed: \$100.00 (Unpaid 2025 MSB License Review Fee) [Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS](#)
- The required Conditional Use Permit has not been issued:
- There is a violation of the Conditional Use Permit:
- There is a resident objection to the facility on file:
- Other: In accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation of AMCO License #1240 from the Borough into the City of Wasilla. An application according to MSB 8.40.070 is required, along with a \$500 application fee.

Upon curing all the above-referenced deficiencies, the Matanuska-Susitna Borough will rescind any protest. It is the applicant's responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full.

Only if a protest has been issued has the applicant(s) been sent a copy of this communication via email. If you have any questions, please don't hesitate to contact our office.

Development Services Division
Matanuska-Susitna Borough
(907)861-7822 direct

From: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Sent: Friday, September 5, 2025 11:00 AM

To: Alex Strawn <alex.strawn@matsugov.us>; Rick Benedict <rick.benedict@matsugov.us>; License Reviews <license.reviews@matsugov.us>; mgraham@cityofwasilla.gov

Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Subject: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning Matanuska-Susitna Borough and City of Wasilla,

Attached is a notice of a complete transfer of ownership and location of a BDL #1240 under AS 04.11.400(k) from the Matanuska-Susitna Borough into the City of Wasilla with a new restaurant endorsement attached. According to AMCO's records, this is the 2nd transfer in the decade beginning April 1, 2020. Three such transfers are allowed per decade (4/1/2020-3/31/2030). If you have any questions or concerns, please let me know. Both local governing bodies are included in this notice as, under AS 04.11.400(k) *both local governing bodes must approve the relocation.*

There is an existing Restaurant or Eating Place (#5020) license at the proposed new location that is co-located/adjacent with a Brewery Manufacturing (5593) and a Brewery Retail (15257) license. The transfer of BDL 1240 will supplant the existing REPL 5020 if approved and finalized. The ABC board will also consider, at the 9/16/25 board meeting, the adjacent locations of license 1240 with 5593 and 15257 and the ownership structure.

See this link: <https://www.akleg.gov/basis/statutes.asp#04.11.400>

Also refer to 3 AAC 305.070 and 3 AAC 305.130.

Thank you,

Kristina Serezhenkov
Local Government Specialist



Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.locagovernmentonly@alaska.gov
Tel: 907-269-0359

From: [Patricia Hefferan](#)
To: [Rick Benedict](#)
Subject: Fw: THE LAST FRONTIER BREWING COMPANY LICENSE #1240 TRANSFER
Date: Friday, September 5, 2025 3:04:04 PM
Attachments: [Letter.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

From: Patricia Hefferan <lawmall@live.com>
Sent: Friday, September 5, 2025 3:01 PM
To: mgraham@cityofwasilla.gov <mgraham@cityofwasilla.gov>; Rick.Benedict@mtatsugov.us <Rick.Benedict@mtatsugov.us>
Cc: Randy Martin <goldrushak@gmail.com>
Subject: RE: THE LAST FRONTIER BREWING COMPANY LICENSE #1240 TRANSFER

PATRICIA R. HEFFERAN

ATTORNEY AT LAW
1451 W. SPRUCE AVE., WASILLA, AK 99654
Phone: (907) 376-2439
Fax: (907) 376-2440

Please see attached.

PATRICIA R. HEFFERAN

FAX
(907) 376-2440

ATTORNEY AT LAW
1451 W. SPRUCE AVENUE
WASILLA, ALASKA 99654-5328

AREA CODE 907
376-2439 • 376-2430
376-2222

September 5, 2025

MAUREEN GRAHAM
mgraham@cityofwasilla.gov

RICK BENEDICT
Rick.Benedict@mtatsugov.us

RE: THE LAST FRONTIER BREWING COMPANY LICENSE #1240 TRANSFER

Dear Ms. Graham, Mr. Benedict,

We are very excited that AMCO has us on the next agenda for Board consideration. You likely received notice that our application is complete. I will submit the borough form and materials early next week.

You see, however, that your "no protest" letters are needed for the AMCO file, to avoid their delay, waiting for "no protest" letters. If you could please accelerate what is needed, hopefully before the September 16, 2025, Board meeting, we would certainly appreciate it. Of course, we expect to continue with the separate procedures with the city and borough, for the special requirements for moving the license into the city.

Thanks again for your guidance, ongoing assistance and prompt attention.

Sincerely,



PATRICIA R. HEFFERAN
Attorney at Law

/aaa

cc: Randall Martin (goldrushak@gmail.com)

From: [Patricia Hefferan](#)
To: mgraham@cityofwasilla.gov; [Rick Benedict](#)
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY LICENSE
Date: Monday, September 15, 2025 11:21:30 AM
Attachments: [Letter, Enc..pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW

1451 W. SPRUCE AVE., WASILLA, AK 99654

Phone: (907) 376-2439

Fax: (907) 376-2440

Please see attached.

PATRICIA R. HEFFERAN

FAX
(907) 376-2440

ATTORNEY AT LAW
1451 W. SPRUCE AVENUE
WASILLA, ALASKA 99654-5328

AREA CODE 907
376-2439 • 376-2430
376-2222

September 15, 2025

MAUREEN GRAHAM
CITY OF WASILLA
mgraham@cityofwasilla.gov

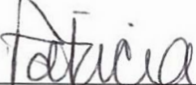
RICK BENEDICT
DEVELOPMENT SERVICES DIVISION
Rick.Benedict@matsugov.us

RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA
THE LAST FRONTIER BREWING COMPANY LICENSE

Dear Ms. Graham, Mr. Benedict,

Attached is a copy of the self-explanatory MEMO for the September 16, 2025, AMCO Board Meeting pertaining to the transfer. We hope authority to finalize the transfer will be delegated by the AMCO Board so the borough and city can approve.

Sincerely,



PATRICIA R. HEFFERAN
Attorney at Law

/aaa

Enc. KRISTINA SEREZHENKOV (kristina.serezhnikov@alaska.gov) letter,
dated September 2, 2025.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

September 2, 2025

To: Chair and Members of the Board

From: Kristina Serezhenkov, Local Government Specialist

Re: Transfer of beverage dispensary license 1240 under AS 04.11.400(k) relocating from Matanuska-Susitna Borough into the City of Wasilla

#1240 dba Willow Trading Post

Licensee: Willow Trading Post Inc.

Location: 14345 N. Willow Station Road, Willow, AK. 99688

Local government: Matanuska-Susitna Borough

Relocating to:

#1240 dba The Last Frontier Brewing Company

Licensee: The Last Frontier Brewing Company LLC

Endorsement: restaurant endorsement

Location: 238 North Boundary Street, Wasilla, AK. 99654

Local government: City of Wasilla

Relevant statutes and regulations:

AS 04.11.400(k): The board may allow the relocation of an existing beverage dispensary license under AS 04.09.200 or former AS 04.11.090 to a restaurant, eating place, or hotel, motel, resort, or similar business that contains a restaurant or eating place, an existing package store license under AS 04.09.230 or former AS 04.11.150, an existing brewery retail license under AS 04.09.320, an existing winery retail license under AS 04.09.330, or an existing distillery retail license under AS 04.09.340 in a borough with a population of 50,000 or more into or within an incorporated city in the borough. The board may not approve the relocation unless, at the time of application, the existing number of issued licenses of the type under consideration for relocation located within the borough exceeds the maximum allowed under (a) of this section and the governing bodies of both the borough and the incorporated city approve the relocation. The board may allow not more than three relocations into each city under this subsection each decade. In this subsection, "decade" means each 10-year period beginning April 1 in a year ending in zero.

3 AAC 305.130. Consideration of transfer of location of a license under AS 04.11.400(k). (a) An application to transfer a license under AS 04.11.400(k) in a borough with a population of 50,000 or more into or within an incorporated city in the borough must comply with the notice requirements set out in AS 04.11.280, 04.11.290, and 3 AAC 305.070(d), as applicable. The criteria for denial of an application to transfer an alcoholic beverage license to another location as set out in AS 04.11.340 and denial of an application to transfer an alcoholic beverage license to another person as set out in AS 04.11.360 also apply to an application to transfer a license under AS 04.11.400(k). The notice requirements set out in this section apply to an application to transfer.....

(b) If the board approves an application to transfer a license issued under AS 04.11.400(k), the license becomes a license of the municipality in the new location. The license may be transferred to a new location and new person within the receiving municipality. If a license is transferred with a security interest under AS 04.11.360(4)(B) and 04.11.670, the retransfer back to the previous owner may not be made to the location of the former municipality....

Background: Licensee, The Last Frontier Brewing Company LLC., is applying to transfer ownership and location under 400(k) of beverage dispensary license 1240 to move the license from Matanuska-Susitna Borough into the City of Wasilla. Staff has verified that the proposed premises for relocation is located in the City of Wasilla. The proposed transfer qualifies under AS 04.11.400(k) as follows:

- Matanuska-Susitna Borough qualifies to give up its license because its population is counted at 96,758 (over the needed 50,000).
- The City of Wasilla qualifies to receive the license because, currently, the existing number of issued beverage dispensary licenses exceeds the maximum allowed. As of 9/2/25 the City of Wasilla is allowed 4 beverage dispensary licenses (1 per 3,000 population or fraction of) with a total of 7 beverage dispensary licenses issued within its boundaries.
- The license type qualifies as a type allowed to relocate under this statute, and further qualifies as containing a restaurant or eating place.
- This decade, the board has allowed one license to relocate from the Matanuska-Susitna Borough into the City of Wasilla. The board may allow no more than two more licenses to relocate for a total of three in a decade. The decade encompasses the time period beginning April 1st, 2020 through March 31st, 2030. *At the June 17, 2025, the board considered another application for transfer of a beverage dispensary license from the Mat-Su into the City of Wasilla but that application has since been withdrawn by both parties and so the count remains at 'two'.*

Questions for the board with reference to the licensee's letter and the letter from the licensee's attorney (attached):

1. May the proposed location of beverage dispensary be adjacent to existing brewery manufacturer and brewery retail licenses and may those brewery licensed premises (which overlap with each other) be accessible through the beverage dispensary licensed premises?

- This business model is already in place and has existed historically for some time at this location. The licensee currently owns and operates restaurant or eating place license 5020 at this location. Once and if the transfer of beverage dispensary license 1240 is finalized it will supplant restaurant or eating place license #5020 with no break in service. At that time, REPL #5020 will be temporarily surrendered until its disposition (location transfer or expired) is known.

2. As all of the referenced licenses are adjacent and accessible through the restaurant is the business ownership model currently in place acceptable with regards to the two different entities, one entity operating the brewery aspect and the other the restaurant aspect?

The ownership of the adjacent brewery manufacturer (#5593) and brewery retail (#15257) licenses and the beverage dispensary license (and currently owned restaurant or eating place license) have similar persons involved but are not the same. The brewery manufacturer and retail licenses are owned by Last Frontier Brewery Inc. While the current REPL #5020 and the proposed BDL #1240 are/will be owned by The Last Fronter Brewing Company LLC.

Ownership breakdown:

Last Frontier Inc. /owned 100% by Robert Martin (president/secretary)

The Last Frontier Brewing Company LLC /owned by Robert Martin 9% and Randall Martin 91%

- This business model is already in place and has existed historically for some time at this location.

Attachments:

Licensee Letter (page 4 of TAB) Attorney
Letter (page 15 of TAB)
Transfer License Application
New Restaurant Endorsement Application

From: [Patricia Hefferan](#)
To: mgraham@cityofwasilla.gov; [Rick Benedict](#)
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA / THE LAST FRONTIER BREWING COMPANY
Date: Wednesday, September 17, 2025 9:36:11 AM
Attachments: [Letter, Enc..pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW

1451 W. SPRUCE AVE., WASILLA, AK 99654

Phone: (907) 376-2439

Fax: (907) 376-2440

Please see attached.

PATRICIA R. HEFFERAN

FAX
(907) 376-2440

ATTORNEY AT LAW
1451 W. SPRUCE AVENUE
WASILLA, ALASKA 99654-5328

AREA CODE 907
376-2439 • 376-2430
376-2222

September 17, 2025

MAUREEN GRAHAM
CITY OF WASILLA
mgraham@cityofwasilla.gov

RICK BENEDICT
DEVELOPMENT SERVICES DIVISION
Rick.Benedict@matsugov.us

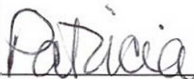
RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA
THE LAST FRONTIER BREWING COMPANY

Dear Ms. Graham, Mr. Benedict,

Looksee that authority has been delegated so that AMCO just needs your procedures and approval.

We will wait to hear if more is needed from either of you.

Sincerely,



PATRICIA R. HEFFERAN
Attorney at Law

/aaa
Enc.

RE: #1240 Relocation Transfer

From Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>

Date Tue 9/16/2025 12:29 PM

To Patricia Hefferan <lawmall@live.com>; goldrushak@gmail.com <goldrushak@gmail.com>

Hello Patricia,

The ABC board approved the transfer of ownership and move of location into the City of Wasilla with delegation. The adjacent premises are approved. Alcohol (drinks) cannot move between these areas for now but the board directed our Attorney to look into the matter and so I expect more guidance on this at some point.

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: Serezhenkov, Kristina R (CED)

Sent: Tuesday, September 16, 2025 11:46 AM

To: Patricia Hefferan <lawmall@live.com>

Subject: RE: #1240 Relocation Transfer

Are you logging in to the meeting? The board is discussion your application now.



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: Serezhenkov, Kristina R (CED)
Sent: Monday, September 15, 2025 7:51 AM
To: 'Patricia Hefferan' <lawmall@live.com>
Subject: RE: #1240 Relocation Transfer

Hello Patricia,

I have attached the packet with memo for your transfer. I have been out sick and just returned this morning. I want you to know that the protest from the Mat-Su was not received timely enough to be added to the board meeting for 9/16/25 and is (until it is possibly removed by them) scheduled for the next board meeting in late November or early December. The protest is not mentioned in the memo either. Its good to know that the protest issues may be handled by then and hopefully, the protest lifted.

The meeting agenda and all board tabs (packets) are also posted here:
<https://www.commerce.alaska.gov/web/amco/ABCMeetingDocuments.aspx>

Regards,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: Patricia Hefferan <lawmall@live.com>
Sent: Thursday, September 11, 2025 3:29 PM
To: Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>
Subject: RE: #1240 Relocation Transfer

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.

PATRICIA R. HEFFERAN

ATTORNEY AT LAW
1451 W. SPRUCE AVE., WASILLA, AK 99654
Phone: (907) 376-2439
Fax: (907) 376-2440

September 11, 2025

KRISTINA SEREZHENKOV
kristina.serezhenkov@alaska.gov

RE: #1240 Relocation Transfer

Dear Ms. Serezhenkov,

Please email a copy of the memo that is referenced on the agenda. We are hoping that the application will be acceptable to the Board.

The borough protest items have been addressed, other than City approval. The City representative believes we will be on that agenda in early October. The borough representative is reviewing the application we submitted and, I believe, will confirm all items except the city approval are resolved.

Thanks!

Sincerely,

PATRICIA R. HEFFERAN
Attorney at Law

/aaa

From: [Rick Benedict](#)
To: ["Patricia Hefferan"](#)
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA / THE LAST FRONTIER BREWING COMPANY
Date: Thursday, September 25, 2025 12:47:00 PM
Attachments: [AMCO License #1240 Relocation RFAI 9-25-2025.pdf](#)

Patricia,

I have reviewed the application materials submitted on September 8, 2025, and have concluded that additional information is needed. The information requested in the attached request for additional information is required before this application can be determined complete..

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Patricia Hefferan <lawmall@live.com>
Sent: Wednesday, September 17, 2025 9:36 AM
To: mgraham@cityofwasilla.gov; Rick Benedict <rick.benedict@matsugov.us>
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA / THE LAST FRONTIER BREWING COMPANY

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW
1451 W. SPRUCE AVE., WASILLA, AK 99654
Phone: (907) 376-2439
Fax: (907) 376-2440

Please see attached.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsu.gov

September 25, 2025

Law Offices of Patricia R. Hefferan
RE: Willow Trading Post Lodge #1240
1451 W. Spruce Avenue
Wasilla, AK 99654-5328

SUBJECT: Liquor License Relocation Application – Request for Required Information

LOCATION: 14345 N. Willow Station Road, Willow, AK 99688

Tax Acct #19N04W08D020

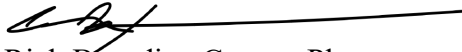
Dear Ms. Hefferan,

According to MSB 8.40.070(A)(3), applications shall be reviewed for completeness. Borough staff have reviewed the application material, and it has been determined that the following information needs to be provided to process this request:

1. Letter of approval or its equivalent, such as a Wasilla City Council Statement of Non-Objection, for the relocation from the borough of beverage dispensary license #1240 to operate and conduct business within city limits.
2. Copies of all documents required by the City of Wasilla regarding the operation of an alcoholic beverage dispensary within its jurisdiction, and/or the relocation of an alcoholic beverage dispensary within its jurisdiction.
3. A map illustrating all existing operational alcoholic beverage licensed facilities within a radius of ten miles of the existing licensed facility (original licensed location of 14345 N. Willow Station Road).
 - i. Based on information available to the borough, the map provided in the application materials submitted on September 8, 2025, did not depict all operational alcoholic beverage licensed facilities within a ten-mile radius.
 - ii. Staff recommend consulting with the AMCO to verify all licensed and operational alcoholic beverage facilities within a ten-mile radius of the existing subject license location and resubmitting an updated map.

Should you have any questions or require additional information, please feel free to contact me by phone at (907)861-8527 or email at rick.benedict@matsugov.us.

Respectfully,



Rick Benedict, Current Planner
Matanuska-Susitna Borough

From: [License Reviews](#)
To: [AMCO Local Government Only \(CED sponsored\)](#); ["CED ABC Alcohol Licensing \(CED sponsored\)"](#); [Maureen Graham](#)
Cc: ["Randy Martin"](#); [Patricia Hefferan](#)
Subject: ***MSB BOROUGH PROTEST UPDATE*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City
Date: Friday, October 3, 2025 9:31:00 AM
Attachments: [image001.png](#)
[Persons to be Heard Form.pdf](#)

Please be advised that the borough is revising its original protest of license #1240 to AMCO, dated September 5, 2025. Certain items have been resolved and removed from the protest list, and the updated list is provided in this response. However, the borough retains its right to protest for the following unresolved matters:

- ☐ **PROTEST the issuance of the license #1240 for the following reason(s):**
 - **Other: In accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation of AMCO License #1240 from the Borough into the City of Wasilla. An application according to MSB 8.40.070 was received on September 8, 2025; however, it remains incomplete.**

Development Services Division
Matanuska-Susitna Borough
(907)861-7822 direct

From: License Reviews
Sent: Friday, September 5, 2025 3:35 PM
To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; mgraham@cityofwasilla.gov
Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; 'Randy Martin' <goldrushak@gmail.com>; Patricia Hefferan <lawmall@live.com>
Subject: ***MSB BOROUGH PROTEST*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

SUBJECT: Willow Trading Post Inc dba Willow Trading Post Lodge to The Last Frontier Brewing Co
From Site Location: 14345 N Willow Station Rd, Willow AK 99688
To Site Location: 238 N Boundary St, Wasilla, AK 99654
License #1240
Transfer of Location/Ownership Application w/ New Endorsement – Beverage Dispensary

A review of the files relating to the subject business and license application, as they relate to the Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

- ☐ WAIVE THE RIGHT TO PROTEST
- ☐ **PROTEST the issuance of the license for the following reason(s):**

- **Delinquent Real Property Taxes owed: \$3,660.09 (MSB Tax ID 19N04W08D020)**

- Other debts owed: \$100.00 (Unpaid 2025 MSB License Review Fee) [Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS](#)
- The required Conditional Use Permit has not been issued:
- There is a violation of the Conditional Use Permit:
- There is a resident objection to the facility on file:
- Other: In accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation of AMCO License #1240 from the Borough into the City of Wasilla. An application according to MSB 8.40.070 is required, along with a \$500 application fee.

Upon curing all the above-referenced deficiencies, the Matanuska-Susitna Borough will rescind any protest. It is the applicant's responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full.

Only if a protest has been issued has the applicant(s) been sent a copy of this communication via email. If you have any questions, please don't hesitate to contact our office.

Development Services Division
Matanuska-Susitna Borough
(907)861-7822 direct

From: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Sent: Friday, September 5, 2025 11:00 AM
To: Alex Strawn <alex.strawn@matsugov.us>; Rick Benedict <rick.benedict@matsugov.us>; License Reviews <license.reviews@matsugov.us>; mgraham@cityofwasilla.gov
Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Subject: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning Matanuska-Susitna Borough and City of Wasilla,

Attached is a notice of a complete transfer of ownership and location of a BDL #1240 under AS 04.11.400(k) from the Matanuska-Susitna Borough into the City of Wasilla with a new restaurant endorsement attached. According to AMCO's records, this is the 2nd transfer in the decade beginning April 1, 2020. Three such transfers are allowed per decade (4/1/2020-3/31/2030). If you have any questions

or concerns, please let me know. Both local governing bodies are included in this notice as, under AS 04.11.400(k) *both local governing bodies must approve the relocation.*

There is an existing Restaurant or Eating Place (#5020) license at the proposed new location that is co-located/adjacent with a Brewery Manufacturing (5593) and a Brewery Retail (15257) license. The transfer of BDL 1240 will supplant the existing REPL 5020 if approved and finalized. The ABC board will also consider, at the 9/16/25 board meeting, the adjacent locations of license 1240 with 5593 and 15257 and the ownership structure.

See this link: <https://www.akleg.gov/basis/statutes.asp#04.11.400>

Also refer to 3 AAC 305.070 and 3 AAC 305.130.

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.locagovernmentonly@alaska.gov
Tel: 907-269-0359

From: [Patricia Hefferan](#)
To: [Rick Benedict](#)
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY
Date: Wednesday, October 1, 2025 3:06:27 PM
Attachments: [Letter, 4 maps.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW

1451 W. SPRUCE AVE., WASILLA, AK 99654

Phone: (907) 376-2439

Fax: (907) 376-2440

Please see attached.

From: [Rick Benedict](#)
To: ["Patricia Hefferan"](#)
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY
Date: Thursday, October 2, 2025 10:57:00 AM
Attachments: [AMCO License #1240 Relocation RFAI 10-2-2025.pdf](#)

Patricia,

Thank you for the updated information. Attached is a revised request for additional information.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Patricia Hefferan <lawmall@live.com>
Sent: Wednesday, October 1, 2025 3:05 PM
To: Rick Benedict <rick.benedict@matsugov.us>
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW
1451 W. SPRUCE AVE., WASILLA, AK 99654
Phone: (907) 376-2439
Fax: (907) 376-2440

Please see attached.



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Development Services Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 861-7822

www.matsu.gov

October 2, 2025

Law Offices of Patricia R. Hefferan
RE: Willow Trading Post Lodge #1240
1451 W. Spruce Avenue
Wasilla, AK 99654-5328

SUBJECT: Liquor License Relocation Application – Request for Required Information

LOCATION: 14345 N. Willow Station Road, Willow, AK 99688
Tax Acct #19N04W08D020

Dear Ms. Hefferan,

Borough staff have reviewed the updated application materials submitted on October 1, 2025, and it has been determined that the following information needs to be provided to process this request:

1. Letter of approval or its equivalent, such as a Wasilla City Council Statement of Non-Objection, for the relocation from the borough of beverage dispensary license #1240 to operate and conduct business within city limits.

Should you have any questions or require additional information, please do not hesitate to contact me by phone at (907) 861-8527 or email at rick.benedict@matsugov.us.

Respectfully,

Rick Benedict, Current Planner
Matanuska-Susitna Borough

From: [Patricia Hefferan](#)
To: [Rick Benedict](#)
Subject: Re: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY
Date: Friday, October 3, 2025 8:47:08 AM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello! Can you please modify your protest for AMCO so we avoid the rest of the protest items? The city has the consideration under the consent agenda, so that city ok will likely come after Oct 12 meeting. Thanks!

Sent from my iPhone

On Oct 2, 2025, at 11:00 AM, Rick Benedict <rick.benedict@matsugov.us> wrote:

Patricia,

Thank you for the updated information. Attached is a revised request for additional information.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Patricia Hefferan <lawmall@live.com>
Sent: Wednesday, October 1, 2025 3:05 PM
To: Rick Benedict <rick.benedict@matsugov.us>
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW
1451 W. SPRUCE AVE., WASILLA, AK 99654
Phone: (907) 376-2439
Fax: (907) 376-2440

Please see attached.

<AMCO License #1240 Relocation_RFAI 10-2-2025.pdf>

From: [Patricia Hefferan](#)
To: [Rick Benedict](#)
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY
Date: Wednesday, October 1, 2025 3:06:27 PM
Attachments: [Letter, 4 maps.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW

1451 W. SPRUCE AVE., WASILLA, AK 99654

Phone: (907) 376-2439

Fax: (907) 376-2440

Please see attached.

From: johnk@mtaonline.net
To: [Rick Benedict](#); lawmall@live.com; lfbrew49@gmail.com; "Randy Martin"
Cc: "CED ABC Alcohol Licensing (CED sponsored)"; "AMCO Local Government Only (CED sponsored)"
Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement
Date: Wednesday, October 1, 2025 12:26:55 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Dear AMCO,

How do I initiate a public records request per MSB recommendation below.

John Klapperich

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Wednesday, October 1, 2025 12:03 PM
To: johnk@mtaonline.net
Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

John,

The state may not be able to tell you or have the resources to determine which liquor licenses are within a radius of 10 miles of the existing location of alcohol license #1240. However, I am certain that the state maintains records of addresses for existing operational alcoholic beverage licensed facilities.

It will serve in your best interest to meet the requirements of **MSB 8.40.070(B)(4)** by submitting a public records request to AMCO for existing operational alcoholic beverage licensed facilities within the areas of Houston, Willow, and Caswell Lakes, and upon receipt of that information you will have to determine which of those facilities are within a 10-mile radius of #1240.

Please call me if you require any clarification on this information.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Wednesday, October 1, 2025 11:40 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: FW: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Thank you for the conversation, and information this morning.

Below thread, two requests to AMCO, to advise me of where I can to locate all liquor availability within 10 miles of Willow Trading Post, supervisor Sonya replied "We don't store or maintain that information".

John

From: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>

Sent: Monday, September 29, 2025 12:09 PM

To: johnk@mtaonline.net; AMCO Admin (CED sponsored) <amco.admin@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>

Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

John,

We do not store or maintain that information.

Respectfully,

Sonya Irwin
Alcohol Licensing Supervisor
Alcohol and Marijuana Control Office
550 W 7th Avenue Suite 1600
Anchorage, AK 99501
Tel: 907-269-0350
Alcohol.licensing@alaska.gov

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Monday, September 29, 2025 12:01 PM

To: AMCO Admin (CED sponsored) <amco.admin@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>

Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

Can anyone at AMCO, direct me to a source to finding **all** alcohol establishments within a 10 miles radius of the Willow Trading Post, please.

Mat Su borough indicated my current list might not include all .

Thank you,

John

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Thursday, September 25, 2025 4:42 PM

To: 'AMCO Admin (CED sponsored)' <amco.admin@alaska.gov>; 'CED ABC Alcohol Licensing (CED sponsored)' <alcohol.licensing@alaska.gov>

Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

Anna & Kristina,

You deserve a blue ribbon, for professionalism and customer service. Last Frontier Brewery transfer has been received by the City of Wasilla, and has been reviewed by Planning, Public Works, Accounting and Police, with no objections. It is on the 10/13/25 agenda, for full city council, might even be on the Consent Agenda. The Mat-Su Borough, Rick Benedict indicated they need City 's approval, to move forward with Borough no objections to AMCO. But today Mr. Benedict advised us our report to him with all Alcohol facilities within 10 Miles of the Willow Trading Post , may have missed a location. I was very vigilant in my research and precise distances with Google maps. Got all locations of my research including, seasonal, tourist facilities, eating place, Capital Speedway (currently closed) but still has license I believe. Package, Bev Dispensary's etc. There may be a fly out location or rafting business, or flight service at the airport, or a catering business that I may have missed. Can you point me in the direction or a link that can tell me where to look further, 10-mile radius of Willow Trading Post. I need to work diligently and quickly to research and remedy MSB's need. Might you even be able request to view and send me what Benedict is looking at, tell me what I'm missing, and could then add to our file.

Thank you,

John

John Klapperich

Klapperich & Associates LLC

2951 North Earl Drive

Wasilla, AK. 99654

johnk@mtaonline.net

From: [Patricia Hefferan](#)
To: [Rick Benedict](#)
Subject: Re: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY
Date: Friday, October 3, 2025 8:47:08 AM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello! Can you please modify your protest for AMCO so we avoid the rest of the protest items? The city has the consideration under the consent agenda, so that city ok will likely come after Oct 12 meeting. Thanks!

Sent from my iPhone

On Oct 2, 2025, at 11:00 AM, Rick Benedict <rick.benedict@matsugov.us> wrote:

Patricia,

Thank you for the updated information. Attached is a revised request for additional information.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Patricia Hefferan <lawmall@live.com>
Sent: Wednesday, October 1, 2025 3:05 PM
To: Rick Benedict <rick.benedict@matsugov.us>
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW
1451 W. SPRUCE AVE., WASILLA, AK 99654
Phone: (907) 376-2439
Fax: (907) 376-2440

Please see attached.

<AMCO License #1240 Relocation_RFAI 10-2-2025.pdf>

From: [Rick Benedict](#)
To: ["johnk@mtaonline.net"](mailto:johnk@mtaonline.net)
Subject: RE: Last Frontier Brewing
Date: Tuesday, October 21, 2025 10:10:00 AM

John,

South Lakes and Willow Community Councils will be provided with public notice and a copy of the application materials in compliance with MSB 8.40. The code requires 30 calendar days for comments from the public or community councils to be received once notice is given.

After the comment period closes, the director must produce a best interest finding based on public feedback and the application materials and have the matter placed on the agenda for consideration at the next Assembly meeting.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Tuesday, October 21, 2025 9:14 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: RE: Last Frontier Brewing

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Since this is within city limits what community councils will be asked to respond?

John

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Monday, October 20, 2025 4:15 PM
To: johnk@mtaonline.net
Subject: Re: Last Frontier Brewing

John,

Yes, the city provided the resolution this morning. I will be getting the public notice process started on this end, which code states must be sent within 30 calendar days of a complete application.

Notice requires mailings to local property owners and local community councils, and

publication for a minimum of 30 days in the local newspaper (Frontiersman). It also must be posted at the existing licensed location for the duration of the review process.

Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS

Once I have more details concerning an anticipated public notice date, I will be able to predict an anticipated Assembly date.

Please stay tuned as I expect to have more details on these items by weeks end.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Monday, October 20, 2025 3:55 PM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Last Frontier Brewing

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick

You are in possession of City Of Wasilla no objection

How quick can we get 20 days notice started .

John

From: Rick Benedict <Rick.Benedict@matsugov.us>

Sent: Wednesday, October 1, 2025 12:03 PM

To: johnk@mtaonline.net

Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and

ownership with restaurant endorsement

John,

The state may not be able to tell you or have the resources to determine which liquor licenses are within a radius of 10 miles of the existing location of alcohol license #1240. However, I am certain that the state maintains records of addresses for existing operational alcoholic beverage licensed facilities.

It will serve in your best interest to meet the requirements of MSB 8.40.070(B)(4) by submitting a public records request to AMCO for existing operational alcoholic beverage licensed facilities within the areas of Houston, Willow, and Caswell Lakes, and upon receipt of that information you will have to determine which of those facilities are within a 10-mile radius of #1240.

Please call me if you require any clarification on this information.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Wednesday, October 1, 2025 11:40 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: FW: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Thank you for the conversation, and information this morning.

Below thread, two requests to AMCO, to advise me of where I can to locate all liquor availability within 10 miles of Willow Trading Post, supervisor Sonya replied “We don’t store or maintain that information”.

John

From: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>

Sent: Monday, September 29, 2025 12:09 PM

To: johnk@mtaonline.net; AMCO Admin (CED sponsored) <amco.admin@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>

Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

John,

We do not store or maintain that information.

Respectfully,

Sonya Irwin
Alcohol Licensing Supervisor
Alcohol and Marijuana Control Office
550 W 7th Avenue Suite 1600
Anchorage, AK 99501
Tel: 907-269-0350
Alcohol.licensing@alaska.gov

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Monday, September 29, 2025 12:01 PM

To: AMCO Admin (CED sponsored) <amco.admin@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>

Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

Can anyone at AMCO, direct me to a source to finding **all** alcohol establishments within a 10 miles radius of the Willow Trading Post, please.

Mat Su borough indicated my current list might not include all .

Thank you,

John

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Thursday, September 25, 2025 4:42 PM

To: 'AMCO Admin (CED sponsored)' <amco.admin@alaska.gov>; 'CED ABC Alcohol Licensing (CED sponsored)' <alcohol.licensing@alaska.gov>

Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

Anna & Kristina,

You deserve a blue ribbon, for professionalism and customer service. Last Frontier Brewery transfer has been received by the City of Wasilla, and has been reviewed by Planning, Public

Works, Accounting and Police, with no objections. It is on the 10/13/25 agenda, for full city council, might even be on the Consent Agenda. The Mat-Su Borough, Rick Benedict indicated they need City 's approval, to move forward with Borough no objections to AMCO. But today Mr. Benedict advised us our report to him with all Alcohol facilities within 10 Miles of the Willow Trading Post , may have missed a location. I was very vigilant in my research and precise distances with Google maps. Got all locations of my research including, seasonal, tourist facilities, eating place, Capital Speedway (currently closed) but still has license I believe. Package, Bev Dispensary's etc. There may be a fly out location or rafting business, or flight service at the airport, or a catering business that I may have missed. Can you point me in the direction or a link that can tell me where to look further, 10-mile radius of Willow Trading Post. I need to work diligently and quickly to research and remedy MSB's need. Might you even be able request to view and send me what Benedict is looking at, tell me what I'm missing, and could then add to our file.

Thank you,

John

John Klapperich

Klapperich & Associates LLC

2951 North Earl Drive

Wasilla, AK. 99654

johnk@mtaonline.net

(907) 355 9970

www.jklapperich.com

From: [Rick Benedict](#)
To: ["johnk@mtaonline.net"](mailto:johnk@mtaonline.net)
Subject: RE: Last Frontier Brewing
Date: Monday, October 27, 2025 1:57:00 PM

Good Afternoon John,

Yes, we have a complete application as of October 20, 2025.

There is a large public notice area to meet code requirements for the old and new locations, in addition to requirements to provide the information to the cities and Community Councils. Public notice materials are currently being processed by our team, with an anticipated mail date for the week of November 3rd. Additionally, notice is being requested for publication in the Frontiersman newspaper on November 5. The required notice period is 30 days.

The close of the 30-day notice period is expected to occur around December 4th. Code provides the director 30 calendar days to generate a Best Interest Finding and Resolution before scheduling the matter with the Assembly. The Best Interest Finding considers all the materials provided in the application packet and public comment, and generally, 30 calendar days is the expected turnaround time.

With this information in mind, it's likely that an introduction to the application will be made at the January 6th meeting and the public hearing before the Assembly on January 20th.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Monday, October 27, 2025 12:37 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: FW: Last Frontier Brewing

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Not wanting to be annoying, but we have some crucial benchmarks to plan for. I am confirming that the Mat-Su Borough has a complete application, correct. Can you provide an estimated date when your Publication will start in the Frontiersman, and when your comments from the public and/or community council will close. And usual time frame for Director to complete "Best Finding" report, after comment period closes, please.

Thank you,

John

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Tuesday, October 21, 2025 10:10 AM
To: johnk@mtaonline.net
Subject: RE: Last Frontier Brewing

John,

South Lakes and Willow Community Councils will be provided with public notice and a copy of the application materials in compliance with MSB 8.40. The code requires 30 calendar days for comments from the public or community councils to be received once notice is given.

After the comment period closes, the director must produce a best interest finding based on public feedback and the application materials and have the matter placed on the agenda for consideration at the next Assembly meeting.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Tuesday, October 21, 2025 9:14 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: RE: Last Frontier Brewing

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Since this is within city limits what community councils will be asked to respond?

John

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Monday, October 20, 2025 4:15 PM
To: johnk@mtaonline.net
Subject: Re: Last Frontier Brewing

John,

Yes, the city provided the resolution this morning. I will be getting the public notice process started on this end, which code states must be sent within 30 calendar days of a complete application.

Notice requires mailings to local property owners and local community councils, and publication for a minimum of 30 days in the local newspaper (Frontiersman). It also must be posted at the existing licensed location for the duration of the review process.

Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS

Once I have more details concerning an anticipated public notice date, I will be able to predict an anticipated Assembly date.

Please stay tuned as I expect to have more details on these items by weeks end.

Respectfully,

Rick Benedict – Current Planner

Development Services Division

Matanuska-Susitna Borough

(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Monday, October 20, 2025 3:55 PM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: Last Frontier Brewing

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick

You are in possession of City Of Wasilla no objection

How quick can we get 20 days notice started .

John

From: Rick Benedict <Rick.Benedict@matsugov.us>

Sent: Wednesday, October 1, 2025 12:03 PM

To: johnk@mtaonline.net

Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

John,

The state may not be able to tell you or have the resources to determine which liquor licenses are within a radius of 10 miles of the existing location of alcohol license #1240. However, I am certain that the state maintains records of addresses for existing operational alcoholic beverage licensed facilities.

It will serve in your best interest to meet the requirements of MSB 8.40.070(B)(4) by submitting a public records request to AMCO for existing operational alcoholic beverage licensed facilities within the areas of Houston, Willow, and Caswell Lakes, and upon receipt of that information you will have to determine which of those facilities are within a 10-mile radius of #1240.

Please call me if you require any clarification on this information.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Wednesday, October 1, 2025 11:40 AM

To: Rick Benedict <Rick.Benedict@matsugov.us>

Subject: FW: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Thank you for the conversation, and information this morning.

Below thread, two requests to AMCO, to advise me of where I can to locate all liquor availability within 10 miles of Willow Trading Post, supervisor Sonya replied “We don’t store or maintain that information”.

John

From: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>
Sent: Monday, September 29, 2025 12:09 PM
To: johnk@mtaonline.net; AMCO Admin (CED sponsored) <amco.admin@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>
Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

John,

We do not store or maintain that information.

Respectfully,

Sonya Irwin
Alcohol Licensing Supervisor
Alcohol and Marijuana Control Office
550 W 7th Avenue Suite 1600
Anchorage, AK 99501
Tel: 907-269-0350
Alcohol.licensing@alaska.gov

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Monday, September 29, 2025 12:01 PM
To: AMCO Admin (CED sponsored) <amco.admin@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>
Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and ownership with restaurant endorsement

Can anyone at AMCO, direct me to a source to finding **all** alcohol establishments within a 10 miles radius of the Willow Trading Post, please.

Mat Su borough indicated my current list might not include all .

Thank you,

John

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Thursday, September 25, 2025 4:42 PM
To: 'AMCO Admin (CED sponsored)' <amco.admin@alaska.gov>; 'CED ABC Alcohol Licensing (CED sponsored)' <alcohol.licensing@alaska.gov>
Subject: RE: 1240 Applicant Notice of Complete Transfer under AS 04.11.400(k) of location and

ownership with restaurant endorsement

Anna & Kristina,

You deserve a blue ribbon, for professionalism and customer service. Last Frontier Brewery transfer has been received by the City of Wasilla, and has been reviewed by Planning, Public Works, Accounting and Police, with no objections. It is on the 10/13/25 agenda, for full city council, might even be on the Consent Agenda. The Mat-Su Borough, Rick Benedict indicated they need City 's approval, to move forward with Borough no objections to AMCO. But today Mr. Benedict advised us our report to him with all Alcohol facilities within 10 Miles of the Willow Trading Post , may have missed a location. I was very vigilant in my research and precise distances with Google maps. Got all locations of my research including, seasonal, tourist facilities, eating place, Capital Speedway (currently closed) but still has license I believe. Package, Bev Dispensary's etc. There may be a fly out location or rafting business, or flight service at the airport, or a catering business that I may have missed. Can you point me in the direction or a link that can tell me where to look further, 10-mile radius of Willow Trading Post. I need to work diligently and quickly to research and remedy MSB's need. Might you even be able request to view and send me what Benedict is looking at, tell me what I'm missing, and could then add to our file.

Thank you,

John

John Klapperich

Klapperich & Associates LLC

2951 North Earl Drive

Wasilla, AK. 99654

johnk@mtaonline.net

(907) 355 9970

www.jklapperich.com

From: [Rick Benedict](#)
To: johnk@mtaonline.net
Cc: [Patricia Hefferan](#)
Subject: Public Notice for AMCO License 1240 Relocation
Date: Thursday, November 13, 2025 12:02:00 PM
Attachments: [Public Notice The Last Frontier Brewing Co 1240 - Posted at Existing Location.pdf](#)

Mr. Klapperich,

A public notice has been initiated, as per MSB 8.40.080, concerning your application to relocate liquor license #1240 from the borough to the City of Wasilla:

- Notice of the application by publication in the Frontiersman was conducted on November 5, 2025.
- Notice of the application was mailed to owners of all property within one-half mile of the exterior boundary of the property of the existing alcoholic beverage licensed facility on November 4, 2025.
- Notice of the application was mailed to owners of all property within one-half mile of the exterior boundary of the proposed relocation property on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the community council(s) in which the existing alcoholic beverage licensed facility is located on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the community council(s) located within one mile of the boundary of the proposed location within the incorporated city on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the other incorporated cities in the borough on November 4, 2025.

Please be aware of the following requirements:

- Notice of the application **must** be posted at the existing alcoholic beverage licensed facility for the duration of this review process. Please ensure the attached notice is posted at the existing location and confirm with me when this item is completed.
- The applicant shall pay the cost of all mailings and advertisements as required by MSB 8.40.060. I will follow up and provide a total of these costs in later communications.
- Members of the public and active community council(s) notified in accordance with this section shall have 30 calendar days from the date notice is sent by the borough to provide a written comment concerning the proposed relocation to the planning director.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: [Rick Benedict](#)
To: ["johnk@mtaonline.net"](mailto:johnk@mtaonline.net)
Cc: ["Patricia Hefferan"; Serezhenkov, Kristina R \(CED\)](#)
Subject: RE: Public Notice for AMCO License 1240 Relocation
Date: Friday, November 14, 2025 10:55:00 AM

Good morning John,

MSB 8.40.080(A) requires the Public Notice to be posted at the exiting licensed location. If the business is closed and access is restricted, please place a notice at the gate or property line where access would have normally been made to the prior business.

Concerning the borough's protest, it still stands. Per MSB 8.40.060, beverage license relocations must be approved by the borough Assembly. This has not occurred to date and is a pending action. Your application is scheduled for introduction on January 6, 2026, and the Assembly will schedule a public hearing date to consider its approval. I'm hopeful they will schedule the public hearing for the following regular Assembly meeting on January 20, 2026. Should the Assembly approve the transfer, the borough will lift its protest at that time.

I spoke with Kristina at AMCO yesterday and informed her that the only remaining item under protest by the borough is the pending approval required by the Assembly for the transfer of license #1240 into the City of Wasilla.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Friday, November 14, 2025 10:36 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: FW: Public Notice for AMCO License 1240 Relocation

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

I will post your exact copy within the hour at Last Frontier Brewing Co.

Someone told me I need to post this at Willow Trading Post as well, It is shut down and shuttered, no public access. With Posted No Trespassing", Do you require me to post this notice any place in addition to

Boundary location, in Wasilla?

Also, AMCO, said you, the MSB is still protesting transfer, part of the reason is past taxes due from seller, which were paid in full over two months ago, by buyer, and we were told also paid by seller. Are you still protesting, as it is on AMCO's meeting agenda for 11/20/25 meeting to discuss this transfer and discuss MSB protest. If so, please advise reason of protest, and how it could be remedied.

Thank you,

John ,

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Thursday, November 13, 2025 3:24 PM
To: johnk@mtaonline.net
Cc: 'Patricia Hefferan' <lawmall@live.com>
Subject: RE: Public Notice for AMCO License 1240 Relocation

John,

Please post the notice that was provided, as it meets MSB code requirements.

Thank you,

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Thursday, November 13, 2025 1:44 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: 'Patricia Hefferan' <lawmall@live.com>
Subject: RE: Public Notice for AMCO License 1240 Relocation

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Received, will post today, Do you feel having the diagram of the GENE LAKE, public notice on this posting?

John k

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Thursday, November 13, 2025 12:03 PM
To: johnk@mtaonline.net
Cc: Patricia Hefferan <lawmall@live.com>
Subject: Public Notice for AMCO License 1240 Relocation

Mr. Klapperich,

A public notice has been initiated, as per MSB 8.40.080, concerning your application to relocate liquor license #1240 from the borough to the City of Wasilla:

- Notice of the application by publication in the Frontiersman was conducted on November 5, 2025.
- Notice of the application was mailed to owners of all property within one-half mile of the exterior boundary of the property of the existing alcoholic beverage licensed facility on November 4, 2025.
- Notice of the application was mailed to owners of all property within one-half mile of the exterior boundary of the proposed relocation property on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the community council(s) in which the existing alcoholic beverage licensed facility is located on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the community council(s) located within one mile of the boundary of the proposed location within the incorporated city on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the other incorporated cities in the borough on November 4, 2025.

Please be aware of the following requirements:

- Notice of the application **must** be posted at the existing alcoholic beverage licensed facility for the duration of this review process. Please ensure the attached notice is posted at the existing location and confirm with me when this item is completed.
- The applicant shall pay the cost of all mailings and advertisements as required by MSB 8.40.060. I will follow up and provide a total of these costs in later communications.
- Members of the public and active community council(s) notified in accordance with this section shall have 30 calendar days from the date notice is sent by the borough to provide a written comment concerning the proposed relocation to the planning director.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: [License Reviews](#)
To: [Rick Benedict](#)
Subject: FW: ***MSB BOROUGH PROTEST UPDATE*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City- PROTEST
Date: Wednesday, November 19, 2025 10:58:01 AM
Attachments: [image001.png](#)

FYI

From: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>
Sent: Thursday, November 13, 2025 3:27 PM
To: johnk@mtaonline.net; License Reviews <license.reviews@matsugov.us>; goldrushak@gmail.com; lawmall@live.com
Cc: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; Maureen Graham <mgraham@cityofwasilla.gov>
Subject: RE: ***MSB BOROUGH PROTEST UPDATE*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City- PROTEST

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello,

I am just following up on the below. The ABC board has finalized the date for their special meeting and it is 11/25/2025 beginning at 9:30am. The zoom link is:

Zoom Info

Meeting Link: <https://amco-alaska-gov.zoom.us/j/82624882015?pwd=HeqzS0PHWVczt0iO7xC7AC94CaoNma.1>

Meeting ID: 826 2488 2015

Passcode: 645598

Telephone: One tap mobile

+17193594580,,82624882015# US

+12532050468,,82624882015# US

The amended protest will be considered by the ABC board and you are highly recommended to attend.

The agenda, once finalized, will be posted on our website here:

<https://www.commerce.alaska.gov/web/amco/Home.aspx>

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>
Sent: Monday, October 6, 2025 11:46 AM
To: License.Reviews@matsugov.us; goldrushak@gmail.com; lawmall@live.com
Cc: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; Maureen Graham <mgraham@cityofwasilla.gov>
Subject: RE: ***MSB BOROUGH PROTEST UPDATE*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City- PROTEST

Hello,

We have received your timely protest and have scheduled it to be considered by the board at the November 2025 meeting. The meeting is scheduled for the end of November and once the date is finalized, I will let you know. Should the protest be lifted AND the license transfer approved before the November meeting our office will remove it from board consideration.

Please let me know if you have any questions.

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: License Reviews <License.Reviews@matsugov.us>

Sent: Friday, October 3, 2025 9:31 AM

To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; Maureen Graham <mgraham@cityofwasilla.gov>

Cc: 'Randy Martin' <goldrushak@gmail.com>; Patricia Hefferan <lawmall@live.com>

Subject: ***MSB BOROUGH PROTEST UPDATE*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

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.

Please be advised that the borough is revising its original protest of license #1240 to AMCO, dated September 5, 2025. Certain items have been resolved and removed from the protest list, and the updated list is provided in this response. However, the borough retains its right to protest for the following unresolved matters:

☐ **PROTEST** the issuance of the license #1240 for the following reason(s):

- **Other:** In accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation of AMCO License #1240 from the Borough into the City of Wasilla. An application according to MSB 8.40.070 was received on September 8, 2025; however, it remains incomplete.

Development Services Division
Matanuska-Susitna Borough
(907)861-7822 direct

From: License Reviews

Sent: Friday, September 5, 2025 3:35 PM

To: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>; mgraham@cityofwasilla.gov

Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; 'Randy Martin' <goldrushak@gmail.com>; Patricia Hefferan <lawmall@live.com>

Subject: ***MSB BOROUGH PROTEST*** RE: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

SUBJECT: Willow Trading Post Inc dba Willow Trading Post Lodge to The Last Frontier Brewing Co

From Site Location: 14345 N Willow Station Rd, Willow AK 99688

To Site Location: 238 N Boundary St, Wasilla, AK 99654

License #1240

**Transfer of Location/Ownership Application w/ New Endorsement –
Beverage Dispensary**

A review of the files relating to the subject business and license application, as they relate to the Matanuska-Susitna Borough Code, has been completed. Based on that review, the Matanuska-Susitna Borough hereby takes the following action:

☐ WAIVE THE RIGHT TO PROTEST

☒ PROTEST the issuance of the license for the following reason(s):

- Delinquent Real Property Taxes owed: \$3,660.09 (MSB Tax ID 19N04W08D020)
- Other debts owed: \$100.00 (Unpaid 2025 MSB License Review Fee) Chapter 8.40 ALCOHOLIC BEVERAGE LICENSE REFERRALS
- The required Conditional Use Permit has not been issued:
- There is a violation of the Conditional Use Permit:
- There is a resident objection to the facility on file:
- Other: In accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation of AMCO License #1240 from the Borough into the City of Wasilla. An application according to MSB 8.40.070 is required, along with a \$500 application fee.

Upon curing all the above-referenced deficiencies, the Matanuska-Susitna Borough will rescind any protest. It is the applicant's responsibility to notify the Development Services Division that any debts or taxes owed have been paid in full.

Only if a protest has been issued has the applicant(s) been sent a copy of this communication via email. If you have any questions, please don't hesitate to contact our office.

Development Services Division
Matanuska-Susitna Borough
(907)861-7822 direct

From: AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Sent: Friday, September 5, 2025 11:00 AM

To: Alex Strawn <alex.strawn@matsugov.us>; Rick Benedict <rick.benedict@matsugov.us>; License Reviews <license.reviews@matsugov.us>; mgraham@cityofwasilla.gov

Cc: CED ABC Alcohol Licensing (CED sponsored) <alcohol.licensing@alaska.gov>; AMCO Local Government Only (CED sponsored) <amco.localgovernmentonly@alaska.gov>

Subject: 1240 Transfer of Ownership/Location under AS 04.11.400(k) with new RE...LGB Notice to both Borough and City

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good morning Matanuska-Susitna Borough and City of Wasilla,

Attached is a notice of a complete transfer of ownership and location of a BDL #1240 under AS 04.11.400(k) from the Matanuska-Susitna Borough into the City of Wasilla with a new restaurant endorsement attached. According to AMCO's records, this is the 2nd transfer in the decade beginning April 1, 2020. Three such transfers are allowed per decade (4/1/2020-3/31/2030). If you have any questions or concerns, please let me know. Both local governing bodies are included in this notice as, under AS 04.11.400(k) *both local governing bodies must approve the relocation.*

There is an existing Restaurant or Eating Place (#5020) license at the proposed new location that is co-located/adjacent with a Brewery Manufacturing (5593) and a Brewery Retail (15257) license. The transfer of BDL 1240 will supplant the existing REPL 5020 if approved and finalized. The ABC board will also consider, at the 9/16/25 board meeting, the adjacent locations of license 1240 with 5593 and 15257 and the ownership structure.

See this link: <https://www.akleg.gov/basis/statutes.asp#04.11.400>

Also refer to 3 AAC 305.070 and 3 AAC 305.130.

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: [Rick Benedict](#)
To: ["Serezhenkov, Kristina R \(CED\)"; johnk@mtaonline.net](#)
Cc: ["Patricia Hefferan"; "Robert Martin"; goldrushak@mtaonline.net](#)
Subject: RE: Public Notice for AMCO License 1240 Relocation
Date: Wednesday, November 26, 2025 11:57:00 AM
Attachments: [image001.png](#)

MSB's position and the application status remain unchanged since November 14, 2025, as communicated within this email thread. To date:

1. A complete application to relocate AMCO license #1240 from the borough into the City of Wasilla has been received by the borough in accordance with MSB 8.40.
2. The borough upholds its protest of AMCO license #1240, as the Assembly has not approved the transfer as required under MSB 8.40.
3. The relocation application will be introduced at the Assembly meeting on January 6, 2026, at which time the Assembly will schedule a date to conduct a public hearing to consider the application for approval.
4. According to MSB 8.40, public notice must be provided with a minimum 30-day response period. Notice was mailed according to code on November 4, 2025. Comments are due December 4, 2025.
5. The MSB Planning Director has 30 days from the close of the public comment period to produce a Best Interest Finding and Resolution and schedule the matter to be placed on the agenda for the next regular meeting of the Assembly.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>
Sent: Wednesday, November 26, 2025 11:27 AM
To: johnk@mtaonline.net
Cc: 'Patricia Hefferan' <lawmall@live.com>; 'Robert Martin' <lfbrew49@gmail.com>; goldrushak@mtaonline.net; Rick Benedict <rick.benedict@matsugov.us>
Subject: RE: Public Notice for AMCO License 1240 Relocation

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Hello John,

I cannot answer for MSB so please contact them directly with your question.

If there is anything thing else applicant needs to do for the MSB or AMCO please advise, ASAP.

AMCO's process is that you will need to contact our Enforcement group once you receive my notice to do so. At that time, you can coordinate with our Enforcement group to finalize and receive the issued license.

Regards,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Wednesday, November 26, 2025 11:15 AM
To: Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>
Cc: 'Patricia Hefferan' <lawmall@live.com>; 'Robert Martin' <lfbrew49@gmail.com>;
goldrushak@mtaonline.net; rick.benedict@matsugov.us
Subject: RE: Public Notice for AMCO License 1240 Relocation

Kristina,

I was pleased to hear the AMCO Chairman Dana use the words receive "Next Day" after Assembly approval, and again he used "Within 24 hours". He did question all board members, "Is the way you understand it to be" they all confirmed, "Yes". Though I do understand the process. I appreciate everyone's professionalism and service, and guidance through this process. As per below message from Rick, for the record the applicant's request for transfer application is complete and on record with the Mat-Su Borough pending Assembly approval. If there is anything thing else applicant needs to do for the MSB or AMCO please advise, ASAP.

Thank you,

John

11/14/25

John

I spoke with Kristina at AMCO yesterday and informed her that the only remaining item under protest by the borough is the pending approval required by the Assembly for the transfer of license #1240 into the City of Wasilla.

Rick

Thank you,

John

From: Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>

Sent: Wednesday, November 26, 2025 8:25 AM

To: johnk@mtaonline.net

Cc: 'Patricia Hefferan' <lawmall@live.com>; 'Robert Martin' <lfbrew49@gmail.com>; goldrushak@mtaonline.net; rick.benedict@matsugov.us

Subject: RE: Public Notice for AMCO License 1240 Relocation

Hello,

I will add your correspondence to the file record. I confirm that the only remaining delegation for this license transfer is the lift of protest and approval of transfer from the Matanuska-Susitna Borough. I also confirm that once the Mat-Su Borough officially notifies our office of the protest lift and their approval of the license transfer (typically via email), our office will take the next immediate steps to move the transfer forward. In practice, this means that I notify both the licensee and AMCO Enforcement that the license is ready to be finalized by AMCO Enforcement. Only at that point, can you contact AMCO Enforcement to finalize and receive the issued license. AMCO Enforcement may or may not need to inspect the premises before they hand over the license and finalize the transfer.

Per Rick Benedict's email (in thread below) this may be scheduled with the Borough Assembly for this upcoming January. I will certainly keep my eye on it.

Regards,

Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office



kristina.serezhnikov@alaska.gov

amco.localgovernmentonly@alaska.gov

Tel: 907-269-0359

From: johnk@mtaonline.net <johnk@mtaonline.net>

Sent: Wednesday, November 26, 2025 8:06 AM

To: Serezhnikov, Kristina R (CED) <kristina.serezhnikov@alaska.gov>; 'Rick Benedict' <Rick.Benedict@matsugov.us>

Cc: 'Patricia Hefferan' <lawmall@live.com>; 'Robert Martin' <lfbrew49@gmail.com>; goldrushak@mtaonline.net

Subject: RE: Public Notice for AMCO License 1240 Relocation

Kristina,

It is important to be on record, that there was a lengthy live in person, not phone, discussion between myself and AMCO Board Chairman Dana Walukiewics, and AMCO Board at yesterday's meeting, regarding this. I am pleased it ended with Board Chairman Dana, stating this was best option for applicant to receive the Beverage Dispensary Liquor license the quickest. He did say that we could expect to receive the liquor license the day after the Mat-Su Borough Assembly approval, which could occur in January 2026, quote from Dana. "You can expect to receive your liquor license within 24 hours after Assembly approval is that correct staff " He looked at AMCO staff in attendance Jane and Sonya, they looked at each other and said "yes" . I reiterated "To be clear and on record, the morning after Assembly approval, we can request subject beverage dispensary liquor license from AMCO staff and expect it within a day". Dana said "Yes".

There was lengthy discussion about exact Mat-Su Borough's protest. Dana did see the past taxes taking up space on agenda. When advising Dana I have paid receipt, showing for both Taxes \$ 3,660.09 and fees \$ 100.00 dated 09/08/25, he looked to staff, "Are these paid", they said yes, and he looked inquisitive, why are they here nearly two months later, they shook their head. Dana said, so MSB is protesting , but taxes are paid, and MSB says Mat-Su Assembly approval still need, we understand. Then AMCO staff Jan did say well Mat-Su Borough says application incomplete. I clearly mentioned my multiple requests to Rick Benedict MSB, asking is there anything else you need to have a complete transfer application on record. I never received any mention of anything else needed, I also made mention of the e-mail received just yesterday.

From AMCO staff Kristina “The only and last item needed before finalization is the approval from the borough”, I read that as “Assembly Approval”, There was an attempt to phone Rick Benedict during this hearing, it was said he could not be reached .

Board Chair, did say I had options, they could delay; post pone, and then comeback which would take to next Special meeting or longer to General Meeting, or the Board could allow you to proceed as is occurring with the Mat-Su borough, proceed to Assembly Approval, and AMCO staff can issue you your license with not having to come back to us. I reiterated, so you offer 180-day abeyance, and we allow current process to move forward, not needing to come back to AMCO Board, he says yes, He offered. “If this was me and I have six liquor licenses I would take the option of the 180-day abeyance and get your license quicker”. I said I appreciate your advice, that’s what we will do. He ended with, this Mat-Su protest is not a blemish on your record, in fact you don’t want it to come to an appeal, but if it did you would have an excellent case”.

Thank you,

John

John Klapperich

Klapperich & Associates LLC

2951 North Earl Drive

Wasilla, AK. 99654

johnk@mtaonline.net

(907) 355 9970

www.jklapperich.com

From: Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>

Sent: Tuesday, November 25, 2025 3:00 PM

To: Rick Benedict <Rick.Benedict@matsugov.us>; johnk@mtaonline.net

Cc: 'Patricia Hefferan' <lawmall@live.com>

Subject: RE: Public Notice for AMCO License 1240 Relocation

Hello,

At today's ABC Special meeting the board upheld the protest with 180 days abeyance and delegation to the Director to move the transfer process forward once the protest is lifted and the transfer is approved by the Mat-Su.

Thank you,



Kristina Serezhenkov
Local Government Specialist
Alcohol and Marijuana Control Office
kristina.serezhenkov@alaska.gov
amco.localgovernmentonly@alaska.gov
Tel: 907-269-0359

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Friday, November 14, 2025 10:56 AM
To: johnk@mtaonline.net
Cc: 'Patricia Hefferan' <lawmall@live.com>; Serezhenkov, Kristina R (CED) <kristina.serezhenkov@alaska.gov>
Subject: RE: Public Notice for AMCO License 1240 Relocation

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 morning John,

MSB 8.40.080(A) requires the Public Notice to be posted at the exiting licensed location. If the business is closed and access is restricted, please place a notice at the gate or property line where access would have normally been made to the prior business.

Concerning the borough's protest, it still stands. Per MSB 8.40.060, beverage license relocations must be approved by the borough Assembly. This has not occurred to date and is a pending action. Your application is scheduled for introduction on January 6, 2026, and the Assembly will schedule a public hearing date to consider its approval. I'm hopeful they will schedule the public

hearing for the following regular Assembly meeting on January 20, 2026. Should the Assembly approve the transfer, the borough will lift its protest at that time.

I spoke with Kristina at AMCO yesterday and informed her that the only remaining item under protest by the borough is the pending approval required by the Assembly for the transfer of license #1240 into the City of Wasilla.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Friday, November 14, 2025 10:36 AM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Subject: FW: Public Notice for AMCO License 1240 Relocation

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

I will post your exact copy within the hour at Last Frontier Brewing Co.

Someone told me I need to post this at Willow Trading Post as well, It is shut down and shuttered, no public access. With Posted No Trespassing”, Do you require me to post this notice any place in addition to Boundary location, in Wasilla?

Also, AMCO, said you, the MSB is still protesting transfer, part of the reason is past taxes due from seller, which were paid in full over two months ago, by buyer, and we were told also paid by seller. Are you still protesting, as it is on AMCO’s meeting agenda for 11/20/25 meeting to discuss this transfer and discuss MSB protest. If so, please advise reason of protest, and how it could be remedied.

Thank you,

John ,

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Thursday, November 13, 2025 3:24 PM

To: johnk@mtaonline.net
Cc: 'Patricia Hefferan' <lawmall@live.com>
Subject: RE: Public Notice for AMCO License 1240 Relocation

John,

Please post the notice that was provided, as it meets MSB code requirements.

Thank you,

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net <johnk@mtaonline.net>
Sent: Thursday, November 13, 2025 1:44 PM
To: Rick Benedict <Rick.Benedict@matsugov.us>
Cc: 'Patricia Hefferan' <lawmall@live.com>
Subject: RE: Public Notice for AMCO License 1240 Relocation

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Received, will post today, Do you feel having the diagram of the GENE LAKE, public notice on this posting?

John k

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Thursday, November 13, 2025 12:03 PM
To: johnk@mtaonline.net
Cc: Patricia Hefferan <lawmall@live.com>
Subject: Public Notice for AMCO License 1240 Relocation

Mr. Klapperich,

A public notice has been initiated, as per MSB 8.40.080, concerning your application to relocate liquor license #1240 from the borough to the City of Wasilla:

- Notice of the application by publication in the Frontiersman was conducted on November 5, 2025.
- Notice of the application was mailed to owners of all property within one-half mile of the exterior boundary of the property of the existing alcoholic beverage licensed facility on

November 4, 2025.

- Notice of the application was mailed to owners of all property within one-half mile of the exterior boundary of the proposed relocation property on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the community council(s) in which the existing alcoholic beverage licensed facility is located on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the community council(s) located within one mile of the boundary of the proposed location within the incorporated city on November 4, 2025.
- A copy of all materials submitted to the borough was sent to the other incorporated cities in the borough on November 4, 2025.

Please be aware of the following requirements:

- Notice of the application **must** be posted at the existing alcoholic beverage licensed facility for the duration of this review process. Please ensure the attached notice is posted at the existing location and confirm with me when this item is completed.
- The applicant shall pay the cost of all mailings and advertisements as required by MSB 8.40.060. I will follow up and provide a total of these costs in later communications.
- Members of the public and active community council(s) notified in accordance with this section shall have 30 calendar days from the date notice is sent by the borough to provide a written comment concerning the proposed relocation to the planning director.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: johnk@mtaonline.net
To: [Rick Benedict](#); "[Patricia Hefferan](#)"; "[Robert Martin](#)"
Cc: goldrush@mtaonline.net; Kristina.serezhenkov@alaska.gov
Subject: Last Frontier Brewing Company transfer
Date: Tuesday, November 25, 2025 9:17:02 AM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

It is 8:55 AM and Kristina Serezhenkov from AMCO just suggested I attend today's AMCO board meeting, to speak on behalf, of Applicant Last Frontier Brewing company transfer. I am leaving soon to talk to Members of the board, and Kristina before our item #21 on agenda. And of course, during our hearing.

Kristina is in record, that the MSB is not objecting because unpaid taxes or fees, and application is complete only item remaining is Assembly's' approval . The last sentence on today's agenda states "deny with 180 day abeyance pending lift of MSB's protest". This is highly costly and possibly removes the opportunity and agreement in place, solely because of you and the Mat-Su Borough's Protest. Can you contact Kristina before our hearing this afternoon and advise her and AMCO you are not protesting, but following normal protocol: Application received and complete, pending MSB Assembly approval, when that occurs, MSB is fine, NO protest. Allow AMCO to approve pending MSB Assembly approval.

John ,

Agenda item # 21 Amco meeting 11-25-25

LG PROTESTS - TRANSFER APPLICATION WITH OR WITHOUT ENDORSEMENTS Time 2:45 PM §
License #1240: Licensee (from): The Last Frontier Brewing Company TAB 22 Willow Trading Post, Inc. / Crystal Vicente 50% & Chin Burley 50% Licensee (to): License type: Type of application: From premises address: To premises address: Local governing bodies: Endorsements: Consideration: Background: Recommendation: § License #1596: Licensee: License type: Type of application: From premises address: To premises address: Local governing body: Endorsements: Consideration: Recommendation: § License #3009: Licensee (from): Licensee (to): License type: The Last Frontier Brewing Company LLC / Randall E Martin 91%; Robert R Martin Jr 9% Beverage Dispensary Transfer of Ownership and Relocation under AS 04.11.400(k) 14345 N Willow Station, Rd. Willow (MSB jurisdiction) 238 N Boundary St,

Wasilla (City of Wasilla jurisdiction) City of Wasilla; Matanuska Susitna Borough New Restaurant Endorsement Transfer of Ownership and Relocation under AS 04.11.400(k). Matanuska Susitna Borough protests because in accordance with MSB 8.40.060, the Borough Assembly has not approved the relocation from the Borough into the City of Wasilla. An application according to MSB 8.40.070 was received on September 8, 2025, but remains incomplete. This application was approved with delegation at the September 2025 board meeting. The City of Wasilla has approved this relocation application. Reconsider the application and deny with 180-day abeyance and delegation to the director to approve pending lift of MSB's protest and explicit approval of relocation by MSB

John Klapperich

Klapperich & Associates LLC

2951 North Earl Drive

Wasilla, AK. 99654

johnk@mtaonline.net

(907) 355 9970

www.jklapperich.com

From: [CED ABC Alcohol Licensing \(CED sponsored\)](#)
To: johnk@mtaonline.net; goldrushak@gmail.com; lawmall@live.com
Cc: [AMCO Local Government Only \(CED sponsored\)](#); [Alex Strawn](#); [License Reviews](#); [Rick Benedict](#)
Subject: 180-Day Abeyance for Transfer of Ownership/Location/Local Government under AS 04.11.400(k), License #1240
Date: Monday, December 8, 2025 3:37:15 PM
Attachments: [Memo 180-day abeyance letter to applicant #1240 transfer.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

December 8, 2025

The Last Frontier Brewing Company, LLC, The Last Frontier Brewing Company

Proposed Location: 238 N Boundary St., Wasilla

Via Email: johnk@mtaonline.net; goldrushak@gmail.com; lawmall@live.com

Re: Transfer of Ownership/Location/Local Government under AS 04.11.400(k), License #1240

Dear Applicant,

At the November 25, 2025, meeting of the Alcoholic Beverage Control Board, the Board upheld the Matanuska Susitna Borough protest and denied your application with a 180-day abeyance-

3 AAC 305.085(h). This means the Municipality must withdraw its protest by May 24, 2026, otherwise, your application is denied.

If the Municipality's protest is lifted or rescinded no later than May 24, 2026, your license application is approved with delegation, meaning, the application can be effectuated and the Director may issue the license as soon as all other applicable pending approvals (background check, fire marshal approval, etc.) are received.

Please contact alcohol.licensing@alaska.gov if you have any questions.

Respectfully,

Sonya Irwin

Alcohol Licensing Supervisor

Cc: License File

Matanuska Susitna Borough



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

Alcohol and Marijuana Control Office

550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

December 8, 2025

The Last Frontier Brewing Company, LLC, The Last Frontier Brewing Company

Proposed Location: 238 N Boundary St., Wasilla

Via Email: johnk@mtaonline.net; goldrushak@gmail.com; lawmall@live.com

Re: Transfer of Ownership/Location/Local Government under AS 04.11.400(k), License #1240

Dear Applicant,

At the November 25, 2025, meeting of the Alcoholic Beverage Control Board, the Board upheld the Matanuska Susitna Borough protest and denied your application with a 180-day abeyance-3 AAC 305.085(h). This means the Municipality must withdraw its protest by May 24, 2026, otherwise, your application is denied.

If the Municipality's protest is lifted or rescinded no later than May 24, 2026, your license application is approved with delegation, meaning, the application can be effectuated and the Director may issue the license as soon as all other applicable pending approvals (background check, fire marshal approval, etc.) are received.

Please contact alcohol.licensing@alaska.gov if you have any questions.

Respectfully,

Sonya Irwin
Alcohol Licensing Supervisor

Cc: License File
Matanuska Susitna Borough

From: [Rick Benedict](#)
To: [Sierra Smith](#)
Subject: Public Notice According to MSB 8.40.080 (The Last Frontier Brewing Co)
Date: Monday, October 27, 2025 3:24:00 PM
Attachments: [Public Notice Mailing - The Last Frontier Brewing Co 1240.docx](#)
[19N04W08D020 Main Layout.pdf](#)
[4229B01L001A Main Map.pdf](#)

Hello Sierra,

This request is to prepare and mail the attached mailing on or before Wednesday, November 5, 2025. The notice area is to owners of all property within one-half mile from the exterior boundary of the property of the existing licensed facility (17N04W08D020) and one-half mile from the exterior boundary of the proposed relocation property (4229B01L001A), that are subject to this application. Notice also needs to be sent to the South Lakes and Willow Community Councils, as well as to the cities of Wasilla, Palmer, and Houston, at the following addresses. Copies of the entire application package need to be included with the notice to the councils and cities, and I can provide that separately prior to the mailing:

South Lakes Community Council

Attn: Johnny Furlong
950 N. Richmond Lane
Palmer, AK 99645

Willow Community Council

PO Box 1027
Willow, AK 99688

City of Wasilla

Attn: Community & Economic Development
290 E Herning Avenue
Wasilla, AK 99654

City of Palmer

Attn: Community Development
231 W Evergreen Avenue
Palmer, Ak 99645

City of Houston

Attn: Clerk's Office
PO Box 940027

Houston, AK 99694

Thank you!

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

276

MATANUSKA-SUSITNA BOROUGH LAND MANAGEMENT DIVISION
350 E DAHLIA AVE
PALMER AK 99645-6488

The Matanuska-Susitna Borough Assembly will consider the following:

The Planning Director will prepare a Best Interest Finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the transfer of a beverage dispensary liquor license from an unincorporated area of the borough into an incorporated city. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

Willow Trading Post has applied to relocate liquor license #1240, a beverage dispensary license, from the Matanuska-Susitna Borough to The Last Frontier Brewing Company within the City of Wasilla. The liquor license would be transferred from 14345 N. Willow Station Road to 238 N. Boundary Street, pursuant to MSB 8.40.060 – Review of Liquor License Referral for Relocation.

The Matanuska-Susitna Borough Assembly will conduct a public hearing concerning the application on **Tuesday, January 20, 2026, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at www.matsu.gov. For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

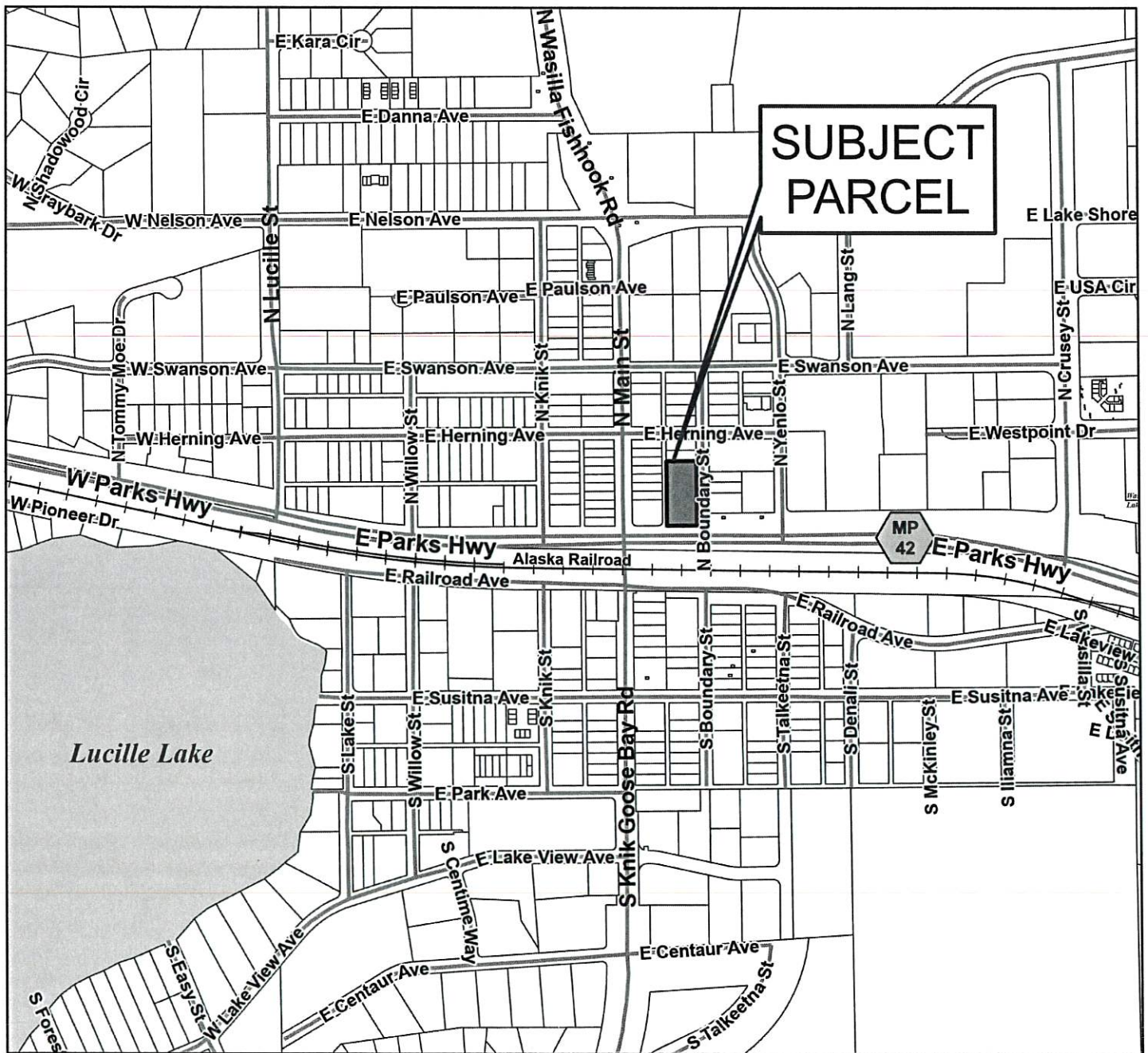
Comments received on or before **December 8, 2025**, will be included in the Planning Director's best interest finding.

Name: _____ Mailing Address: _____

Location/Legal Description of your property: _____

Comments: _____

Note: Vicinity Maps Located on Reverse Side



4229B01L001A



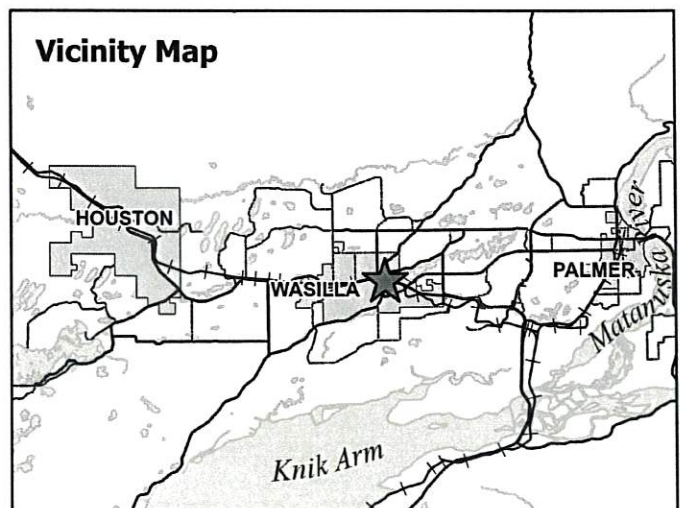
This map is solely for informational purposes only. The Borough makes no express or implied warranties with respect to the character, function, or capabilities of the map or the suitability of the map for any particular purpose beyond those originally intended by the Borough. For information regarding the full disclaimer and policies related to acceptable uses of this map, please contact the Matanuska-Susitna Borough GIS Division at 907-861-7858.

MSB Information Technology/GIS
October 03, 2025



0 1,000 Feet

RS 26-001
IM 26-001



Attachment 8 IM 26-001
RS 26-001



Certificate of Bulk Mailing – Domestic

Attachment 8

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC F or (uncanceled) postage stamps here in of total fee due.



Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostaOne!*® Transaction Number here: _____

Number of Identical Weight Pieces 479	Class of Mail 1st	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound 45
---	-----------------------------	--	--

Total Number of Pounds 1916 9.32	Total Postage Paid for Mailpieces \$354.46	Fee Paid \$13.50
--	--	----------------------------

Mailed For Permit Center	Mailed By Betty Jean Black
------------------------------------	--------------------------------------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

Lucy Masten
(Postmaster or Designee)



PS Form **3606-D**, January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
1	2 BLIND MICE LLC		STE 106	892 E USA CIR	WASILLA	AK	99654-7106
2	200 WEST SWANSON LLC			200 W SWANSON AVE	WASILLA	AK	99654
3	42143 TRUST	HELMS AARON J TRE		PO BOX 874641	WASILLA	AK	99687-4641
4	490 E RAILROAD AVE LLC			3053 W STONEBRIDGE DR	WASILLA	AK	99654
5	600 E RAILROAD AVENUE LLC		% GTK REAL ESTATE	5430 FAIRBANKS ST #5	ANCHORAGE	AK	99518
6	721 EAST WESTPOINT LLC			200 W SWANSON AVE	WASILLA	AK	99654
7	ACS INTERNET LLC		ATTEN: TAX DEP MS #8 MS65	600 TELEPHONE AVE	ANCHORAGE	AK	99503-6010
8	AIR LIQUIDE AMERICA LP		%AIRGAS USA LLC DEPT OF	3737 WORSHAM AVE	LONG BEACH	CA	90808
9	ALASKA AT LAST			PO BOX 1329	PALMER	AK	99645-1329
10	ALASKA CORPORATION FOR	AFFORDABLE HOUSING		PO BOX 101020	ANCHORAGE	AK	99510-1020
11	ALASKA CUSTOM HOMEBUILDERS LLC			1735 S CREEKSIDE CIR	WASILLA	AK	99654-8293
12	ALASKA RAILROAD CORP			PO BOX 107500	ANCHORAGE	AK	99501-7500
13	ALASKA STATE OF	AIRPORT/WILLOW	% LEASING & PRPTY MGMT	PO BOX 196900	ANCHORAGE	AK	99519-6900
14	ALASKA STATE OF	DEPT OF TRANS & PUB FAC		PO BOX 196900	ANCHORAGE	AK	99519-6900
15	ALASKA USA FED CR UNION		ATTN: ACCTS PAYABLE	PO BOX 196020	ANCHORAGE	AK	99519-6020
16	ALASKAN STARR ENT INC			211 E PARKS HWY	WASILLA	AK	99654
17	ALDERMAN PROPERTIES LLC			210 E PARK AVE	WASILLA	AK	99654
18	ALDERMAN STEVEN K			PO BOX 870524	WASILLA	AK	99654
19	ALLEN CHRIS SHERMAN			591 E SUSITNA AVE	WASILLA	AK	99654-8127
20	ALLEN JEFFREY & MARIE			PO BOX 1223	WILLOW	AK	99688
21	A'LSKA CONSTRUCTION LLC			930 S CHECK ST	WASILLA	AK	99654
22	ANDERSON TED W	TZOU RICHARD		500 E RAILROAD AVE	WASILLA	AK	99654-8157
23	ARMSTRONG CHAD & CARLA			231 E PARK AVE	WASILLA	AK	99654-8022
24	ARNOLD SEAN T		#43	401 S WASILLA ST	WASILLA	AK	99654
25	AT&T MOBILITY		ATTN PROPERTY TAX DEPT	1010 PINE 6E-L-01	ST LOUIS	MO	63101
26	AZZAM HUSSEIN & RAIDA			16101 SAINT JAMES ST	ANCHORAGE	AK	99516
27	BAGLEY JAMES G & JAMIE C			PO BOX 873795	WASILLA	AK	99687
28	BARNETT WM E & VICTORIA A			70641 ROAD 436	STAMFORD	NE	68977-3007
29	BARTLETT ANTHONY G		PMB 279	189 E NELSON AVE	WASILLA	AK	99654-6464
30	BARTLEY JACOB		UNIT 27	401 S WASILLA ST	WASILLA	AK	99654-8173
31	BARVE LAVON A & BETTY L			590 E RAILROAD	WASILLA	AK	99654
32	BAUMAN ANNA M			PO BOX 447	WILLOW	AK	99688
33	BAYER-SNYDER ALEXIA ANN			2922 N HARLAN CIR	WASILLA	AK	99623
34	BEARPAW RIVER BREWING CO LLC			4605 E PALMER WASILLA HWY	WASILLA	AK	99654
35	BECHEL JAMES L	FORMAN ROBIN M	UNIT A	171 E DANNA AVE	WASILLA	AK	99654
36	BEETER DARYL J		#5	401 S WASILLA ST	WASILLA	AK	99654
37	BEKKER AMANDA J		% KURT WILKEN	1000 W SELINA LN	WASILLA	AK	99654
38	BENSYN KELLY			850 SPRING VALLEY DR	FOREST PARK	GA	30297
39	BERG KAREN			PO BOX 871672	WASILLA	AK	99687-1672
40	BERNARD NATHAN & ZOIE			PO BOX 873535	WASILLA	AK	99687
41	BERRY JERRY D			PO BOX 876333	WASILLA	AK	99687
42	BETTS BILL BUFORD			650 SELINA LN	WASILLA	AK	99654
43	BIG SKY DEVELOPMENT LLC			100 SANDY CREEK TRL	WEATHERFORD	TX	76085
44	BINDER NANCY R EST		% MARK ALLAN EXECUTOR	1018 ISSAC CLIFTON RD # 1	CHAPMANSBORO	TN	37035-5324
45	BLACKBURN LLC			8850 E KILKENNY DR	PALMER	AK	99645
46	BOLING THOMAS	FUGLESTAD JON		PO BOX 934	WILLOW	AK	99688
47	BOREIS LEO G		APT 251	2301 SENTRY DR	ANCHORAGE	AK	99507-4430
48	BOUCHER JEFFREY E			102 E KARA CIR	WASILLA	AK	99654
49	BOUWHUIS TIMOTHY R		# C	215 E DANNA AVE	WASILLA	AK	99654
50	BOYLES THOMAS			PO BOX 671848	CHUGIAK	AK	99567
51	BRADBURY MATTHEW D		SUITE 120	515 E DAHLIA AVE	PALMER	AK	99645

Attachment

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
52	BRANDON LINDA S			418 N MAIN ST	WASILLA	AK	99654-7018
53	BRESHEARS DAVID & JANE			14233 W COZY RIDGE RD	WASILLA	AK	99653
54	BROOKS RYAN M			PO BOX 1190	WILLOW	AK	99688-1190
55	BROWN LEON T JR			PO BOX 872123	WASILLA	AK	99687-2123
56	BROWN ROBERT			3750 E COUNTRY FIELD CIR	WASILLA	AK	99654
57	BROWNELL MADALYN LINDSAY			732 SARATOGA DR	NAPA	CA	94559-3630
58	BUCARIA GARVAN P TR TRE	BUCARIA JEANENE B TR TRE		PO BOX 870298	WASILLA	AK	99687-0298
59	BURDETTE ROBERT T		UNIT 45	401 S WASILLA ST	WASILLA	AK	99654-8174
60	BURNETT JACKIE D			PO BOX 521182	BIG LAKE	AK	99652
61	BUTCHER & BETTINE LLC			PO BOX 520405	BIG LAKE	AK	99652-0405
62	CAFFALL JAMES W			PO BOX 925	WILLOW	AK	99688-0925
63	CALDWELL KENNETH EST	ALLEN DEBORAH		PO BOX 954	WILLOW	AK	99688-0954
64	CAMPBELL GARY R B			13610 VERN DR	ANCHORAGE	AK	99516-2690
65	CAPELLINI KARLA			PO BOX 2731	LAKE CITY	FL	32056
66	CARLOW DIANE		# 17	401 S WASILLA ST	WASILLA	AK	99654-8173
67	CARTER RAYMOND & K TR E	CARTER RAYMOND & K LVG TR		631 LAKE VIEW BLVD	SANDPOINT	ID	83864
68	CEDERHOLM & RANSOM LVG TR	CEDERHOLM ROBT E TRE RANSOM LINDA A TRE		1400 E BOGARD RD	WASILLA	AK	99654-6530
69	CENTENNIAL PLAZA AK LLC		STE 100	3225 MCLEOD DR	LAS VEGAS	NV	89121
70	CHARLES MOORE			PO BOX 1291	WILLOW	AK	99688
71	CHESTER LLC			PO BOX 92772	ANCHORAGE	AK	99509-2772
72	CHONG CHRISTOPHER H		# 11	401 S WASILLA ST	WASILLA	AK	99654
73	CHRISTLER CAROLYN L		# 15	401 S WASILLA ST	WASILLA	AK	99654-8172
74	CHRISTOFFERSEN TIMOTHY J			1413 S SINOVA	MESA	AZ	85206-5510
75	CIRCLE K STORES INC			PO BOX 52085	PHOENIX	AZ	85072
76	CITY CENTER WASILLA LLC		# 203	4101 ARCTIC BLVD	ANCHORAGE	AK	99503
77	CITY VW INV LLC			2273 N SADDLE HORSE DR	WASILLA	AK	99654-3563
78	CLARK CHRISTIE		UNIT 29	401 S WASILLA ST	WASILLA	AK	99654
79	CLARY CHARLES F & DIANELYNN			4724 KERSHNER AVE	ANCHORAGE	AK	99517
80	CLAYTON JOHN R REV TR	CLAYTON MAUREEN L REV TR		131 E LAKE VIEW AVE	WASILLA	AK	99654
81	CLAYTON RICHARD & RENEE			201 W NELSON AVE	WASILLA	AK	99654
82	COLEGROVE S & S LVG TR		STE 1	460 W BRIAR DR	WASILLA	AK	99654
83	COOK INLET HOUSING AUTHORITY		STE 100	3510 SPENARD RD	ANCHORAGE	AK	99503
84	COOPER GERALDINE			160 E KARA CIR	WASILLA	AK	99654-6374
85	CORPUZ KAREN M		UNIT B	401 S WASILLA ST	WASILLA	AK	99654-8172
86	COTTLE MARLENE M		% JANET J STANNARD	6000 S HAYFIELD RD	WASILLA	AK	99623
87	COTTLES COUNTRY ENTERPRISES LLC			501 W LAKE VIEW AVE	WASILLA	AK	99654
88	COWGER AMY		UNIT B	290 E SUSITNA AVE	WASILLA	AK	99654
89	COX ERIC R	CHRISTIANSSEN ALECIA		255 W FALLEN LEAF CIR	WASILLA	AK	99654
90	CPB ALASKA LLC		STE 300	800 E RAILROAD AVE	WASILLA	AK	99654
91	CREDIT UNION 1		ATTEN: CFO OFFICE	1941 ABBOTT RD	ANCHORAGE	AK	99507-3448
92	CRONQUIST FAMILY LLC			16770 SNOWMOBILE LN	EAGLE RIVER	AK	99577-7585
93	CROWN MOTORS LLC			201 W PARKS HWY	WASILLA	AK	99654
94	CROWSON JAMES			637 A ST	ANCHORAGE	AK	99501
95	CROZIER DANIEL K & BARBARA A			3303 S JENKS DR	WASILLA	AK	99654-0308
96	DAHL DAVID & MICAH			2747 S RED BIRCH DR	WASILLA	AK	99623-0929
97	DAIRY BUILDING LLC			185 E PARKS HWY	WASILLA	AK	99654
98	DAVID KATHLEEN M			PO BOX 595	WILLOW	AK	99688
99	DAY JOSHUA D		UNIT B1 # 8	3011 CLINTON DR	JUNEAU	AK	99801-7173
100	DEAN ANDREW			PO BOX 1010	WILLOW	AK	99688
101	DELONGCHAMP JONATHON L			6350 NORM DR	ANCHORAGE	AK	99507
102	DENALI FAMILY SERVICES		STE 116	1251 MULDOON RD	ANCHORAGE	AK	99504

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode	
103	DENEKI HOUSE INC		STE 102	1075 S CHECK ST	WASILLA	AK	99654-8067	
104	DEVAKAUR IRREV AK FAM TR	DEVAKUR KHALSA	% JOYCE TROY	PO BOX 1101	WILLOW	AK	99688-1101	80
105	DISELROD DESIREE D			PO BOX 873723	WASILLA	AK	99687	99687
106	DIVIS MICHAEL J	WRIGHT PAMELA S		413 W FAITH RD	WASILLA	AK	99684	99684
107	DIXON JOHN MURRAY			PO BOX 771296	EAGLE RIVER	AK	99577	99577
108	DOBSON ALEXA K			1240 E 11TH AVE	ANCHORAGE	AK	99581	99581
109	DOLMATOFF MARY J		UNIT 40	401 S WASILLA ST	WASILLA	AK	99654	99654
110	DON JACK & SUNG TRUST			770 KARLUK CT	FAIRBANKS	AK	99701-1407	
111	DONEY CARMELA	BOWLES WILLIAM M & AMIE M		580 S WILLOW ST	WASILLA	AK	99654-8005	
112	DOVBA ANDRIANA			2201 E GRIZZLY BEAR DR	WASILLA	AK	99654	99654
113	DOWLING LINDSEY			1850 N LAUREL DR	PALMER	AK	99645-8807	
114	DS LOWE LLC			501 N KNIK ST	WASILLA	AK	99654-7050	
115	DYEMOND LLC			1707 S BRAGAW ST	ANCHORAGE	AK	99508-3436	
116	E M INVESTMENTS LLC			163 W HERNING AVE	WASILLA	AK	99654-6834	
117	EASLEY BRENNAN	BAKER SIERRA		454 S LAKE ST	WASILLA	AK	99654	99654
118	EDWARDS M DELON& GLENNA G		UNIT 1	6958 SW 137TH COURT RD	OCAIA	FL	34481-5607	
119	EILERTSEN JOHN M III			400 S WILLOW ST	WASILLA	AK	99654-8004	
120	EISENBACHER BRANDON J		APT 202	1216 S MAIN ST	ABERDEEN	SD	57401	57401
121	ELOI JONATHAN		#9	401 S WASILLA ST	WASILLA	AK	99654-8172	
122	ENGEN DAVID O & JODY K			PO BOX 56863	NORTH POLE	AK	99705-1863	
123	ENTERPRISE PROPERTIES LLC			1000 W SELINA LN	WASILLA	AK	99654-7984	
124	ESIPOV EGOR VICTOROVICH			3120 BETTLES BAY LOOP	ANCHORAGE	AK	99515-2408	
125	ESTES CHARLES G JR & MARILLYN A		PMB 427	7362 W PARKS HWY	WASILLA	AK	99623-9300	
126	EWING MARK A			477 S BOUNDARY ST	WASILLA	AK	99654	99654
127	FAIX BRIAN & MONICA		STE 111-374	2417 TONGASS AVE	KETCHIKAN	AK	99901	99901
128	FAMILY CENTERED SERVICES			1825 MARIKA RD	FAIRBANKS	AK	99709-5521	
129	FAMILY CENTERED SRVS OF AK			1825 MANIKA RD	FAIRBANKS	AK	99709	99709
130	FARMER DAKOTA C & MALOREE D			PO BOX 657	WILLOW	AK	99688	99688
131	FARWEST STEEL ALASKA INC			340 E CENTAUR AVE	WASILLA	AK	99654	99654
132	FIRST NAT'L BANK ALASKA		ATTN: ACCOUNTING DEPT	PO BOX 100720	ANCHORAGE	AK	99510-0720	
133	FOLLETT SHIRLEY J EST	FOLLETT MARK S FOLLETT ERIC G & JILL	% ERIC G FOLLETT	10300 SCHNEITER DR	ANCHORAGE	AK	99507	99507
134	FORSTER DIANE L		UNIT B	286 E SUSITNA AVE	WASILLA	AK	99654-8013	
135	FORTIER JAMES	TOBIN GINGER	PMB 420	7362 W PARKS HWY	WASILLA	AK	99623	99623
136	FROMMER JOHN AARON	FROMMER JOSEPH JULIUS		472 S LAKE ST	WASILLA	AK	99654	99654
137	FRYER LAWRENCE			13780 N PYRITE AVE 291	WILLOW	AK	99688	99688
138	FUGLESTAD JON & CHERYL			PO BOX 248	WILLOW	AK	99688	99688
139	GALLANT RAY& FREDA LVG TR	GALLANT RAYMOND A TRE GALLANT FREDA W TR	%LESLIE GALLANT	2487 E SANTIAGO TRL	CASA GRANDE	AZ	85194	85194
140	GALLOWAY HOLDINGS LLC			452 S KNIK GOOSE BAY RD	WASILLA	AK	99654	99654
141	GARNER FAM TR	GARNER RONALD&ERENDIRA TRES		4769 RED ROCK DR	LARKSPUR	CO	80118-8413	
142	GEHRINGER TERI M			PO BOX 1276	WILLOW	AK	99688	99688
143	GEORGE A & CAROL A			BOX 1061	WILLOW	AK	99688	99688
144	GERSICH PATRICIA MARIE TR/TRE			350 E CARPENTER CIR	WASILLA	AK	99654-6433	
145	GIANOPOULOS STEVEN		# G	500 N MAIN ST	WASILLA	AK	99654	99654
146	GIANOPOULOS STEVEN G			PO BOX 4326	PALMER	AK	99645-4326	
147	GILMOUR WALTER E	MESSICK JENNIFER ANN		1675 W TILlicum AVE	WASILLA	AK	99654	99654
148	GLOBAL FINANCE & INV CO			PO BOX 3517	REDMOND	WA	98073	98073
149	GODNIG EDWARD C			PO BOX 872467	WASILLA	AK	99687-2467	
150	GOLD LLC			101 W PARKS HWY	WASILLA	AK	99654	99654
151	GOLDSTAKE LLC		STE 500	1712 PIONEER AVE	CHEYENNE	WY	82001	82001
152	GOOD SHEPHERD LUTHERAN	CHURCH OF WASILLA INC		501 BOGARD RD	WASILLA	AK	99654	99654
153	GOODWIN LARRY	OLIVER JUDY		16851 S FORSYTHE RD	OREGON CITY	OR	97045	97045

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
154	GOURLEY STANLEY V			8291 E TOPEKA PL	YUMA	AZ	85365
155	GRAHAM ROBERT A	GRAHAM STUART R		893 E SUSITNA AVE	WASILLA	AK	99654
156	GRANT TREAVEN & GRANT TAFT	GRANT TRAVIS		2177 S 400 E	HEBER CITY	UT	84032-5504
157	GRAPE TAP AK THE LLC			322 N BOUNDARY ST	WASILLA	AK	99654-7128
158	GRAVELLE TAMARA S LVG TR			2610 JUNEAU ST	ANCHORAGE	AK	99508-3958
159	GRAY MARILYN J			491 S TALKEETNA ST	WASILLA	AK	99654
160	GRIES BRIAN W			PO BOX 441	WILLOW	AK	99688-0441
161	GRIFFIN CHAD ANTHONY			HC 89 BOX 81	WILLOW	AK	99688-9702
162	GRUBSTAKE INVESTMENTS LLC			PO BOX 574	WILLOW	AK	99688
163	GURR INVESTMENTS LLC	LUCILLE INVESTMENTS LLC	%KRIS GURR	4213 E SERENDIPITY LOOP	WASILLA	AK	99654
164	GURTLE EDWARD OLIVER JR	GURTLE BEVERLY JEAN EST		3175 SEAGULL DR	PALMER	AK	99645
165	H & H FRONTIER LLC		% ERIN HOFFMAN	1150 S COLONY WAY STE 3 #	PALMER	AK	99645-6972
166	HAGEDORN DONALD M & DEBORAH A			PO BOX 1092	WILLOW	AK	99688
167	HALE JOHN H		% NAN ELLIOT-HALE	PO BOX 101195	ANCHORAGE	AK	99510-1195
168	HALEY ASPEN LLC		STE 101	1900 W BENSON BLVD	ANCHORAGE	AK	99517
169	HALL ALAN R & PETRA Y			590 E CARPENTER CIR	WASILLA	AK	99654
170	HAMPTON E T & DIANE		% STEPHANIE SPRAGGON	301 S MARY AVE	EAST WENATCHEE	WA	98802
171	HANLEY ERIC & ELINOR			PO BOX 390	WILLOW	AK	99688
172	HANSON MCKENZIE		#6	3404 W 84TH AVE	ANCHORAGE	AK	99502
173	HARBISON ROBT L			PO BOX 591	WILLOW	AK	99688-0591
174	HARREN RICHARD L	CHAPELLE MAGALI S	% APEX PROPERTY MGT LLC	PO BOX 879158	WASILLA	AK	99687
175	HARTMAN HENRY W & ANA M			125 W GAIL DR	WASILLA	AK	99654
176	HATFIELD HILLARY		APT B	171 E DANNA AVE	WASILLA	AK	99654-6571
177	HAZELTON HANS & LISA			1640 WICKERSHAM DR	ANCHORAGE	AK	99507
178	HEATH RICHARD F			190 E KARA CIR	WASILLA	AK	99654-6374
179	HENDERSON FAMILY TRUST			745 E WESTPOINT DR	WASILLA	AK	99654
180	HENNINGS DEVIN & JESSICA			421 S LAKE ST	WASILLA	AK	99654
181	HENRY LARRY B & DEANNA L			390 E CARPENTERS CIR	WASILLA	AK	99654
182	HERITAGE DREAMERS LLC			280 N MAIN ST	WASILLA	AK	99654
183	HERITAGE FAMILY INV LLC			5366 DAVIDSON ST SE	ALBANY	OR	97322
184	HERMAN-HOSKINS CASEY			PO BOX 110	WILLOW	AK	99688
185	HILLMAN VERNER & TERRY		UNIT B	191 E DANNA AVE	WASILLA	AK	99654
186	HOAGLAND JEREMY L			PO BOX 870326	WASILLA	AK	99687-0326
187	HOLBROOK JOSHUA			180 E GLEN CIR	WASILLA	AK	99654
188	HOLIDAY ALASKA INC		% CIRCLE K STORES INC #6	PO BOX 52085	PHOENIX	AZ	85072
189	HOLMES DOYLE E & DEBRA L			PO BOX 9	WILLOW	AK	99688
190	HOWINGTON JUSTIN D			PO BOX 574	WILLOW	AK	99688
191	HRONKIN PROPERTIES LLC			936 E WESTPOINT Dr	WASILLA	AK	99654
192	HUDSON NICKY L			13695 N WILLOW DR	WILLOW	AK	99688
193	HULL RONALD R & JANE M LVG TR	WISSLER WENDY M		4785 W STACY ST	WASILLA	AK	99654
194	HULL RONALD R & JANE M LVG TR		% APPEX PROPERTY MANAGEME	PO BOX 879158	WASILLA	AK	99687
195	HUNT DAVID & SANDY			PO BOX 77	WILLOW	AK	99688-0077
196	IMLACH WILLIAM E SURVIVORS TRUST			PO BOX 872526	WASILLA	AK	99687
197	INGRAHAM KATHLEEN G		# 21 % KATHLEEN G INGRAHA	8036 LOGANBERRY ST	ANCHORAGE	AK	99502-4378
198	INGRAHAM MICHAEL			7810 LOTUS DR	ANCHORAGE	AK	99502-4654
199	JACKSON ANTHONY & KERRI REV TR			2932 MEADOW WOOD CIR	ANCHORAGE	AK	99516
200	JACOBS DAWN			PO BOX 94	WILLOW	AK	99688-0094
201	JACOBS JEREMY L			GENERAL DELIVERY	BOISE	ID	83707-9999
202	JAKONES PATRICIA A			14728 E KNIK VIEW DR	PALMER	AK	99645
203	JANICE RENE PROPERTIES LLC			PO BOX 670085	CHUGIAK	AK	99567-0085
204	JENSEN STEVEN P			515 S BOUNDARY ST	WASILLA	AK	99654

Attachment

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
205	JERNIGAN TRACIE LYNN			PO BOX 937	WILLOW	AK	99688-0937
206	JMAK1 LLC			PO BOX 241567	ANCHORAGE	AK	99524-1567
207	JOHNSON DAVID L			PO BOX 809	WILLOW	AK	99688-0809
208	JOHNSON EILEEN		UNIT 124	889 N ELKHORN DR	WASILLA	AK	99654
209	JOHNSON MARIO JONAS			PO BOX 873676	WASILLA	AK	99654
210	JOHNSON PROPERTIES LLC			3312 CRANZ AVE	THE VILLAGES	FL	32183
211	JOHNSON TIMOTHY J & CHRISTINE K		#1	891 E SUSITNA AVE	WASILLA	AK	99654
212	JONES DANIEL A & GAIL A			PO BOX 1203	WILLOW	AK	99688-1203
213	JONES PETER A			170 E KARA CIR	WASILLA	AK	99654
214	KALMBACH KIM		PMB 284	7362 W PARKS HWY	WASILLA	AK	99623-9300
215	KAPIL SAMEER			2718 TIMBER VIEW DR	ANCHORAGE	AK	99516
216	KAPUNIAI KATHRYN F			HC 89 BOX 107	WILLOW	AK	99688-9702
217	KATKUS THOMAS H	KALMBACH KIM E	PMB 284	7362 W PARKS HWY	WASILLA	AK	99623-9300
218	KEY BANK OF ALASKA		% LAKESHA PETERSON	601 108TH AVE NE STE 320	BELLEVUE	WA	98004
219	KI TRANSALASKA BUILDING LLC		STE 201	165 E PARKS HWY	WASILLA	AK	99654
220	KIEHN BRADLEY MICHAEL			285 E PARK AVE	WASILLA	AK	99654-8022
221	KIM CHI DO			171 E KARA CIR	WASILLA	AK	99654
222	KIM JANE HAN		#28	401 S WASILLA ST	WASILLA	AK	99654
223	KING JACK R			337 COUNTY ROAD 332	BENTON	MO	63736-9127
224	KLEIN DAVID T			PO BOX 874474	WASILLA	AK	99687
225	KNAPP JEFFREY D TRE	HALE DOROTHY J TRE KNAPP-HALE REV TR		2436 PRINCE ST	BERKELEY	CA	94705
226	KNOWLES ANDREW J			7441 SOLARSET CIR	ANCHORAGE	AK	99507
227	KRACKER JAMES E	KRACKER ERICA		414 NE 69TH AVE	PORTLAND	OR	97213
228	KRAGT KEVIN D	KRAGT GERALD D		946 W 72ND	ANCHORAGE	AK	99518
229	KURANI KURBAN		% MIDAS MUFFLER	210 CENTER CT	ANCHORAGE	AK	99518
230	KURTZ GERALD B			101 E KARA CIR	WASILLA	AK	99654
231	LACHER RANDY K	CULBERTSON WILLIAM P		1175 SNOW HILL AVE	WASILLA	AK	99654
232	LACHICOTTE ELLEN WELLS			1061 E LEE ST	WASILLA	AK	99654-0578
233	LAKE LUCILLE LLC			3525 E GREY WOLF DR	WASILLA	AK	99654
234	LAKE STREET LLC			1695 S CREEKSIDE CIR	WASILLA	AK	99654
235	LALEN INVESTMENTS LLC			9531 W SKYVIEW DR	WASILLA	AK	99623
236	LAMBE DAVID PAUL			2218 LEWIS ST	WHITE OAK	PA	15131-2912
237	LANDAK PARTNERSHIP		% EVADINE M TURNER	1413 S SINOVA	MESA	AZ	85206-5510
238	LANE STREET LLC			12202 SWEETWATER CIR	EAGLE RIVER	AK	99577-7932
239	LANTZ KELLY LEE		UNIT 49	401 S WASILLA ST	WASILLA	AK	99654
240	LARGER DANIELLE A		# 30	401 S WASILLA ST	WASILLA	AK	99654
241	LARSON NICHOLAS D & JENNIFER L			125 E DANNA AVE	WASILLA	AK	99654-6420
242	LARUE TR THE	MARTIN ROBT J TRE MARTIN PAMELA S TRE		10756 GREEN VALLEY RD	GILROY	CA	95020
243	LAU FITI		#41	401 S WASILLA ST	WASILLA	AK	99654
244	LAU TERRIS F		# 24	401 S WASILLA ST	WASILLA	AK	99654
245	LAUREN PROPERTIES LLC			1000 W SELINA LN	WASILLA	AK	99654-7984
246	LEDFORD GLENDA REV LVG TR		#182	189 E NELSON AVE	WASILLA	AK	99654
247	LEE CATHERINE & HAWK		#280 C	280 E SUSITNA AVE	WASILLA	AK	99654
248	LEE CATHRINE M			1000 E WESTPOINT DR	WASILLA	AK	99654
249	LEE CHARLA A			PO BOX 870132	WASILLA	AK	99687-0132
250	LEE PATRICIA S			PO BOX 815	WILLOW	AK	99688
251	LEE SCOTT H & KATHERINE A			446 CARPENTER CIR	WASILLA	AK	99654
252	LEFFERT NICHOLAS			230 E SUSITNA AVE	WASILLA	AK	99654
253	LEGACY CLOCKTOWER LLC			436 N MAIN ST	WASILLA	AK	99654
254	LEGACY VENTURES LLC			436 N MAIN ST	WASILLA	AK	99654
255	LEONARD THEODORE			PO BOX 874380	WASILLA	AK	99687-4380

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
256	LET LLC			PO BOX 110409	ANCHORAGE	AK	99511-0409
257	LEVINSON ANNA L EST	%ALAN LEVINSON		PO BOX 1677	DELTA JCT	AK	99737-1677
258	LEWIS DONAL R	PETERSON-LEWIS ANNIE M		PO BOX 230045	ANCHORAGE	AK	99523-0045
259	LITTLE RUDA ENTERPRISES LLC			217 E ARCTIC AVE	PALMER	AK	99645-6257
260	LMPB LLC		# 185	185 E NELSON AVE	WASILLA	AK	99654-6464
261	LORDS DENNIS R EST & LUCINDA R			PO BOX 675	WILLOW	AK	99688-0675
262	LUCZYCKI JAMES M	LUCZYCKI MICHELLE DELLCROCE		405 RUTH JENNINGS DR	DEBARY	FL	32713-4750
263	LYLE JOSEPH L JR	DAVIS CHANTAL B		3984 E BLUE SAPPHIRE CT	WASILLA	AK	99654
264	MACKNICKI JAMES D & KATHLEEN		# C	286 E SUSITNA AVE	WASILLA	AK	99654
265	MALONE ALAN JOS			PO BOX 135	PETERSBURG	AK	99833-0135
266	MARTIN JAS D DR & CINDI L	% VALLEY CHIROPRACTIC		400 N MAIN ST	WASILLA	AK	99654
267	MARTIN LARRY B & PAM L			709 FOSTER DR	OXFORD	AL	36203
268	MARTIN RANDALL			PO BOX 871748	WASILLA	AK	99687-1748
269	MARTIN RANDALL E			212 N BOUNDARY ST	WASILLA	AK	99654-7127
270	MASSIE DARRELL	DENNEY MICHELLE		PO BOX 672133	CHUGIAK	AK	99567
271	MASSIE DARRELL	DENNEY MICHELLE		PO BOX 870784	WASILLA	AK	99687
272	MAT VLY FED CR UNION			1020 S BAILEY ST	PALMER	AK	99645-6924
273	MATANUSKA ELECTRIC ASSN			PO BOX 2929	PALMER	AK	99645-2929
274	MATANUSKA TELEPHONE ASSN			PO BOX 3550	PALMER	AK	99645-3550
275	MATANUSKA VALLEY FED CR UNION			1020 S BAILEY ST	PALMER	AK	99645
276	MATANUSKA-SUSITNA BOROUGH	LAND MANAGEMENT DIVISION		350 E DAHLIA AVE	PALMER	AK	99645-6488
277	MAT-SU INDUSTRIAL GROUP LLC			PO BOX 260770	ENCINO	CA	91426
278	MAT-SU VALLEY MEDICAL CTR		% PROPERTY VALUATION SERV	14400 METCALF AVE	OVERLAND PARK	KS	66223
279	MCCABE CHESTER			140 E KARA CIR	WASILLA	AK	99654
280	MCCARTHY DEBORAH MARIE			175 PARK AVE	WASILLA	AK	99654
281	MCCLURE WESLEY J JR			PO BOX 601	WILLOW	AK	99688-0601
282	MCCOTTER RE HOLDINGS			690 E SUSITNA AVE	WASILLA	AK	99654
283	MCDONALDS USA LLC			110 N CARPENTER ST	CHICAGO	IL	60607-2101
284	MCGUIRE MARILYN J			176 E SUSITNA AVE	WASILLA	AK	99654
285	MICMAHEN ALAN M		UNIT 42	401 S WASILLA ST	WASILLA	AK	99654
286	MICMAHON IDA M	BUSHNELL WILLET RAY		PO BOX 871684	WASILLA	AK	99687-1684
287	MCMULLIAN JAMES III & SUZANNE D			PO BOX 3451	PALMER	AK	99645
288	MEANY DONALD & BIRGIT E			9960 PUFFIN DR	PALMER	AK	99645
289	MELICKIAN ARTHUR H			404 E ARCTIC AVE	PALMER	AK	99645
290	MELOVIDOV NADIA			163A ELLERMAN HEIGHTS RD	SAINT PAUL ISLA	AK	99660
291	MILLER KYNDA K			4455 ANNAPOLIS DR	WEST VALLEY CIT	UT	84120
292	MILLER WM H JR		# 125	189 E NELSON AVE	WASILLA	AK	99654
293	MILLHOUSE SANDRA D			PO BOX 874574	WASILLA	AK	99687-4574
294	MILLS ROBERT S & SUSAN C			PO BOX 870016	WASILLA	AK	99687-0016
295	MILLS STEPHEN			PO BOX 25	WILLOW	AK	99688
296	MINNICK JOHN J 2022 IRREV TR			231 N MAIN ST	WASILLA	AK	99654
297	MINNICK JUDY K			217 E LAKE VIEW AVE	WASILLA	AK	99654
298	MINNICK PAUL & DIANE			PO BOX 871274	WASILLA	AK	99687-1274
299	MOE RYAN SCOTT	MOE LAUREN NICHOLE		830 S CHECK ST	WASILLA	AK	99654-8041
300	MOE TR	MOORE ROGER E TRE		PO BOX 1091	WILLOW	AK	99688
301	MOORE MORTIMER M & JODY L			4001 S BIRCH COVE DR	WASILLA	AK	99623-9456
302	MORRIS CHARLES W&LAUREL M			751 S REEVE CIR	WASILLA	AK	99654
303	MOSS CHARLENE D			PO BOX 874612	WASILLA	AK	99687-4612
304	MUDBUSTERS CARWASH CO			110 E HERNING AVE	WASILLA	AK	99654-7029
305	MUTH MICHAEL D & EMMA J			PO BOX 875731	WASILLA	AK	99687-5731
306	MY HOUSE HOLDING & DEV CO			300 N WILLOW ST	WASILLA	AK	99654

Attachment 8

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
307	NARINO INVESTMENTS LLC			4700 E SHAWS DR	WASILLA	AK	99654-4368
308	NATIONAL RETAIL PROPERTIES LP		% RYAN LLC	PO BOX 56607	ATLANTA	GA	30343
309	NEESER CONSTRUCTION INC			2501 BLUEBERRY RD	ANCHORAGE	AK	99503
310	NEISH INVESTMENTS LLC			PO BOX 876009	WASILLA	AK	99687-6009
311	NELSON AVENUE LLC			179 E NELSON AVE	WASILLA	AK	99654-6462
312	NELSON JEFFREY J			3533 W 79TH AVE	ANCHORAGE	AK	99502
313	NELSON MICHAEL A & LISA M		PMB 185	189 E NELSON AVE	WASILLA	AK	99654
314	NORTHERN ENCLOSURES LLC			PO BOX 3288	PALMER	AK	99645-3288
315	NORTHTRIM BANK			3111 C ST	ANCHORAGE	AK	99503
316	NW FRAMING CONSTRUCTION LLC			PO BOX 410	SILVERTON	OR	97381
317	NYBERG DAVID A & JACKIE S			PO BOX 872361	WASILLA	AK	99687-2361
318	OAKS ANDREA LYNNE	STITH ANDREA L	APT 28	9336 BLACKBERRY ST	ANCHORAGE	AK	99502-1543
319	OH KAP BOK & SUN SOOK			990 E WESTPOINT DR	WASILLA	AK	99654
320	OHANA KULEANA LLC			PO BOX 111427	ANCHORAGE	AK	99511
321	OSWALT MICHAEL B		UNIT D	171 E DANNA AVE	WASILLA	AK	99654-6571
322	OTTEN JUSTIN			16125 E PTARMIGAN RD	PALMER	AK	99645-7817
323	OWEN DAMITO			PO BOX 230795	ANCHORAGE	AK	99523
324	P3 PROPERTY & LOGISTIC LLC			101 E SWANSON AVE	WASILLA	AK	99654
325	PACIFIC TRADING CO		STE 123	189 E NELSON AVE	WASILLA	AK	99654
326	PALENSKE SARAH			4475 PALMER FISHOOK RD	PALMER	AK	99645
327	PARVIN GREGORY S			290 N WILLOW ST	WASILLA	AK	99654-7042
328	PASCOE JOHN KYLE			6640 S LARK CIR	WASILLA	AK	99623-8835
329	PAYNE MANAGEMENT LLC			546 N MAIN ST	WASILLA	AK	99654
330	PAYNE MANAGEMENT LLC			546 N MAIN ST	WASILLA	AK	99654
331	PAYNE RICHARD & TYAN			4901 E WINDRIDGE AVE	WASILLA	AK	99654
332	PEAK AUTOMOTIVE LLC			591 S MCKINLEY ST	WASILLA	AK	99654
333	PEREZ LEONEL PIZETTE			3828 WILLIAMS ST	ANCHORAGE	AK	99508
334	PERKINS CAROL J			22012 VALLEY AVE	CHUGIAK	AK	99567
335	PHILLIPS KRISTEN			PO BOX 876251	WASILLA	AK	99687
336	POTTER DERRICK			827 MILLER ST	GARBERVILLE	CA	95542-3411
337	PRICHARD JANICE		#4	897 E SUSITNA AVE	WASILLA	AK	99654
338	QUARVE ANDY	QUARVE KALYNN		25135 MEADOW RIDGE CT	CHUGIAK	AK	99567-5787
339	RABON RYAN D		#14	401 S WASILLA ST	WASILLA	AK	99654
340	RACHOW MAXINE		CONDO B	215 E DANNA WAY	WASILLA	AK	99654-6409
341	RAGAN JOHN C & MARTY			PO BOX 7592	NIKISKI	AK	99635-7592
342	RAGSDALE MELINDA K			161 E KARA CIR	WASILLA	AK	99654-6374
343	RAINS JUANITA		# 52	401 S WASILLA ST	WASILLA	AK	99654
344	RAMTAHAL AMRITA V REV TR		UNIT C	201 E DANNA AVE	WASILLA	AK	99654
345	RANDALL ALEXANDRA			PO BOX 520727	BIG LAKE	AK	99652
346	RANEY DONALD S			918 W 14TH AVE	ANCHORAGE	AK	99501-4951
347	RATH WESLEY M & JENNIFER R			PO BOX 617	WILLOW	AK	99688
348	REARDON CHESTER F & E J			PO BOX 1574	DELTA JUNCTION	AK	99737-1574
349	REBEL LAND & DEVELOPMENT LLC		% KE ANDREWS	2424 RIDGE RD	ROCKWALL	TX	75087
350	REICH KELLI		APT A	215 E DANNA AVE	WASILLA	AK	99654
351	REMARKABLE INVESTMENTS LLC			315 W NELSON AVE	WASILLA	AK	99654
352	RENCE REBEKAH			PO BOX 1149	WILLOW	AK	99688
353	RICHEY NICHOLAS			PO BOX 342	WILLOW	AK	99688
354	ROBERTS BRIAN T		APT C	171 E DANNA AVE	WASILLA	AK	99654-6571
355	ROCHE WM JEFFREY			932 HUNTING HORN WAY	EVANS	GA	30809
356	ROGERS WESLEY ALLEN			12141 HILLTOP DR	ANCHORAGE	AK	99515
357	ROI LLC			711 S TRIPLE B ST	WASILLA	AK	99623

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
358	ROMAR LLC		#201	935 E WESTPOINT DR	WASILLA	AK	99654
359	RUSSO VICTORIA M		UNIT A	201 E DANNA AVE	WASILLA	AK	99654
360	SAMPSON TOBY L		UNIT A	286 E SUSITNA AVE	WASILLA	AK	99654
361	SAND SCOTT K & LISA A			1250 W BOYD MEADOW CIR	WASILLA	AK	99654
362	SANDERS TRACI K & KELLY J			2635 N BONNIE BELLE CIR	WASILLA	AK	99654
363	SAWYER DOROTHY TR	SAWYER DOROTHY INEZ TRE		240 W PIONEER DR	WASILLA	AK	99654-7975
364	SCHMITT ALLEN L			PO BOX 2248	SEWARD	AK	99654
365	SEALS DAVID D			560 E CARPENTER CIR	WASILLA	AK	99654-6435
366	SHADRACH JOHN M	CURRIER BRENDA L		PO BOX 871497	WASILLA	AK	99687-1497
367	SHARICK A CAMERON	JENSEN ERIC M		167 E PARK AVE	WASILLA	AK	99654
368	SHEARER JAY K		#299	189 N NELSON AVE	WASILLA	AK	99654
369	SHERMAN ALYSON			PO BOX 338	WILLOW	AK	99688-0338
370	SHIELDS SHEILA			8831 FLAGSTAFF ST	ARVADA	CO	80007-7321
371	SIMMONS JOHN & RENAY J			1757 DIMOND DR	ANCHORAGE	AK	99507
372	SIMPSON ROBERT G			PO BOX 1142	WILLOW	AK	99688-1142
373	SIMPSON ROBERT J			3871 E COTTONWOOD WAY	WASILLA	AK	99654-6622
374	SIMS RONALD L DEC TR TRE			1803 US HIGHWAY 70 W	GOLDSBORO	NC	27530-1123
375	SNOW UNLIMITED LLC			165 E PARKS HWY STE 201	WASILLA	AK	99654
376	SOLOY L CHRIS			3800 W AVIATION AVE	WASILLA	AK	99654
377	SOMNUK SCOTT		# A	280 E SUSITNA AVE	WASILLA	AK	99654-8070
378	SOUTHCENTRAL FOUNDATION			4501 DIPLOMACY DR	ANCHORAGE	AK	99508
379	SPAIN JAMES T JR & TINA M			701 E CARNEY RD	WASILLA	AK	99654-9072
380	SPAULDING DYLAN M		#16	401 S WASILLA ST	WASILLA	AK	99654
381	SPENCER CHAS E & MARION R			PO BOX 871350	WASILLA	AK	99687-1350
382	SPIRIT REALTY LP		% REGO RESTAURANT GROUP	4700 S SYRACUSE ST STE 22	DENVER	CO	80237
383	SPRENGER DUSTIN C			PO BOX 874766	WASILLA	AK	99687-4766
384	SREBERNAK NICHOLAS			950 LOCHNESS CT	WASILLA	AK	99654
385	STARN BILL & JONI FAMILY TR	STARN WILLIAM A & JOAN E TRES		PO BOX 1782	PALMER	AK	99645-1782
386	STERLING NATHANIEL C & JENNIFER L			PO BOX 1141	WILLOW	AK	99688
387	STEWART GARY D & SYLVIA L			490 E CARPENTER CIR	WASILLA	AK	99654
388	STILTNER C BROOKE			11525 OLD GLENN HWY	EAGLE RIVER	AK	99577
389	STONY CREEK LLC			PO BOX 2216	PALMER	AK	99645
390	STORY TERRELL C & FAYE M			33943 CANAAN RD	DEER ISLAND	OR	97054
391	STOTT ALAN WILLIAM			1036 E WESTPOINT DR	WASILLA	AK	99654
392	SUBS PROPERTIES LLC			PO BOX 873881	WASILLA	AK	99687-3881
393	SWAIN DONNA J 2020 TR	BLUMENFELD RUTH TR ET AL	% O'REILLY AUTO PARTS #30	PO BOX 1156	SPRINGFIELD	MO	65801
394	SWANSON PROFESSIONAL BUILDING LLC			PO BOX 521497	BIG LAKE	AK	99652
395	TAKE THOMAS			PO BOX 258	WILLOW	AK	99688-0258
396	TALIAI ESTHER N			1018 E WESTPOINT DR	WASILLA	AK	99654
397	TASSIE LEGACY LVG TR	TASSIE IAN & RUTH TRES		HC 89 BOX 461A	WILLOW	AK	99688
398	TAYLOR BRIAN EARL			GENERAL DELIVERY	WILLOW	AK	99688-9999
399	TC INVESTMENTS LLC		% TIMOTHY J CHRISTOFFESEN	1413 S SINOVA	MESA	AZ	85206-5510
400	TEEN CHALLENGE INT PACIFIC NW			18600 SE MCLOUGHLIN BLVD	MILWAUKIE	OR	97267
401	TESORO NORTHSTORE COMPANY		SPEEDWAY LLC% RYAN LLC	16220 N SCOTTSDALE RD STE	SCOTTSDALE	AZ	85254
402	THACKER DENNIS & JOAN E			PO BOX 149	WILLOW	AK	99688
403	THEULEN JENNIFER R			10240 SEXTANT CIR	ANCHORAGE	AK	99515-2554
404	THORSON VICKY		# 33	401 S WASILLA ST	WASILLA	AK	99654
405	TICHENOR LIVING TRUST	TICHENOR JOHN W & SANDRA J TRES		PO BOX 871218	WASILLA	AK	99687-1218
406	TORRES BRANDON		UNIT 46	401 S WASILLA ST	WASILLA	AK	99654-8174
407	TOWE AUSTIN			191 E GLEN CIR	WASILLA	AK	99654
408	TRAN ANH		#DD	419 W PARKS HWY	WASILLA	AK	99654-6921

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
409	TRAUT BRIAN A		APT D	191 E DANNA AVE	WASILLA	AK	99654-5806
410	TRESHAM RONALD A & VIVYNE D			160 E PARK AVE	WASILLA	AK	99654
411	TRIPLE BS LLC			PO BOX 3435	PALMER	AK	99645-3435
412	TRUE NORTH RECOVERY INC		SUITE 100	357 E PARKS HWY	WASILLA	AK	99654
413	TZOU RICHARD L & AE SOOK			500 E RAILROAD AVE	WASILLA	AK	99654-8157
414	TZOU RONALD			4729 SYDNEY PARK CIR	ANCHORAGE	AK	99506
415	U S POSTAL SERVICE		#FSC551	2700 CAMPUS DR	SAN MATEO	CA	94497-9470
416	VALLEY BOARD OF REALTORS			741 E SUSITNA AVE	WASILLA	AK	99654
417	VALLEY CHARITIES INC		% JOHN ROZZI	400 N YENLO ST	WASILLA	AK	99654
418	VALLEY HOSPITAL ASSOC INC		ATTEN: CHIEF FINANCIAL OF	777 N CRUSEY ST STE A201	WASILLA	AK	99654
419	VALLEY IMAGING LLC		STE B	3765 E BLUE LUPINE DR	WASILLA	AK	99654-8417
420	VALLEY PROF CENTER LLC			1001 E USA CIR	WASILLA	AK	99654
421	VALLEY RENTAL LLC			2255 PEARL RD	WASILLA	AK	99654
422	VALLEY RESIDENTIAL SERVICES		STE 102	1075 S CHECK ST	WASILLA	AK	99654-8067
423	VALLEY SPINE & PAIN RENTALS LLC		STE 216	4100 LAKE OTIS PKY	ANCHORAGE	AK	99508
424	VAN BUSKIRK MARCUS W			3275 E TAMARAK AVE	WASILLA	AK	99654-7438
425	VAN WICK JEANETTE L		UNIT 20	401 S WASILLA ST	WASILLA	AK	99654
426	VERIZON WIRELESS		ATTN PROPERTY TAX DEPT	PO BOX 635	BASKING RIDGE	NJ	07920-0635
427	VERTICAL BRIDGE S3 ASSETS LLC		% RYAN PTS DEPT 850	PO BOX 460169	HOUSTON	TX	77056
428	VFW SUSITNA POST #9365		% MEL SHEPPARD	500 E PARK AVE	WASILLA	AK	99654
429	VITALE ROBERT W TRUST			PO BOX 61500	FAIRBANKS	AK	99701
430	WAISANEN G EST & DEBORAH REV TR 2018			PO BOX 873603	WASILLA	AK	99687
431	WAISANEN J R WAISANEN G J	TIDEWATER BLUFFS LLC		PO BOX 873603	WASILLA	AK	99687-3603
432	WALLACE TIMOTHY			139 E DANNA AVE	WASILLA	AK	99654
433	WALLIS NANCY A			401 W IVORY WAY	WASILLA	AK	99654-1328
434	WALTON LANCE J & SHANNON M			PO BOX 940463	HOUSTON	AK	99694
435	WASILLA CENTER DEV LLC		STE 203	4101 ARCTIC BLVD	ANCHORAGE	AK	99503
436	WASILLA LLC		%DENALI COMMERCIAL MGMT	12101 INDUSTRY WAY UNIT 5	ANCHORAGE	AK	99515
437	WASILLA PROPERTY OWNER			300 N BOUNDARY ST	WASILLA	AK	99654
438	WATSON KATELYN BRIANNE			150 E GLEN CIR	WASILLA	AK	99654
439	WEINBERGER MATHIAS		#12	401 S WASILLA ST	WASILLA	AK	99654
440	WELTON SARAH R			PO BOX 870725	WASILLA	AK	99687
441	WERNOSKY RICHARD G & NOLA M			610 S LAKE ST	WASILLA	AK	99654
442	WESTBROOK RANDALL W & B L			PO BOX 873493	WASILLA	AK	99687-3493
443	WESTERVELT DAN'L V			PO BOX 110394	ANCHORAGE	AK	99511-0394
444	WHITAKER ELIZABETH MARIE		% ELIZABETH M RUJMVELD	511 S WILLOW ST APT 3C	WASILLA	AK	99654-8071
445	WHITMORE ELIZABETH K			PO BOX 870482	WASILLA	AK	99687
446	WILKIE GEORGE & CAROL			PO BOX 1061	WILLOW	AK	99688-1061
447	WILLOW AREA SENIORS INC			HC 89 BOX 57	WILLOW	AK	99688-9702
448	WILLOW HISTORICAL & WILDLIFE FOUNDATION			PO BOX 38	WILLOW	AK	99688-0038
449	WILLOW PROPTERY OWNER			PO BOX 874693	WASILLA	AK	99687-4693
450	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		3130 N EUREKA CIR	WASILLA	AK	99654
451	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		2115 SORBUS WAY	ANCHORAGE	AK	99508-4049
452	WILLOW PROPTERY OWNER			PO BOX 152	WILLOW	AK	99688
453	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 135	WILLOW	AK	99688-0135
454	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 21	WILLOW	AK	99688-0021
455	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 152	WILLOW	AK	99688
456	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 196900	ANCHORAGE	AK	99519-6900
457	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		HC 89 BOX 115	WILLOW	AK	99688
458	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		1151 FAIRVIEW AVE N, STE 101	SEATTLE	WA	98109
459	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 1181	PALMER	AK	99645

Number	Owner 1	Owner 2	Mailing Address Line 2	Mailing Address Line 1	Mailing Address City	Mailing Address State	Mailing Address Zipcode
460	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 190801	ANCHORAGE	AK	99519-0801
461	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		7721 INGRAM ST	ANCHORAGE	AK	99502
462	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 240007	ANCHORAGE	AK	99524-0007
463	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		944 W 11TH AVE	ANCHORAGE	AK	99501
464	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		219 WILLOW DR	MEAD	CO	80542
465	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 876669	WASILLA	AK	99687
466	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 361	WILLOW	AK	99688-0361
467	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 87	WILLOW	AK	99688-0087
468	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		3130 N EUREKA CIR	WASILLA	AK	99654
469	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		PO BOX 154	WILLOW	AK	99688-0154
470	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		18040 SPAIN DR	ANCHORAGE	AK	99516
471	WILLOW PROPTERY OWNER	AIRPORT/WILLOW		201 ARCTIC SLOPE AVE	ANCHORAGE	AK	99518-3033
472	WILLOW TRADING POST INC			7025 CAPE LISBURNE LOOP	ANCHORAGE	AK	99504-3963
473	WILSON PHYLLIS EST			PO BOX 870033	WASILLA	AK	99687-0033
474	WOLD WAYNE T & SHAWNA J			103 W LAKE VIEW AVE	WASILLA	AK	99654
475	WOLF TEALA O		#B	201 E DANNA AVE	WASILLA	AK	99654
476	YATES SAMUEL SPL NEEDS TR	YATES LAURYN TRE	# E	169 RIDGELINE LOOP	ANCHORAGE	AK	99501
477	YENLO SQUARE PHASE I LTD PRTRNSHP		STE 102	1075 S CHECK ST	WASILLA	AK	99654-8067
478	YODER MERVIN L			2432 S 23RD ST	GRAND FORKS	ND	58201
479	ZEHM DARLENE R			PO BOX 871373	WASILLA	AK	99687-1373
480	SOUTH LAKES COMMUNITY COUNCIL	ATTN: JOHNNY FURLONG		950 N RICHMOND LANE	PALMER	AK	99645
481	WILLOW COMMUNITY COUNCIL			PO BOX 1027	WILLOW	AK	99688
482	CITY OF WASILLA	ATTN: COMMUNITY & ECONOMIC DEVELOPMENT		209 E HERNING AVE	WASILLA	AK	99654
483	CITY OF PALMER	ATTN: COMMUNITY DEVELOPMENT		231 W EVERGREEN AVE	PALMER	AK	99645
484	CITY OF HOUSTON	ATTN: CLERK'S OFFICE		PO BOX 940027	HOUSTON	AK	99694

From: [Rick Benedict](#)
To: [Ben Borg](#)
Cc: [Petra Albecker](#); [Sierra Smith](#)
Subject: MSB Page Ad: The Last Frontier Brewing Co
Date: Monday, October 27, 2025 3:37:00 PM
Attachments: [19N04W08D020 Ad Layout.pdf](#)
[4229B01L001A Ad Map.pdf](#)
[Ad Request Form The Last Frontier Brewing Co 1240.docx](#)
[Newspaper Ad The Last Frontier Brewing Co 1240.docx](#)

Good Afternoon,

Please see the attached ad, maps, and ad request for publication on Wednesday, November 5, 2025.
Please note that both attached ad map layouts must be included in the publication.

Thank you!

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

ADVERTISEMENT ORDER

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue
Palmer, Alaska 99645

PUBLISHER	MANDATORY PUBLICATION DATES {By MSB Code}	PREFERRED PUB. DATES	DATES FOR FILLER ADS (space permitting)
FRONTIERSMAN (contract)	Wednesday, November 5, 2025		
Anchorage Daily News			
Talkeetna Good Times {publishes once a month}			

[X] Borough Page [] Classified/Legal [] Display Ad Acct #(100.120.113.422.000)

**THE ATTACHED MATERIAL MUST BE PRINTED IN ITS ENTIRETY ON THE DATES SHOWN ABOVE.
AN AFFIDAVIT OF PUBLICATION IS REQUIRED PRIOR TO PAYMENT.**

A PROOF IS REQUESTED ON DISPLAY ADS FOR APPROVAL, PRIOR TO PUBLICATION.

Please email display ad proof to Attn: Rick Benedict Email: rick.benedict@matsugov.us
and Sierra Smith Email: sierra.smith@matsugov.us

See attached Advertisement

Requested by: Rick Benedict
Emailed: 10-27-2025

Approved by: _____
Date: _____

PUBLIC HEARING

The Planning Director will prepare a Best Interest Finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the transfer of a beverage dispensary liquor license from the borough into an incorporated city within the borough. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

Willow Trading Post has applied to relocate liquor license #1240, a beverage dispensary license, from the Matanuska-Susitna Borough to The Last Frontier Brewing Company within the City of Wasilla. The liquor license would be transferred from 14345 N. Willow Station Road to 238 N. Boundary Street, pursuant to MSB 8.40.060 – Review of Liquor License Referral for Relocation.

The Matanuska-Susitna Borough Assembly will conduct a public hearing concerning the application on **Tuesday, January 20, 2026, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at www.matsu.gov. For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Comments received on or before **December 8, 2025**, will be included in the Planning Director's Best Interest Finding.



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7801
www.matsugov.us

PUBLIC NOTICE

The Matanuska-Susitna Borough Assembly will consider the following:

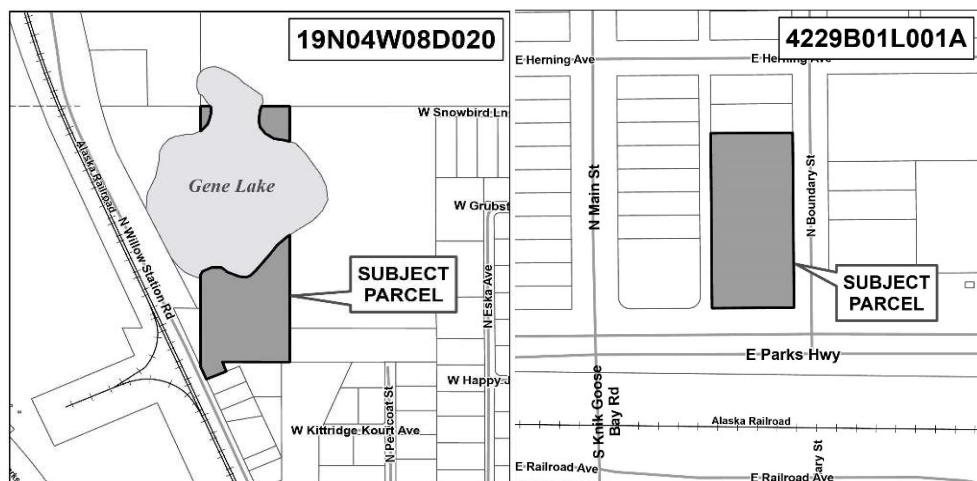
The Planning Director will prepare a Best Interest Finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the transfer of a beverage dispensary liquor license from an unincorporated area of the borough into an incorporated city. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

Willow Trading Post has applied to relocate liquor license #1240, a beverage dispensary license, from the Matanuska-Susitna Borough to The Last Frontier Brewing Company within the City of Wasilla. The liquor license would be transferred from 14345 N. Willow Station Road to 238 N. Boundary Street, pursuant to MSB 8.40.060 – Review of Liquor License Referral for Relocation.

An introduction of the application (Resolution 26-001, IM 26-001) to the Matanuska-Susitna Borough Assembly will occur on **Tuesday, January 6, 2026, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at www.matsu.gov. For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Comments received on or before **December 4, 2025**, will be included in the Planning Director's Best Interest Finding.



Providing Outstanding Borough Services to the Matanuska-Susitna Community

From: johnk@mtaonline.net
To: ["Randy Martin"; lawmall@live.com](#); ["Robert Martin"](#); [Rick Benedict](#)
Subject: Last frontier post as per Rick Benedict with Gene Lake diagram
Date: Friday, November 14, 2025 2:12:35 PM

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Reposted Public Notice as per your request, with GENE LAKE map diagram, had one on looker say I live in that area, pointing at GENE lake map, all I could say "Was disregard" .

John,

11/13/25 3:24 PM

Please post the notice that was provided, as it meets MSB code requirements.

Thank you,

Respectfully,

Rick Benedict - Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct



MATANUSKA-SUSITNA BOROUGH
350 East Dahlia Avenue • Palmer, AK 99645
Phone (907) 861-7801
www.matsugov.us

PUBLIC NOTICE

The Matanuska-Susitna Borough Assembly will consider the following:

The Planning Director will prepare a Best Interest Finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the transfer of a beverage dispensary liquor license from an unincorporated area of the borough into an incorporated city. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

Willow Trading Post has applied to relocate liquor license #1240, a beverage dispensary license, from the Matanuska-Susitna Borough to The Last Frontier Brewing Company within the City of Wasilla. The liquor license would be transferred from 14345 N. Willow Station Road to 238 N. Boundary Street, pursuant to MSB 8.40.060 – Review of Liquor License Referral for Relocation.

An introduction of the application (Resolution 26-001, IM 26-001) to the Matanuska-Susitna Borough Assembly will occur on Tuesday, January 6, 2026, at 6:00 p.m. in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at www.matsugov.us. For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Comments received on or before December 4, 2025, will be included in the Planning Director's Best Interest Finding.



Providing Outstanding Borough Services to the Matanuska-Susitna Community

Posted
11/14/25
by
Tom Viegand
for
D.L.
0652251
10/28

BEER BREWING COMPANY



😊 Please wait 😊
! to be !
Seated

RS 26-001
IM 26-001

Attachment 8 IM 26-001
RS 26-001

BREWING COMPANY

Welcome To The Last
Frontier Brewing Co.

Daily Special: \$5.98
Crispy BBQ Sandwich

Battered chicken breast
Tossed in bbq topped with Pepperjack
Served w/ fries & Ranch

Chicken &
Dumplings
Daily Soup

Gourmet
Bruschetta

Dessert
Cookie Butter
Banana Pie

Daily Sandwich
HandChopped

Please wait
to be
Seated.
Thank You.



From: johnk@mtaonline.net
To: [Rick Benedict](#)
Subject: Willow trading post, public notice
Date: Monday, November 17, 2025 3:15:43 PM

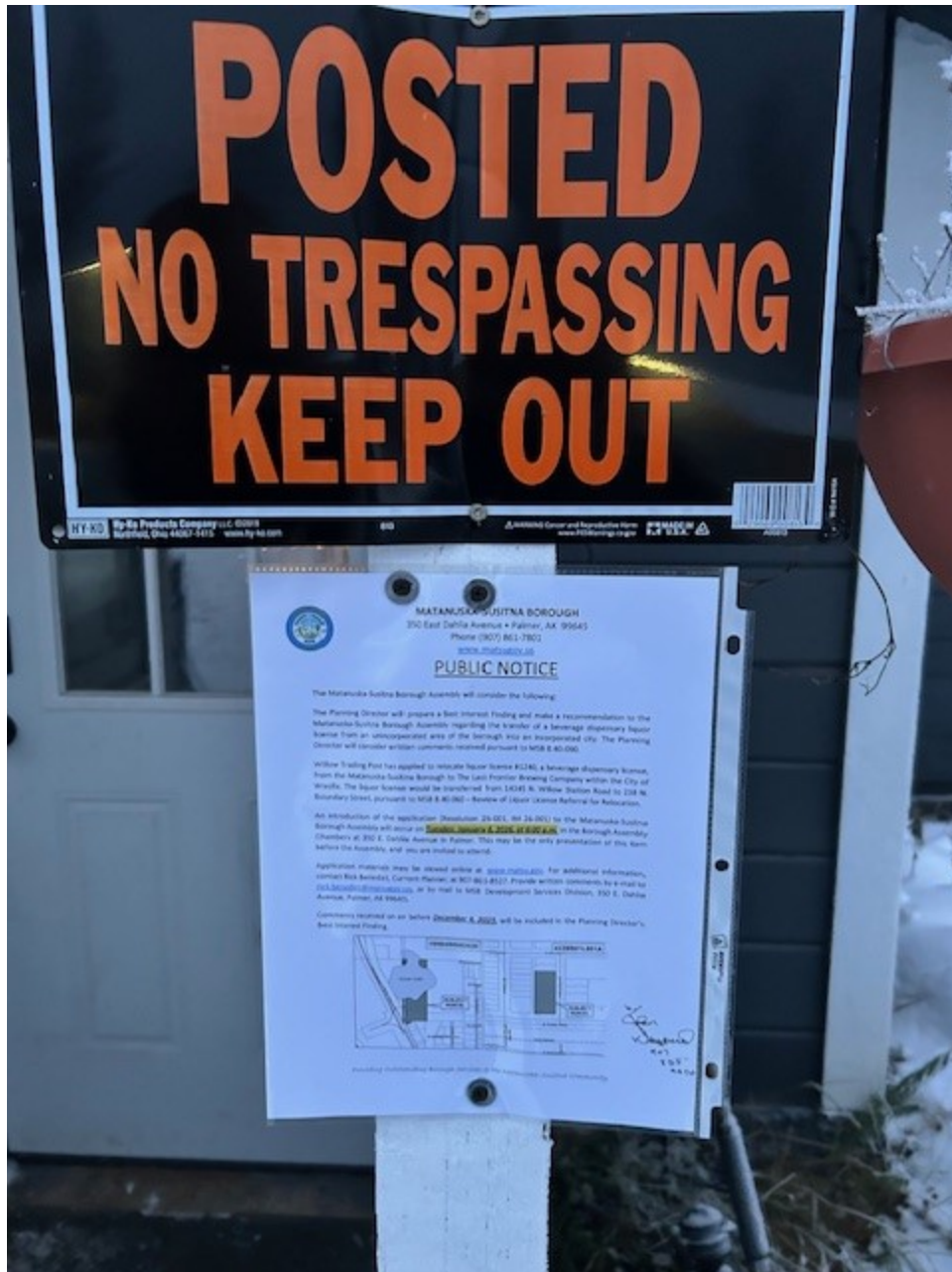
[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Attached photos of Mat-Su Borough Public Notice Liquor License Transfer up at Willow Trading Post 11/16/25.

Spoke to lady named Brea inside building to inform and request authorization to post.

John Klapperich





Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

284
MCGUIRE MARILYN J
176 E SUSITNA AVE
WASILLA AK 99654

The Matanuska-Susitna Borough Assembly will consider the following:

The Planning Director will prepare a Best Interest Finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the transfer of a beverage dispensary liquor license from an unincorporated area of the borough into an incorporated city. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

Willow Trading Post has applied to relocate liquor license #1240, a beverage dispensary license, from the Matanuska-Susitna Borough to The Last Frontier Brewing Company within the City of Wasilla. The liquor license would be transferred from 14345 N. Willow Station Road to 238 N. Boundary Street, pursuant to MSB 8.40.060 – Review of Liquor License Referral for Relocation.

The Matanuska-Susitna Borough Assembly will conduct a public hearing concerning the application on **Tuesday, January 20, 2026, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at www.matsu.gov. For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Comments received on or before **December 8, 2025**, will be included in the Planning Director's best interest finding.

Name: MARILYN MCGUIRE Mailing Address: 176 E SUSITNA AVE ^{WASILLA} ~~AK 99654~~
Location/Legal Description of your property: SW CORNER OF E SUSITNA AVE / S WILLOW ST
Comments: ONLY CONCERN IS PARKING - EVENTSTHEY HAVE
NOW HAS CARS PARKED ENTIRE LENGTH OF BACK ALLEY & ADJOINING
PARKING AREAS PLUS ON HERRING AVE (WHICH IS NOT WIDE
ENOUGH FOR PARKING & DOWN INTO CARS AREA & OTHER
BUSINESS AREAS - WINTER TIME EXTREMELY SLIPPERY
DRIVING & WALKING & CAPACITY OF PEOPLE IN BUILDING!

PS! A NEIGHBOR - JUST TOLD ME THEY KEEP TRACK OF # OF CUSTOMERS IN THE BLOG & LET YOU KNOW WHEN YOU CAN COME IN & SIT DOWN TO EAT!

Note: Vicinity Maps Located on Reverse Side

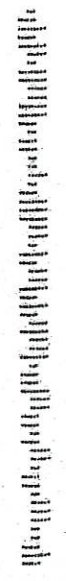
Attachment 8 IM 26-001
RS 26-001

Marilyn McGuire
176 E Susitna Ave
Wasilla, AK 99654-8012

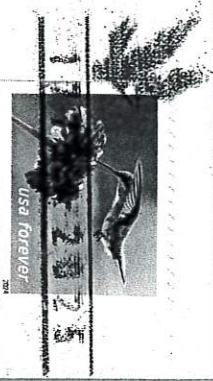
RECEIVED
NOV 14 2025
Mat-Su Borough
Development Services

MSB DEVELOPMENT
SERVICES DIVISION
350 E DATHIA AVENUE
PALMER AK 99645

99645-848893



ALASKAN FRONTIER
99654-8012
12 NOV 2025 PM 1 L



From: johnk@mtaonline.net
To: [Rick Benedict](#)
Subject: Mailed Comments for Alcohol Relocation
Date: Friday, November 21, 2025 3:50:50 PM
Attachments: [Mailing Comment rcvd 11-14-2025.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Rick,

Please register this as an official response to Public Notice for you and all Planning commissioners and all Assembly Members.

From: John Klapperich
45 Year Mat-Su resident and taxpayer
2951 North Earl Drive
Wasilla, AK. 99654

I am fervently in favor of the Assembly to unanimously approve this liquor license transfer application. As a strong advocate of small business in the Mat-Su, this checks off all positive boxes, with no negative. I being first back-to-back president of the Greater Wasilla Chamber of commerce. Pres. of Rotary, SERTOMA, an employer, and past six-year chairman of the Mat-Su Planning commission, advisory to city of Wasilla, and State of Alaska E.D. I say this only to show my awareness of this transfer implications.

As for parking concerns if this transfer is approved, this is a very rare occasion of any new business or business expansion in Downtown Wasilla, where there is an overabundance of parking for patrons, and substantially over abundance. Current paved and lighted parking is deemed adequate for current operation and floor plan, which had the Mocha Moose drive up coffee business in parking lot for 13 years, now removed in 2025, opened up substantial additional parking spaces. Also, in 2025 the owner turned the entire city block adjacent to business with free paved lighted parking. Also, directly adjacent to this parking lot, is an entire city block of City Of Wasilla paved lighted free parking bordering Swanson, Boundary and the alley. Also within 100 feet is a second free City paved & lighted public parking, Swanson/Boundary across from the Grape Tap restaurant which is closing for good 12/31/25, which will now leave parking lot nearly vacant of users. And within 100 feet a third free public

parking lot, Swanson & Main, where the old City Fire department was converted into free parking. There has never been street parking use or need for street parking use for the Last Frontier Brewing Company. Anyone concerned about current or future parking for Last Frontier Brewing Company is not aware of the abundant parking facts. There have not been any large crowd events in the past or planned in the future. This also fits in with the City of Wasilla Comp 2045 plan, Survey says "There is a need for more downtown Wasilla dining and entertainment". Also increased sales tax for the city, less dependency on Mat-Su Borough resources, also, owners have a very substantial Mat-Su Borough property tax obligation every year. This may allow, for even increased Mat-Su Borough property tax.

John Klapperich

From: Rick Benedict <Rick.Benedict@matsugov.us>
Sent: Thursday, November 20, 2025 11:06 AM
To: johnk@mtaonline.net
Cc: 'Patricia Hefferan' <lawmall@live.com>
Subject: Mailed Comments for Alcohol Relocation

John,

Attached are the comments received by mail regarding the relocation of #1240.

Respectfully,

Rick Benedict – Current Planner
Development Services Division
Matanuska-Susitna Borough
(907)861-8527 direct

From: [Kalea Myers](#)
To: [Rick Benedict](#)
Subject: COP comments
Date: Tuesday, November 18, 2025 1:28:57 PM
Attachments: [Liquore License Referral for Relocation COP Comment.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Good afternoon,

Attached are the comments from the City of Palmer for inclusion in the January 20 public hearing.

Thank you,

Kalea

Kalea Myers
Community Development Specialist
City of Palmer
kmyers@palmerak.org
<http://www.palmerak.org>
907-761-1306
907-745-5443 (fax)

Matanuska-Susitna Borough
Development Services Division
350 E. Dahlia Avenue
Palmer, Alaska 99645

483
CITY OF PALMER
ATTN: COMMUNITY DEVELOPMENT
231 W EVERGREEN AVE
PALMER AK 99645

The Matanuska-Susitna Borough Assembly will consider the following:

The Planning Director will prepare a Best Interest Finding and make a recommendation to the Matanuska-Susitna Borough Assembly regarding the transfer of a beverage dispensary liquor license from an unincorporated area of the borough into an incorporated city. The Planning Director will consider written comments received pursuant to MSB 8.40.090.

Willow Trading Post has applied to relocate liquor license #1240, a beverage dispensary license, from the Matanuska-Susitna Borough to The Last Frontier Brewing Company within the City of Wasilla. The liquor license would be transferred from 14345 N. Willow Station Road to 238 N. Boundary Street, pursuant to MSB 8.40.060 – Review of Liquor License Referral for Relocation.

The Matanuska-Susitna Borough Assembly will conduct a public hearing concerning the application on **Tuesday, January 20, 2026, at 6:00 p.m.** in the Borough Assembly Chambers at 350 E. Dahlia Avenue in Palmer. This may be the only presentation of this item before the Assembly, and you are invited to attend.

Application materials may be viewed online at www.matsu.gov. For additional information, contact Rick Benedict, Current Planner, at 907-861-8527. Provide written comments by e-mail to rick.benedict@matsugov.us, or by mail to MSB Development Services Division, 350 E. Dahlia Avenue, Palmer, AK 99645.

Comments received on or before **December 8, 2025**, will be included in the Planning Director's best interest finding.

Name: City of Palmer Comm. Dev. Mailing Address: 645 E. Cope Industrial Way
Location/Legal Description of your property: 231 W. Evergreen Ave.
Comments: Have no objections

Note: Vicinity Maps Located on Reverse Side

RS 26-001
IM 26-001

Attachment 8 IM 26-001
RS 26-001

Matanuska-Susitna Borough
350 E Dahlia Ave
Palmer, AK 99645-6488

Liquor License Relocation Application

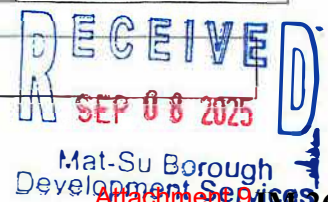
PAGE 1 OF 2

(907)861-7822
www.matsugov.us

This application is for relocating a liquor license from the unincorporated area of the borough into an incorporated city.

SECTION A - LICENSE INFORMATION. Must be completed.			FEE
License Year: 2025-26	License Type: 04.09.200 Beverage Dispensary	Statute Reference: Sec. 04.11.400(m) MSB Title 8.40	Filing Fee: \$500.00 Total Submitted: \$ 500
License #: 1240	Receiving City: Wasilla	Existing License in or within one mile of the following Community Council(s): Willow Area Community Organization	
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): The Last Frontier Brewing Company LLC		Doing Business As (Business Name): The Last Frontier Brewing Company	Business Telephone Number: 907 355 1037 Fax Number:
Mailing Address: P.O. Box 87-1748		Street Address or Location of: 238 N. Boundary St. Wasilla, AK 99654	
City, State, Zip: Wasilla, AK 99687			
Name and Mailing Address of Current Licensee: Willow Trading Post, Inc. 7075 Cape Lisburne Loop Anchorage AK 99504		Street Address or Location BEFORE transfer: 14345 N. Willow Station Rd Willow, AK 99688	
Business Name (dba) BEFORE transfer: Willow Trading Post Lodge		<input checked="" type="checkbox"/> Attach map illustrating existing operational beverage dispensary licensed facilities in a radius of ten miles of the existing licensed facility. If no beverage dispensary licensed facilities exist within ten miles of the existing licensed facility, provide a map showing the nearest operational licensed facility (required) See map: Burnt Toast	
Days and hours of operation 7 days/week 8am-midnight		% Residential: 5	
Seating capacity at the bar: 10, restaurant 45		% Commercial: 5	
Average number of employees: 6 (7 mo.)		% Rural: 90	
Characteristics of the neighborhood within one mile of existing facility to include the existence and location of other liquor licensed facilities, commercial establishments, schools, and churches (attach map): Mostly rural, busier with tourists in summer. See 3 maps attached: school, church, licensed market, other commercial spots			
SECTION B - PREMISES TO BE LICENSED.			
Community Council(s) within one mile: City of Wasilla		<input checked="" type="checkbox"/> Copy of ABC application and required documents attached (required) <input type="checkbox"/> Letter indicating receiving city approval (required) in process <input checked="" type="checkbox"/> Proof applicant is owner or purchaser under contract to purchase attached (required)	
Days and hours of operation FR-Sat 11am-10pm Sun-Thurs 11am-9pm		% Residential: 10	
Seating capacity at the bar: 17, tables and chairs 64		% Commercial: 90	
Average number of employees: 25 (+18 summer)		% Rural: -	
Characteristics of the neighborhood within one mile of facility to be licensed to include the existence and location of other liquor licensed facilities, commercial establishments, schools, and churches (attach map): Mostly commercial, downtown city. See 2 maps showing 238 N. Boundary site of Applicant, same building as brewery and jewelry design center			
Declaration			
<ul style="list-style-type: none">I declare that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete, and this application is not in violation of any security interest or other contracted obligations.I further certify that I have read and am familiar with Title 8.40 of the Matanuska-Susitna Borough Code.I further certify that I am the owner or purchaser under contract to purchase the license to be transferred.I agree to provide all information required by the Matanuska-Susitna Borough in support of this application.			
Signature of Applicant		Signature	
Signature [Signature]		Signature [Signature]	
Name & Title (Please Print) Robert R. Martin, Member LLC		Name & Title (Please Print) Randall E. Martin, Member LLC	
MSB Finance			
Acct # 100.000.000.341.981 Amount Paid: \$		Receipt #: By:	Date:
Office use only		Director's Signature	
Date Approved			

Transfer Application



RS 26-001
IM 26-001

Mat-Su Borough
Development Services
Attachment 9
RS 26-001
RS 26-001

Liquor License

SECTION D (1) - MSB FINANCE REVIEW. Office use only		
EXISTING LICENSE HOLDER ACCOUNT NUMBER: _____		
Real Property: <u>Current</u>	Business License: <u>N/A</u>	
LID: <u>N/A</u>	Tobacco Tax: <u>N/A</u>	
Bed Tax: <u>N/A</u>		
Are there any delinquent debts or taxes owed to the Borough arising out of the conduct of the business? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
If yes how much: Real Property: _____ LID: _____ Bed Tax: _____ Tobacco Tax: _____		
Prepared By: <u>M. Wonehr</u> <u>9-23-25</u> Date	Reviewed By: <u>Lyndsey Gausand</u> <u>10-14-25</u> Revenue & Budget Manager Date	Reviewed By: <u>Cheyenne Heindel</u> Finance Director Date
SECTION D (2) - MSB FINANCE REVIEW. Office use only		
APPLICANT ACCOUNT NUMBER: _____		
Real Property: <u>Current</u>	Business License: <u>N/A</u>	
LID: <u>N/A</u>	Tobacco Tax: <u>N/A</u>	
Bed Tax: <u>N/A</u>		
Are there any delinquent debts or taxes owed to the Borough arising out of the conduct of the business? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
If yes how much: Real Property: _____ LID: _____ Bed Tax: _____ Tobacco Tax: _____		
Prepared By: <u>M. Wonehr</u> <u>9-23-25</u> Date	Reviewed By: <u>Lyndsey Gausand</u> Revenue & Budget Manager Date	Reviewed By: <u>Cheyenne Heindel</u> Finance Director Date
SECTION E - RECOMMENDATION. Office use only		
____ Recommend Approval ____ Recommend Formal Protest based on:		
Planning Staff _____ Date _____		

Transfer App 05/08

PATRICIA R. HEFFERAN

FAX
(907) 376-2440

ATTORNEY AT LAW
1451 W. SPRUCE AVENUE
WASILLA, ALASKA 99654-5328

AREA CODE 907
376-2439 • 376-2430
376-2222

September 8, 2025

RICK BENEDICT
DEVELOPMENT SERVICES DIVISION
MAT-SU BOROUGH

HAND DELIVERED

RE: THE LAST FRONTIER BREWING COMPANY LLC.
BEVERAGE DISPENSARY LICENSE #1240
RELOCATION APPLICATION



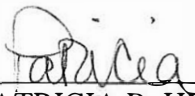
Dear Mr. Benedict,

Enclosed please find the Liquor License Relocation Application along with the required supporting materials. There is a copy of what went to AMCO and additional maps. This is submitted early, in anticipation of the currently ongoing processing by the City of Wasilla, as you suggested.

We hope to have addressed the items that are referenced in the initial protest from the borough. Thank you for itemizing those concerns so that we resolve whatever is needed. Do not hesitate to let us know if this submittal requires more, or if there are any other concerns whatsoever.

We hope that you can let AMCO know that you are waiting for the city and that the remaining protest items are resolved. Your attention is appreciated.

Sincerely,



PATRICIA R. HEFFERAN
Attorney at Law

/aaa
Enc.

MSB TAX ID

PERMIT CENTER – FEE RECEIPT FORM

AMCO #1240

Property Location: 19N04W08D020

Applicant: The Last Frontier Bowling Co.

USE PERMITS {100.000.000.341.300}	Fee
8.35 Public Display of Fireworks	\$25.00
8.40.010 Liquor License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
X 8.40.060 Liquor License Relocation	\$500.00
8.41.010 Marijuana License - Alcohol & Marijuana Control Office (AMCO) Referrals for Matanuska Susitna Borough Review of Issuance, renewal or transfer (location, owner)	\$100.00
8.52 Temporary Noise Permit	\$1000.00
8.55 Special Events Permit 500 – 1000 Attendees 1000+ Attendees	\$500.00 \$1,000.00
8.55 Special Events Permit Site Monitor Fee / Per Day	\$300.00
17.02 Mandatory Land Use Permits	\$50.00
17.04 Nancy Lake Special Land Use District CUP	\$1,500.00
17.05 Essential Service Utilities Public Participation Program Review	Free
17.08 Hay Flats Special Land Use District Exception Application	\$1000.00
17.17 Denali State Park Conditional Use Permit	\$1500.00
17.18 Chickaloon Special Land Use District CUP	\$1500.00
17.19 Glacier View Special Land Use District CUP	\$1500.00
17.23 Port MacKenzie Development Permit	\$1000.00
17.25 Talkeetna Special Land Use CUP	\$1500.00
17.25 Talkeetna Conditional Use Permit – Variance	\$1500.00
17.27 Sutton Special Land Use District CUP	\$1500.00
17.29 Flood Damage Prevention Development Permit	\$100.00
17.29 Flood Damage Prevention Development Permit –Variance	\$500.00
17.30.040 Earth Materials Extraction Admin. Permit	\$1000.00
17.30.050 Earth Materials Extraction CUP	\$1500.00
17.36 Residential Planned Unit Development Application – Concept Plan – up to 50 Lots Additional Lots or tracts being created – Per Lot	\$500.00 \$100.00
17.52 Residential Land Use District App (Rezone)	\$1,000.00
17.52 Residential Land Use District CUP	\$1,500.00
17.55 Shoreline Setback Exception Application	\$300.00
17.60 Conditional Use Permit Application	\$1500.00
17.60 Transfer of Junkyard CUP	\$500.00
17.61 Commercial/Industrial Core Area Conditional Use Permit	\$1500.00

17.62	Coal Bed Methane Conditional Use Permits	\$1500.00
17.63	Racetracks Conditional Use Permit	\$1500.00
17.64	Waste Incinerator Conditional Use Permit	
17.65	Variance	\$1500.00
17.67	Tall Structures -	
	Network Improvement Permit	\$100.00
	Nonconforming Use	\$200.00
	Administrative Permit	\$500.00
	Conditional Use Permit	\$1500.00
17.70	Regulation of Alcoholic Beverage Conditional Use Permit	\$1500.00
17.73	Multi-Family Land Use Permit – add \$25.00 for each additional unit beyond 5 units.	\$500.00
17.75	Single-Family Residential Land Use District CUP	\$1500.00
17.76	Large Lot Single-Family Residential Land Use District	\$1500.00
17.80	Nonconforming Structures (Amnesty)	\$300.00
	Pre-Existing Legal Nonconforming (Grandfather)	\$300.00
17.90	Regulation of Adult Businesses – Conditional Use Permit	\$1500.00

	RIGHT-OF-WAY FEES:	
	Driveway	\$50.00
<input type="checkbox"/>	Driveway Deposit {100.226.100}	\$150.00
	Construction	\$200.00
	Utility (Application Fee = \$100 ~ Distance Fee \$0.25/per lineal foot)	
	Encroachment	\$150.00
	Construction Bond {100.227.000}	

	PLATTING PRE-APPLICATION CONFERENCE:	
	Pre-Application Fee	\$50.00

	FEES:	
	Flood Plain Development Survey CD	\$10.00
	CD/DVD/DVD-R	\$7.50
	Construction Manual/Title 43	\$5.00
	Plat Map/Tax Map Copies/Mylar	\$5.00
	Color Maps	\$12.00
	Xerox Copies (B/W = \$0.25 ~ Color \$1.00/page 11X17 Color \$1.75/page)	
	Advertising Fees	
	Cultural Resources Books or Maps	
<input type="checkbox"/>	Citation Payment (If sent to collections – use total due from Courtview)	
	Thumb Drive 8GB = \$10; 16GB = \$15; 32GB = \$20	

\$ 500 Amount Paid Date: 9/8/25 Receipt # 7519 By: 9/10/30 *W*
(Lul # 360)

Matanuska-Susitna Borough
Finance
350 E Dahlia Avenue
Palmer, AK 99645
907-861-8610
Welcome

09/10/2025 02:59PM Kayla C
000616-0012 000007519
Payment effective date 09/10/2025
Batch processing date 09/10/2025

MISCELLANEOUS RECEIPT

1000000000 341300 -	
Planning - Platting -	
Fees	
2025 57	
1 @ \$500.00	\$500.00

	\$500.00
Subtotal	\$500.00
Total	\$500.00
CHECK	\$500.00
Check Number 3601	

Change due	\$0.00

Paid by: RANDALL E MARTIN

Comments:
8.40.060 LIQUOR LICENSE
RELOCATION
AMCO #1240
MSB TAX ID
19N04W08D020
THE LAST FRONTIER BREWING

Thank you for your payment

CUSTOMER COPY



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 219N04W08D020

Site Information

Account Number	219N04W08D020	Subdivision	
Parcel ID	82741	City	None
TRS	S19N04W08	Map W110	
Abbreviated Description (Not for Conveyance)	TOWNSHIP 19N RANGE 4W SECTION 8 LOT D20	Tax Map	

Site Address 14345 N Willow Station Rd

Ownership

Owners	WILLOW TRADING POST INC	Buyers	
Primary Owner's Address	7025 CAPE LISBURN LOOP ANCHORAGE AK 99504-3963	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$21,000.00	\$224,700.00	\$245,700.00	2025	\$21,000.00	\$224,700.00	\$245,700.00
2024	\$21,000.00	\$206,000.00	\$227,000.00	2024	\$21,000.00	\$206,000.00	\$227,000.00
2023	\$21,000.00	\$162,000.00	\$183,000.00	2023	\$21,000.00	\$162,000.00	\$183,000.00

Building Information

Structure 1 of 10

Residential Units	0	Use	Commercial Use
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1947	Grade	1230 - Cabin
Foundation	Wood Posts	Well	
Septic	Septic - 1 - Septic Tank		

Structure 2 of 10

Residential Units	1	Use	Commercial Use
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1975	Grade	1220 - Cabin
Foundation	All Weather Wood	Well	
Septic			

Structure 3 of 10

Residential Units	1	Use	Commercial Use
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1985	Grade	1225 - Cabin
Foundation	Wood Posts	Well	
Septic			

Structure 4 of 10

Residential Units	1	Use	Commercial Use
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1987	Grade	1225 - Cabin
Foundation	Wood Posts	Well	
Septic	Septic - 1 - Septic Tank		

Structure 5 of 10

Residential Units	1	Use	Commercial Use
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1987	Grade	1220 - Cabin
Foundation	All Weather Wood	Well	
Septic			

Structure 6 of 10

Residential Units	0	Use	Residential Garage
Condition	Standard	Design	Other
Basement	None	Construction Type	Frame
Year Built	1986	Grade	None
Foundation	Poured Concrete	Well	
Septic			

Structure 7 of 10

Residential Units	1	Use	Commercial Use
Condition	Standard	Design	Cabin
Basement	None	Construction Type	Frame
Year Built	1990	Grade	1220 - Cabin
Foundation	All Weather Wood	Well	
Septic			

Structure 9 of 10

Residential Units	1	Use	Commercial Use
Condition	Standard	Design	Cabin

RS 26-001
IM 26-001

Attachment 9 IM 26-001
RS 26-001

Basement	None	Construction Type	Frame				
Year Built		1950	Grade				
Foundation	All Weather Wood	Well	1220 - Cabin				
Septic							
Structure 10 of 10							
Residential Units	1	Use	Commercial Use				
Condition	Standard	Design	Cabin				
Basement	None	Construction Type	Frame				
Year Built		1950	Grade				
Foundation	All Weather Wood	Well	1220 - Cabin				
Septic							
Structure 11 of 10							
Residential Units	1	Use	Commercial Use				
Condition	Standard	Design	Cabin				
Basement	None	Construction Type	Frame				
Year Built		1950	Grade				
Foundation	Wood Sills	Well	1220 - Cabin				
Septic							
Building Item Details							
Building Number	Description	Area	Percent Complete				
1	Second Story	480 Sq. Ft.	100%				
1	First Story	2236 Sq. Ft.	100%				
1	Oil Heat	1 Sq. Ft.	100%				
10	Propane Heat	1 Sq. Ft.	100%				
10	First Story	252 Sq. Ft.	100%				
11	First Story	170 Sq. Ft.	100%				
11	Oil Heat	1 Sq. Ft.	50 %				
2	Unfinished Basement - 2A	700 Sq. Ft.	100%				
2	Oil Heat	1 Sq. Ft.	100%				
2	First Story	700 Sq. Ft.	100%				
3	First Story	768 Sq. Ft.	100%				
3	Garage (10.1) - 11D	512 Sq. Ft.	100%				
3	Propane Heat	1 Sq. Ft.	100%				
4	Loft (Cabin) - 6W	224 Sq. Ft.	100%				
4	First Story	472 Sq. Ft.	100%				
4	Oil Heat	1 Sq. Ft.	100%				
5	Oil Heat	1 Sq. Ft.	100%				
5	First Story	288 Sq. Ft.	100%				
6	Garage (10.2) - 11G	1152 Sq. Ft.	65 %				
7	First Story	144 Sq. Ft.	100%				
7	Oil Heat	1 Sq. Ft.	50 %				
9	First Story	240 Sq. Ft.	100%				
9	Propane Heat	1 Sq. Ft.	100%				
Tax/Billing Information		Recorded Documents					
Year	Certified	Zone	Mill	Tax Billed	Date	Type	Recording Info (offsite link to DNR)
2025	Yes	0065	14.855	\$3649.86	11/3/2005	WARRANTY DEED (ALL TYPES)	Palmer 2005-031347-0
2024	Yes	0043	15.135	\$3435.65	8/20/2001	WARRANTY DEED (ALL TYPES)	Palmer Bk: 1157 Pg: 324
2023	Yes	0043	14.79	\$2706.57	11/17/2000	TRUSTEES DEED	Palmer Bk: 1100 Pg: 793
Tax Account Status ²							
Status	Tax Balance		Farm		Disabled Veteran		Senior
Current	(\$3,660.09)				\$0.00		\$0.00
Land and Miscellaneous							
Gross Acreage	Taxable Acreage	Assembly District		Precinct	Fire Service Area		Road Service Area
16.79	7.63	Assembly District 007		30-605	140 Willow-Caswell FSA		020 Greater Willow RSA

¹ Total Assessed is net of exemptions and deferments.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
² If account is in foreclosure, payment must be in certified funds.
³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

Last Updated: 10/1/2025 11:00:01 AM



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 54229B01L001A

Site Information

Account Number	54229B01L001A	Subdivision	WASILLA TWNST RSB B/1 L/1-6
Parcel ID	59829	City	Wasilla
TRS	S17N01W10	Map WA11	Tax Map
Abbreviated Description (Not for Conveyance)	WASILLA TWNST RSB B/1 L/1-6 BLOCK 1 LOT 1A		

Site Address	200 N Boundary St
Site Address	212 N Boundary St
Site Address	220 N Boundary St
Site Address	222 N Boundary St
Site Address	226 N Boundary St
Site Address	238 N Boundary St
Site Address	250 N Boundary St
Site Address	264 N Boundary St
Site Address	266 N Boundary St
Site Address	268 N Boundary St
Site Address	270 N Boundary St
Site Address	272 N Boundary St
Site Address	274 N Boundary St

Ownership

Owners	MARTIN RANDALL	Buyers	
Primary Owner's Address	PO BOX 871748 WASILLA AK 99687-1748	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2025	\$416,500.00	\$567,700.00	\$984,200.00	2025	\$416,500.00	\$567,700.00	\$984,200.00
2024	\$416,500.00	\$439,300.00	\$855,800.00	2024	\$416,500.00	\$439,300.00	\$855,800.00
2023	\$416,500.00	\$456,600.00	\$873,100.00	2023	\$416,500.00	\$456,600.00	\$873,100.00

Building Information

Structure 1 of 3

Residential Units	0	Use	All Other Retail Trade
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built	1980	Grade	None
Foundation	Unknown	Well	
Septic	Septic P - Public Septic		

Structure 2 of 3

Residential Units	0	Use	All Other Retail Trade
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built	1982	Grade	None
Foundation	Unknown	Well	Well P - Public Water
Septic			

Structure 3 of 3

Residential Units	0	Use	Retail Food
Condition	Standard	Design	Commercial
Basement	None	Construction Type	Frame
Year Built	1998	Grade	None
Foundation	Unknown	Well	
Septic			

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
Year	Certified	Zone	Mill
2025	Yes	0035	10.265
2024	Yes	0035	10.594
2023	Yes	0035	10.296
Recorded Documents			
Date	Type	Recording Info (offsite link to DNR)	
11/3/1998	WARRANTY DEED (ALL TYPES)	Palmer Bk: 981 Pg: 868	

Tax Account Status ²

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total ³	LID Exists
Current	\$5,051.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 No

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.97	0.97	Assembly District 004	27-420	130 Central Mat-Su	No Borough Road Service see the City of Wasilla Website

¹ Total Assessed is net of exemptions and deferments, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

³ If you reside within the city limits of Palmer or Houston, your exemption amount may be different.

From: [Patricia Hefferan](#)
To: [Rick Benedict](#)
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA THE LAST FRONTIER BREWING COMPANY
Date: Wednesday, October 1, 2025 3:06:27 PM
Attachments: [Letter, 4 maps.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW

1451 W. SPRUCE AVE., WASILLA, AK 99654

Phone: (907) 376-2439

Fax: (907) 376-2440

Please see attached.

PATRICIA R. HEFFERAN

FAX
(907) 376-2440

ATTORNEY AT LAW
1451 W. SPRUCE AVENUE
WASILLA, ALASKA 99654-5328

AREA CODE 907
376-2439 • 376-2430
376-2222

October 1, 2025

RICK BENEDICT
DEVELOPMENT SERVICES DIVISION
350 EAST DAHLIA AVE.
PALMER, AK. 99645

RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA
THE LAST FRONTIER BREWING COMPANY

Dear Mr. Benedict,

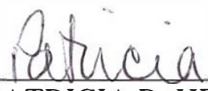
Thank you for reviewing the Relocation Application prior to our submitting the City of Wasilla approval. The City has let us know that the council likely will consider the transfer on the Consent agenda for October 13, 2025. We have had to submit nothing else to the City. The City review included permits, police and sales tax, with nothing further required from us.

Pursuant to your request, attached hereto are four maps showing licenses within a ten mile radius of the Willow Trading Post location.

The AMCO Board will consider the borough's initial protest at the November Board meeting. We ask that you clarify before the AMCO meeting, that all of the money has been paid so that we simply await consideration by the respective governments. Our goal is to continue the delegation of transfer authority from the Board, to the Executive Director of AMCO, pending government approval.

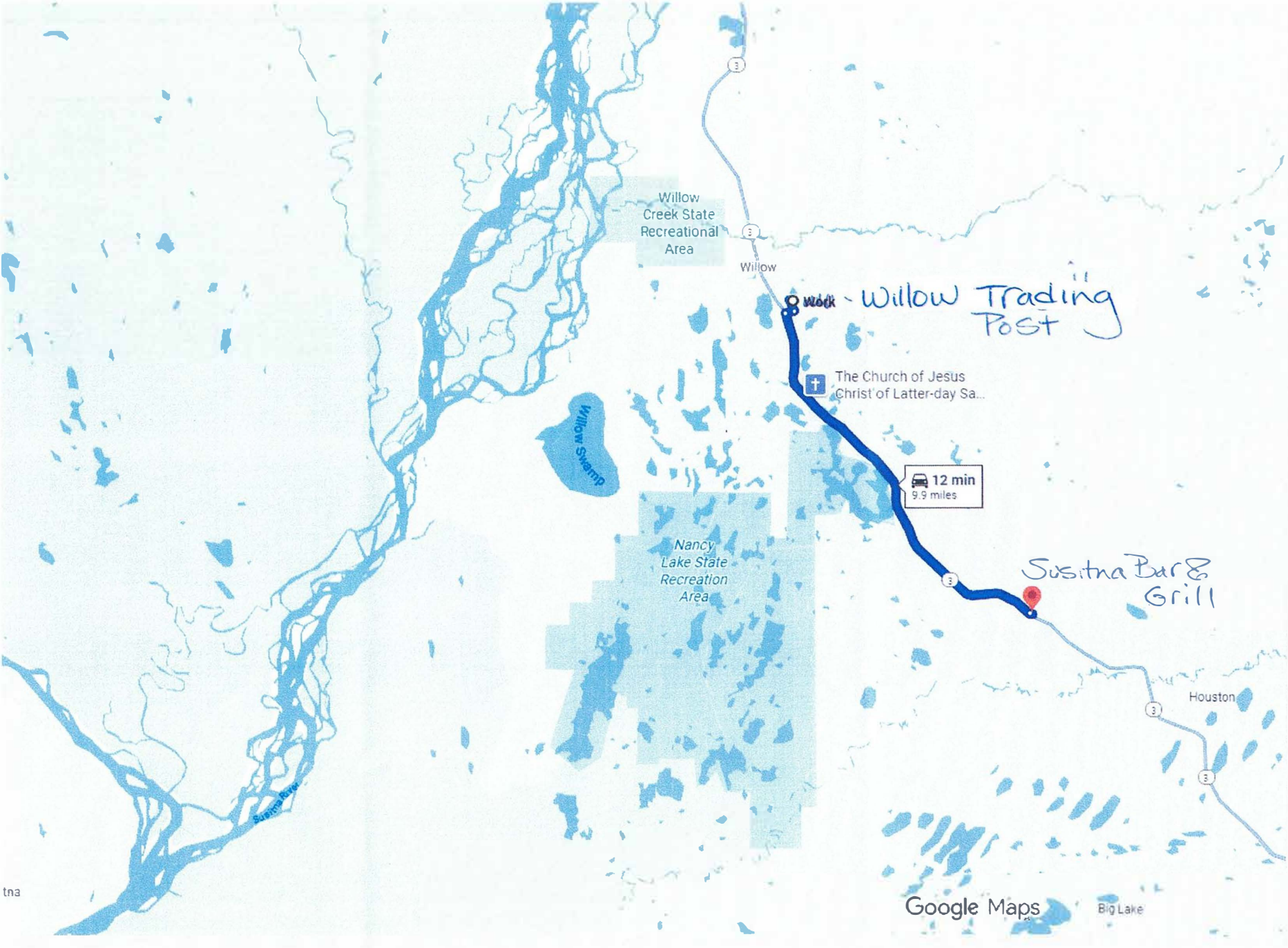
You continuing attention and assistance is very much appreciated.

Sincerely,

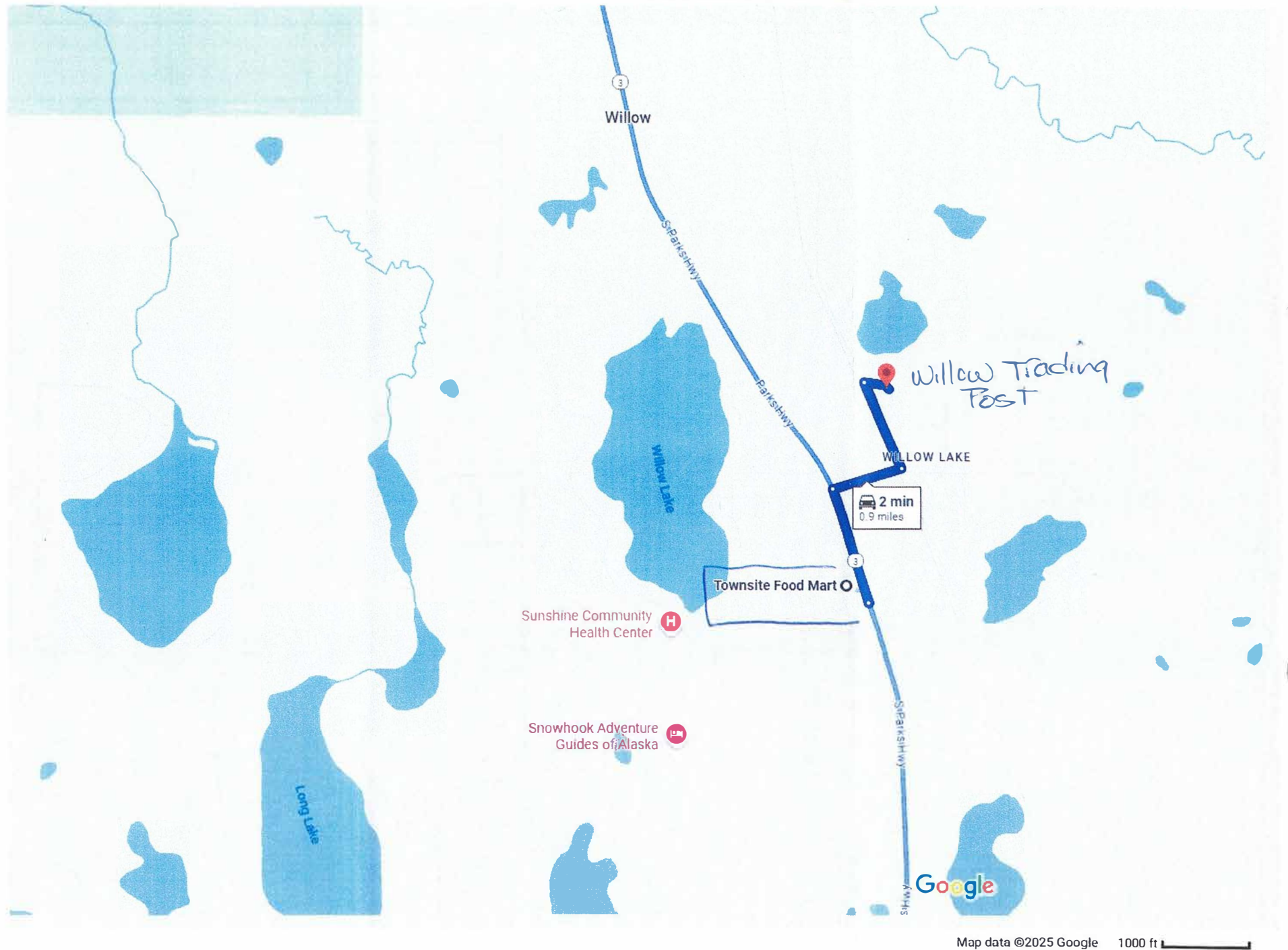


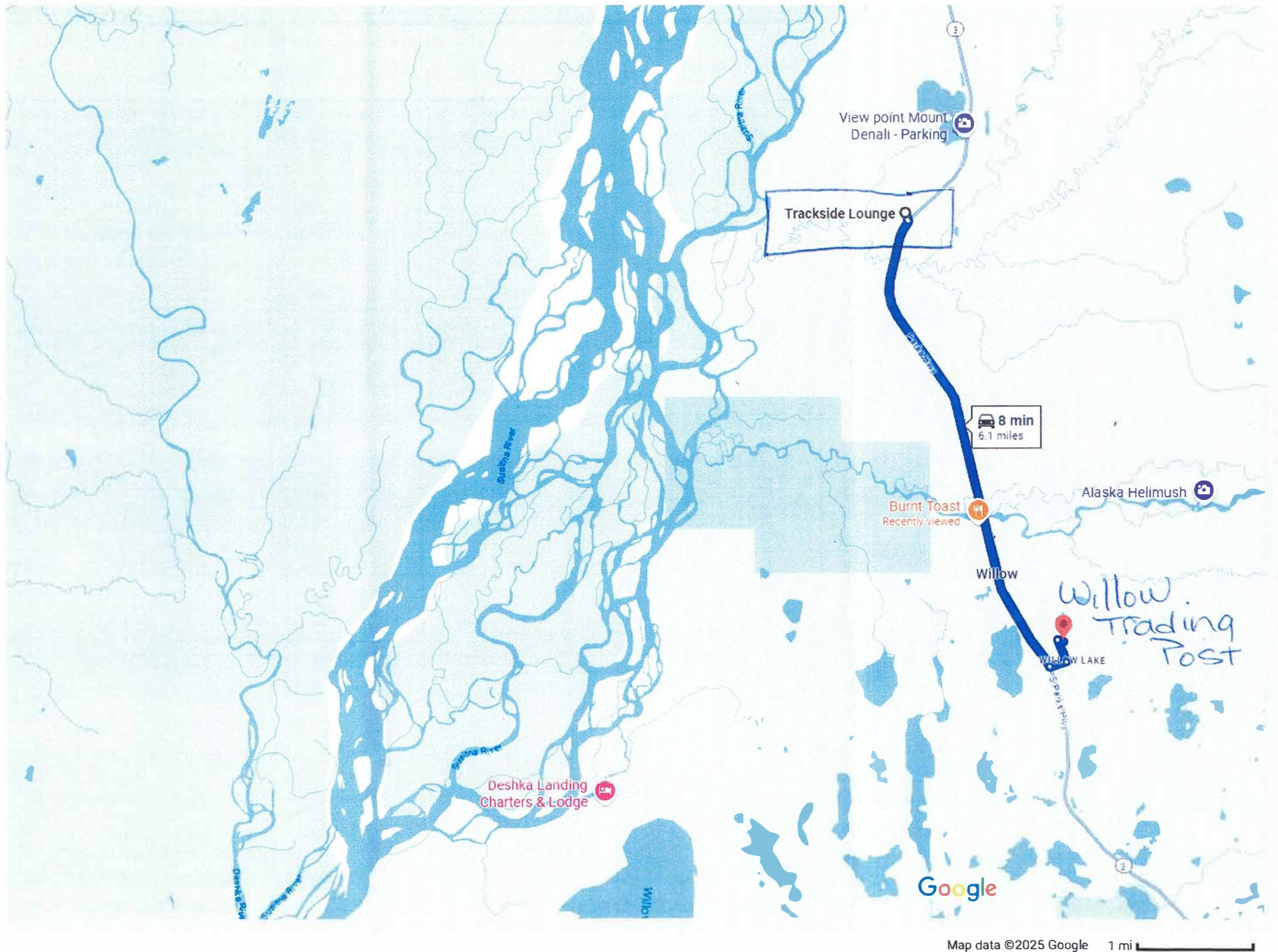
PATRICIA R. HEFFERAN
Attorney at Law

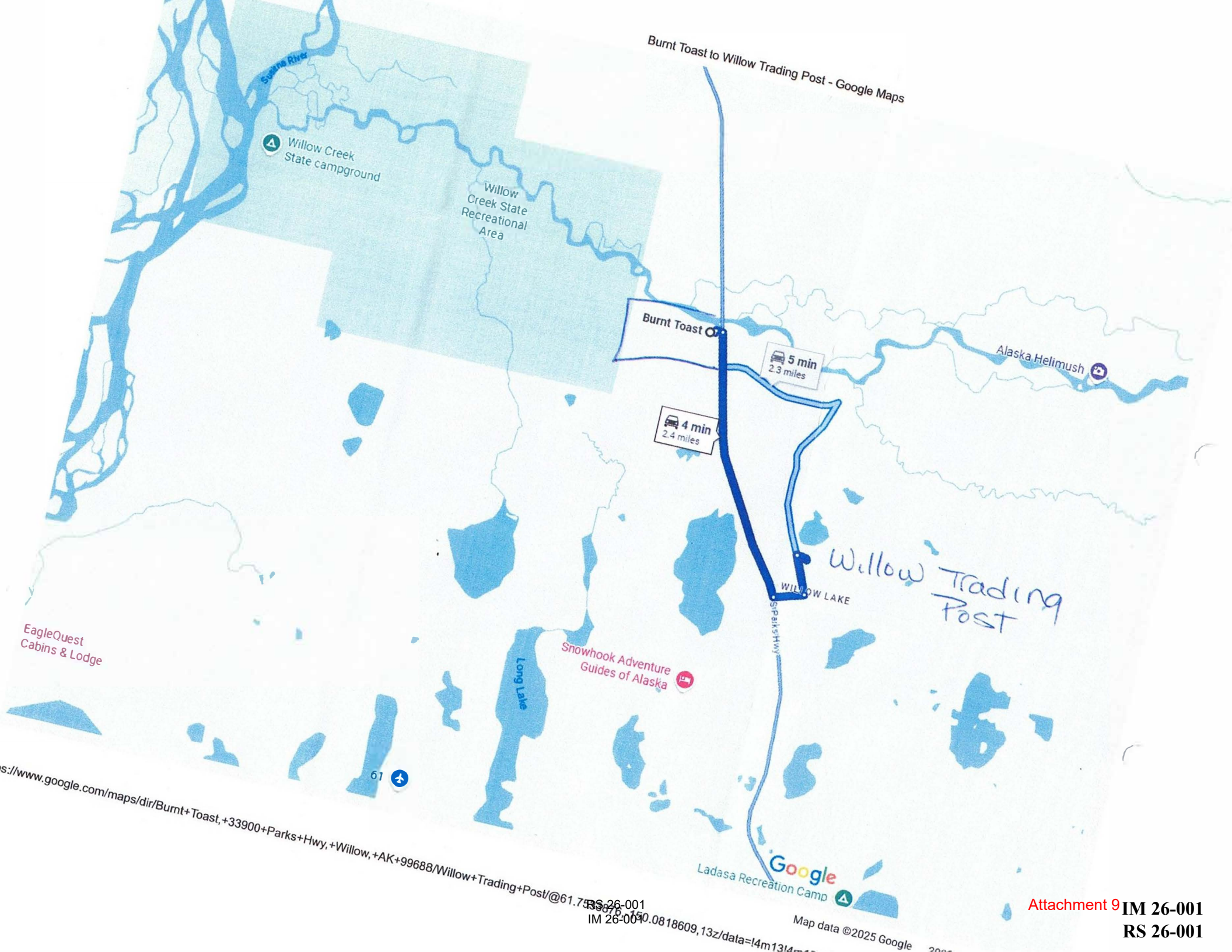
/aaa
Enc. Maps.



Map data ©2025 Google 2 mi







Burnt Toast to Willow Trading Post - Google Maps

Willow Creek State campground

Willow Creek State Recreational Area

Burnt Toast

5 min
2.3 miles

4 min
2.4 miles

Alaska Helimush

Willow Trading Post

WILLOW LAKE

Snowhook Adventure Guides of Alaska

EagleQuest Cabins & Lodge

Long Lake

61

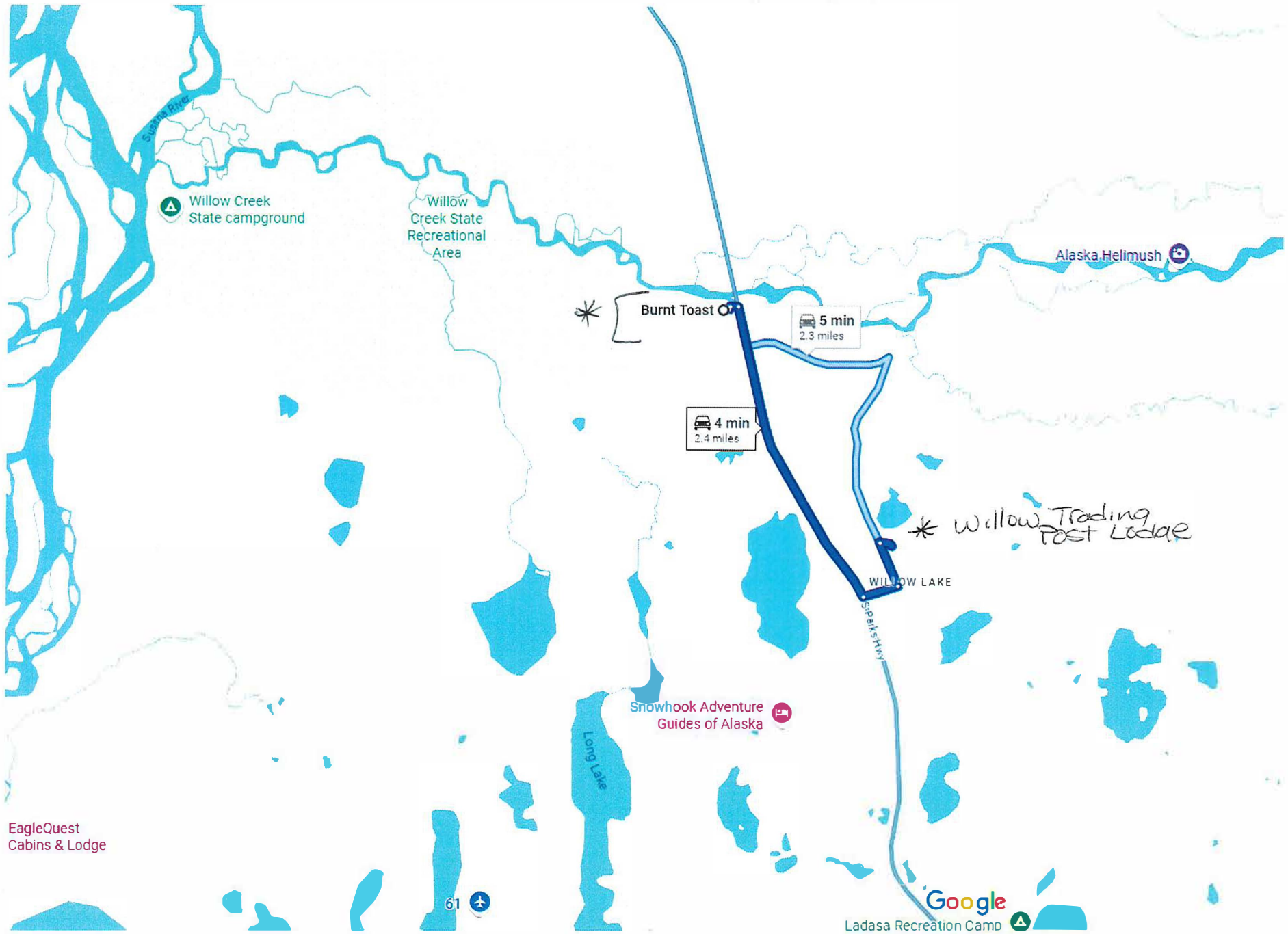
Ladasa Recreation Camp

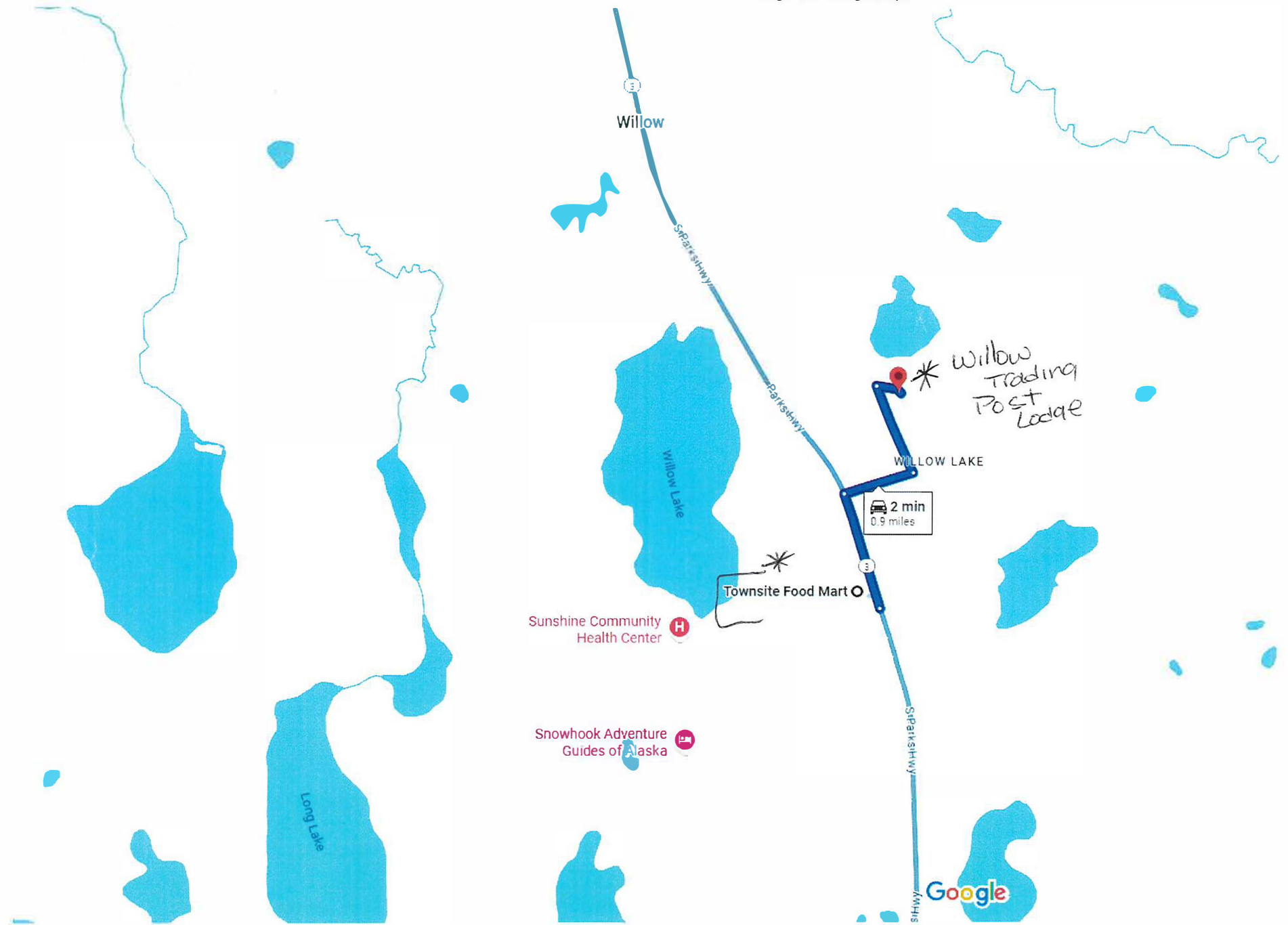
Google

Map data ©2025 Google

https://www.google.com/maps/dir/Burnt+Toast,+33900+Parks+Hwy,+Willow,+AK+99688/Willow+Trading+Post/@61.7533976,-150.0818609,13z/data=!4m13!4m12!3m11!1s33900+Parks+Hwy,+Willow,+AK+99688!2sWillow+Trading+Post!3sWillow+Creek+State+Recreational+Area!4sWillow+Creek+State+campground!5sAlaska+Helimush!6sEagleQuest+Cabins+Lodge!7sSnowhook+Adventure+Guides+of+Alaska!8sLong+Lake!9sLadasa+Recreation+Camp!10sWillow+Lake!11sBurnt+Toast!12sWillow+Creek+State+Recreational+Area!13sWillow+Creek+State+campground

Attachment 9 IM 26-001
RS 26-001







9/7/25, 3:26 PM

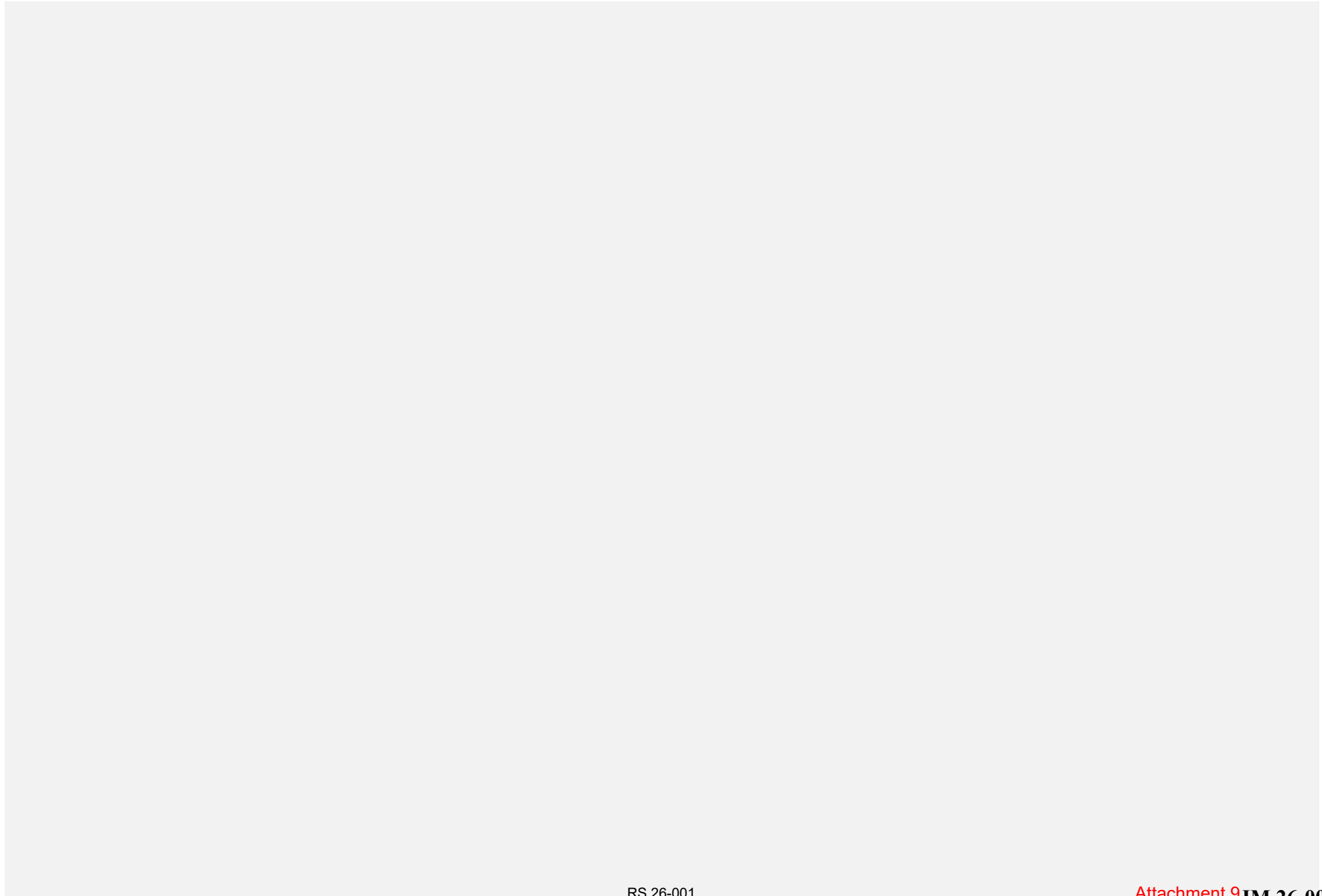
Church on the Rock Willow to Willow Trading Post - Google Maps



Map data ©2025 Google 500 ft



THUNDER VALLEY SPEEDWAY, Mile, 75.5 Parks Hwy, Willow, AK 99688 Drive 6.3 miles, 8 min to Work (Willow Trading Post)



RS 26-001

Attachment 9 IM 26-001





via AK-3 S

8 min

Fastest route, the usual traffic

6.3 miles

Explore nearby Willow Trading Post



Restaurants



Hotels



Gas
stations



Parking
Lots



More

51



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 200 ft



From: [Patricia Hefferan](#)
To: [Rick Benedict](#)
Subject: RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA / THE LAST FRONTIER BREWING COMPANY
Date: Friday, October 10, 2025 2:16:00 PM
Attachments: [Letter, map.pdf](#)

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

PATRICIA R. HEFFERAN

ATTORNEY AT LAW

1451 W. SPRUCE AVE., WASILLA, AK 99654

Phone: (907) 376-2439

Fax: (907) 376-2440

Please see attached.

FAX
(907) 376-2440

PATRICIA R. HEFFERAN
ATTORNEY AT LAW
1451 W. SPRUCE AVENUE
WASILLA, ALASKA 99654-5328

AREA CODE 907
376-2439 • 376-2430
376-2222

October 10, 2025


RICK BENEDICT
DEVELOPMENT SERVICES DIVISION
Rick.Benedict@matsugov.us

RE: #1240 BEVERAGE DISPENSARY LICENSE TRANSFER TO CITY OF WASILLA
THE LAST FRONTIER BREWING COMPANY

Dear Mr. Benedict,

Please accept the enclosed, to supplement the application for the above matter. We had tried to provide accurate information initially, but needed an official report from AMCO. This information about two other licenses pertains to the Capital Speedway which, I understand, is currently not operating.

Sincerely,



PATRICIA R. HEFFERAN
Attorney at Law

/aaa
Enc. Map.

License #	DBA	License Type	License Status	City/Municipality	Borough	Premises Address Line1	Premises City	Premises State	Premises Zip
48	Alpine Inn	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 61 Glenn hwy	Chickaloon/Sutton	AK	99674
49	Alpine Inn	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 61 Glenn hwy	Chickaloon/Sutton	AK	99674
94	BPO Elks Lodge #1842	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	2600 Barry's Resort Road	Wasilla	AK	99654
118	Valley Country Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	2809 S. Big Lake Road	Big Lake	AK	99652
87	Nagley's Store	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	13650 E Main Street	Talkeetna	AK	99676
302	Valley Country Store #3	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	4644 North Trunk Road	Palmer	AK	99645
376	Bears Den Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	3950 South Knik Goose Bay Road	Wasilla	AK	99654
383	Fairview Inn LLC	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	22170 South D Street	Talkeetna	AK	99676
410	Forks Roadhouse	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	13046 W Petersville Rd.	Trapper Creek	AK	99683
533	Houston Lodge	Beverage Dispensary License(BDL)	Active	Houston	Matanuska-Susitna Borou	Mile 57 Parks Highway	Houston	AK	99694
534	Bears Den Liquor	Package Store License(PSL)	Active	Houston	Matanuska-Susitna Borou	17119 W Parks Highway	Houston	AK	
196	Capitol Speedway	Recreational Site License(RSL)	Active	No Local Government	Matanuska-Susitna Borou	25475 W Speedway Rd	Willow	AK	99688
637	Lake Creek Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	12 Miles East of Skwentna	Skwentna	AK	99667
639	Lake Louise Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 16.1 Lake Louise Road	Glennallen	AK	99588
375	Eureka Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	Mi. 128 Glenn Hwy	Glennallen	AK	99588
941	Swiss Alaska Inn LLC	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	22056 South F Street	Talkeetna	AK	99676
416	Speedway Express	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	3600 E Palmer-Wasilla Highway	Wasilla	AK	99654
1032	Sheep Creek Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	59429 South Parks Highway	Willow	AK	99688
1240	Willow Trading Post Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	14345 N Willow Station Road	Willow	AK	99688
1241	Valley Country Store #4	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	3068 S Trunk Rd	Palmer	AK	99645
596	Knik Bar & Liquor Store	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	10204 S Knik Goose Bay Road	Wasilla	AK	99654
597	Knik Bar & Liquor Store	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	10204 S Knik Goose Bay Road	Wasilla	AK	99654
1387	Fishhook Bar and Grill	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	9231 N Palmer Fishhook Road	Palmer	AK	99645
1388	Bears Den Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	14468 West Hollywood Rd.	Big Lake	AK	99652
1536	The Sluice Box	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 82.2 Denali Hwy (52 miles east of Cantwell)		AK	
1563	Everett's	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	1850 Bogard Road	Wasilla	AK	99654
684	The Tug Bar & Liquor Store	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 18.5 Knik Road	Wasilla	AK	99654
685	The Tug Bar & Liquor Store	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 18.5 Knik Road	Wasilla	AK	99654
1860	Grizzly Bar	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	3250 E Palmer Wasilla Hwy	Wasilla	AK	99654
1972	Turner's Corner	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	8238 E Turner Road	Palmer	AK	99645
2450	Knik Kountry Liquor #2	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 49 Parks Highway	Wasilla	AK	99654
1033	Sheep Creek Lodge	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	59429 South Parks Highway	Willow	AK	99688
2489	Wilderness Place Lodge	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou	On Lake Creek-5 mi. N. of the Yentna River		AK	
2789	Vitus	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 115.5 Parks Hwy	Trapper Creek	AK	99683
1287	Talkeetna Inn	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	22328 B Street	Talkeetna	AK	99676
2874	Knik Kountry Liquor #3	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	Palmer Wasilla Hwy & Trunk Rd	Wasilla	AK	99654
1334	Spurs Bar and Grill	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	8000 E. Palmer-Wasilla Highway	Palmer	AK	99645
1346	Shell Lake Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	Shell Lake Lot 12	Skwentna	AK	99667
3121	Denali Brewpub	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	13605 E Main Street	Talkeetna	AK	99676
1634	Speedway Inn	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou	25307 W Speedway Rd	Willow	AK	99688
3197	Northwoods Lodge	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou	ASLS 74-108 Tract B Fishlake C	Skwentna	AK	99667
1765	American Legion Post #35	Club License (CL)	Active	No Local Government	Matanuska-Susitna Borou	4180 Tweed Court	Wasilla	AK	99654
1766	Hatcher Pass Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 17.5 Fishhook-Willow Road (Hatcher Pass)	Palmer	AK	99645
1788	Latitude 62 Lodge	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	22687 S. Talkeetna Spur Road	Talkeetna	AK	99676
1836	Knik Kountry Liquor #1	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	2710 S Knik-Goose Bay Road	Wasilla	AK	99654
3465	Speedway Express	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 98.8 Parks Highway	Talkeetna	AK	99676
3504	Pioneer Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	21458 W Parks Hwy	Willow	AK	99688
3505	Speedway Express	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	14991 W Big Lake Road	Big Lake	AK	99652
1962	The Silver Fox Inn	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	951 S Hobsons Choice Ln	Wasilla	AK	99654
2037	Lake Creek Lodge	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	12 Miles East of Skwentna	Skwentna	AK	99667
2063	Long Rifle Lodge	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 102 Glenn Hwy	Glennallen	AK	99588
2111	Roadside Inn	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	810 S Dandelion Cir	Wasilla	AK	99654
2362	Bear's Den Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	23471 S Parks Highway	Trapper Creek	AK	99683
3924	Alaska Raceway Park	Recreational Site License(RSL)	Active	No Local Government	Matanuska-Susitna Borou	5599 S Race Way	Palmer	AK	99645
3931	Talkeetna Alaskan Lodge	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	23601 S Talkeetna Spur	Talkeetna	AK	99676
2658	American Legion Post #15	Club License (CL)	Active	No Local Government	Matanuska-Susitna Borou	Lot 2 Woods McLeod Lake Subdivision	Palmer	AK	99645
2779	V.F.W. Post #3836	Club License (CL)	Active	No Local Government	Matanuska-Susitna Borou	22513 D Street	Talkeetna	AK	99676
4198	Circle K	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	169 N Meadow Lakes Dr	Wasilla	AK	99623
3043	The Green Store	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	3655 S Old Glenn Highway	Palmer	AK	99645
4362	Settler's Bay Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	5801 S Knik Goose Bay Rd	Wasilla	AK	99654
4442	Maclaren River Lodge	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 42 Denali Highway	Paxson	AK	99737
4499	Three Bears	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	8151 E Palmer-Wasilla Hwy	Wasilla	AK	99654
4574	Valley Country Store #1	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	4891 E Stoney Hollow Drive	Wasilla	AK	99654
4686	Settlers Bay Golf Course	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	7307 S Frontier Drive	Wasilla	AK	99654
3637	Old Talkeetna Roadhouse	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou	13550 E Main Street	Talkeetna	AK	99676
3658	BPO Elks Lodge #1842	Club License (CL)	Active	No Local Government	Matanuska-Susitna Borou	2600 Barry's Resort Road	Wasilla	AK	99654
3731	Base Camp Bar	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 133.1 Parks Hwy	Outside City Limits	AK	
3752	Islander Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	Lot A-2 Long Island	Big Lake	AK	99652
3773	Schwabenhof	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	4115 E Palmer-Wasilla Hwy.	Wasilla	AK	99654
4972	Mt. McKinley Princess - The Hanga	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou	133 Parks Highway	Trapper Creek	AK	99683
3820	Igloo Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	10160 Parks Hwy.	Trapper Creek	AK	99683
5019	Denali Brewing Company	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou	37083 South Talkeetna Spur Rd	Talkeetna	AK	99676
5029	Yentna Station Roadhouse	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 18 Yentna River	Willow	AK	99688
3888	Arctic Circle Club of North America	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	2750 E Palmer Wasilla Highway	Wasilla	AK	99654
3894	Townsite Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou	Mile 69.5 Parks Hwy	Willow	AK	99688
3895	Floater's	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou	2990 S Big Lake Road	Big Lake	AK	99652

3904 H & H Lakeview Restaurant	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou 41725 S. Parks Hwy	Talkeetna	AK	99676
3940 King Point Lodge	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou Lake Creek at Yentna River	Skwentna	AK	99667
5269 Denali Brewpub	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou 13605 E Main Street	Talkeetna	AK	99676
5277 Majestic Heli Ski	Outdoor Recreation Lodge License (ORL)	Active	No Local Government	Matanuska-Susitna Borou 16162 W Glenn Highway	Chickaloon/Glacier View	AK	99674
5280 Cadillac Cafe	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou Mile 49 Parks Highway	Wasilla	AK	99654
5393 Bearpaw River Brewing Company	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou 4605 East Palmer-Wasilla Hwy. Unit C	Wasilla	AK	99654
5479 Raven's Perch	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 29979 E Knik River Road	Palmer	AK	99645
5511 Alaska Ciderworks and Meadery	Winery Manufacturer License (WML)	Active	No Local Government	Matanuska-Susitna Borou 37083 South Talkeetna Spur Rd.	Talkeetna	AK	99676
5513 Tordrillo Mountain Lodge	Outdoor Recreation Lodge License (ORL)	Active	No Local Government	Matanuska-Susitna Borough	Skwentna	AK	99667
5532 Everett's	Multiple Fixed Counter Endorsement (MFCE)	Active	No Local Government	Matanuska-Susitna Borou 1850 Bogard Road	Wasilla	AK	99654
5606 Lazy Mountain Brewing Company	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou 15905 E. Helmaur Place	Palmer	AK	99645
5616 Sheldon Chalet	Outdoor Recreation Lodge License (ORL)	Active	No Local Government	Matanuska-Susitna Borou 51 miles NW of Talkeetna by air		AK	
4274 Mountain High Pizza Pie	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 22165 South C Street	Talkeetna	AK	99676
4290 Half Rack Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou Mile 3 Wasilla Fishhook	Wasilla	AK	99654
5852 Moonstone Farm	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou 2141 South Church Street	Palmer	AK	99645
4380 Susitna Bar and Grill	Restaurant Eating Place License (REPL)	Active	Houston	Matanuska-Susitna Borou 20333 W. Parks Hwy.	Houston	AK	99694
5916 Old Bear Honey	Winery Manufacturer License (WML)	Active	No Local Government	Matanuska-Susitna Borou 35089 West Glenn Highway	Chickaloon/Glacier View	AK	99674
4415 Speedway Express	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou 5100 E Fireweed Rd	Wasilla	AK	99654
6058 Susitna Brewing Company	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou 5120 S Big Lake Road	Big Lake	AK	99654
4476 Grand View Café & RV Campgroun	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 22488 West Glenn Highway	Chickaloon/Glacier View	AK	99674
6119 Meier Lake Event Center	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou 6059 Wasilla-Fishhook Rd	Wasilla	AK	99654
4503 Three Bears	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou 445 N Pittman	Wasilla	AK	99654
4526 Susitna Bar and Grill	Beverage Dispensary Tourism License (BDTL)	Active	Houston	Matanuska-Susitna Borou 20333 W. Parks Highway	Houston	AK	99694
4593 Mt. McKinley Princess Wilderness	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou 133 Parks Highway	Trapper Creek	AK	99683
4773 Valley Country Store #2	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou 3065 N Church Road	Wasilla	AK	99654
4806 Vitus Energy LLC	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou Mile 115.5 Parks Hwy	Trapper Creek	AK	99683
4837 Knik Kountry Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou 16512 E Anaconda Ave	Talkeetna	AK	99676
4849 Git N' Go Liquor	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou 2803 S Old Glenn Hwy	Palmer	AK	99645
4889 Speedway Express	Package Store License(PSL)	Active	No Local Government	Matanuska-Susitna Borou 5721 S Knik Goose Bay Road	Wasilla	AK	99654
4897 Denali Arts Council	Recreational Site License(RSL)	Active	No Local Government	Matanuska-Susitna Borou 22249 S D Street	Talkeetna	AK	99676
4914 Flying Squirrel Bakery Cafe	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 26205 S Talkeetna Spur	Talkeetna	AK	99676
4996 Kahitna Bistro	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 22382 Talkeetna Spur Rd	Talkeetna	AK	99676
5258 Mt. McKinley Princess Wilderness	Multiple Fixed Counter Endorsement (MFCE)	Active	No Local Government	Matanuska-Susitna Borou 133 Parks Highway (Denali State Park)	Outside City Limits	AK	
5387 Denali Spirits and Distillery	Distillery Manufacturer License (DML)	Active	No Local Government	Matanuska-Susitna Borou 37083 South Talkeetna Spur Road	Talkeetna	AK	99676
5412 Heirloom Wines	Limited Wholesale Brewed Beverage and Wine Licen	Active	No Local Government	Matanuska-Susitna Borou 14493 West Kiowa Street Big Lake	Big Lake	AK	99652
5420 Sheep Mountain Lodge	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 17701 West Glenn Hwy.	Chickaloon/Glacier View	AK	99674
5514 Tordrillo Mountain Lodge	Outdoor Recreation Lodge License (ORL)	Active	No Local Government	Matanuska-Susitna Borough	Skwentna	AK	99667
5748 West Rib Pub & Grill	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 13650 E. Main Street	Talkeetna	AK	99676
5833 Alpine Creek Lodge	Beverage Dispensary License(BDL)	Active	No Local Government	Matanuska-Susitna Borou Mile 68 Denali Highway	Cantwell	AK	99729
5977 Skwentna Roadhouse	Outdoor Recreation Lodge License (ORL)	Active	No Local Government	Matanuska-Susitna Borou 100 Happiness Lane	Swentna	AK	99667
5990 Homestead Kitchen	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 13582 E. Main Street	Talkeetna	AK	99676
5993 Susitna Brewing Company	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou 5120 S Big Lake Road, Big Lake	Big Lake	AK	99654
6065 Headless Horseman	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 2721 E Sleepy Hollow Circle	Wasilla	AK	99654
6089 Skeetawk	Recreational Site License(RSL)	Active	No Local Government	Matanuska-Susitna Borou 13500 N Skeetawk Circle	Palmer	AK	99645
6118 Swiftwater Wine	Winery Manufacturer License (WML)	Active	No Local Government	Matanuska-Susitna Borou 5766 N Solitude Street	Wasilla	AK	99623
15012 Alaska Bob Brewing	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou 6894 W Norms Rd	Wasilla	AK	99623
15026 Denali Brewing Company	Brewery Retail License (BRL)	Active	No Local Government	Matanuska-Susitna Borou 37083 South Talkeetna Spur Rd	Talkeetna	AK	99676
15028 Denali Spirits and Distillery	Distillery Retail License (DIRL)	Active	No Local Government	Matanuska-Susitna Borou 37083 South Talkeetna Spur Rd	Talkeetna	AK	99676
15033 Alaska Ciderworks and Meadery	Winery Retail License (WRL)	Active	No Local Government	Matanuska-Susitna Borou 4605 E Palmer-Wasilla Hwy	Talkeetna	AK	99676
15109 Bearpaw River Brewing Company	Brewery Retail License (BRL)	Active	No Local Government	Matanuska-Susitna Borou 222 N Boundary St	Wasilla	AK	99654
15257 The Last Frontier Brewing Co.	Brewery Retail License (BRL)	Active	No Local Government	Matanuska-Susitna Borou 35089 Glenn Hwy	Wasilla	AK	99654
15363 Old Bear Honey	Winery Retail License (WRL)	Active	No Local Government	Matanuska-Susitna Borou 37083 South Talkeetna Spur Rd	Sutton-Alpine	AK	99674
15555 Denali Spirits and Distillery	Manufacturer Direct Shipment License (MDSL)	Active	No Local Government	Matanuska-Susitna Borou 6894 W Norms Rd	Talkeetna	AK	99676
16532 Alaska Bob Brewing	Brewery Retail License (BRL)	Active	No Local Government	Matanuska-Susitna Borou 35089 W. Glenn Hwy	Wasilla	AK	99623
16791 Old Bear Honey	Manufacturer Direct Shipment License (MDSL)	Active	No Local Government	Matanuska-Susitna Borou 29979 E Knik River Rd	Sutton	AK	99674
16812 Raven's Perch at Alaska Glacier Loc	Beverage Dispensary Tourism License (BDTL)	Active	No Local Government	Matanuska-Susitna Borou 6894 W Norms Rd	Palmer	AK	99645
15012 Alaska Bob Brewing	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou 6894 W Norms Rd	Wasilla	AK	99623
15012 Alaska Bob Brewing	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou 6894 W Norms Rd	Wasilla	AK	99623
15012 Alaska Bob Brewing	Brewery Manufacturer License (BML)	Active	No Local Government	Matanuska-Susitna Borou 6894 W Norms Rd	Wasilla	AK	99623
15019 Denali Brewing Company	Restaurant Eating Place License (REPL)	Active	No Local Government	Matanuska-Susitna Borou 37083 S Talkeetna Spur	Talkeetna	AK	99676
15366 Lazy Mountain Brewing Company	Brewery Retail License (BRL)	Active	No Local Government	Matanuska-Susitna Borou 15905 E Helmaur PI	Palmer	AK	99645
15554 Denali Brewing Company	Manufacturer Direct Shipment License (MDSL)	Active	No Local Government	Matanuska-Susitna Borou 37083 South Talkeetna Spur Rd	Talkeetna	AK	99676
15556 Alaska Ciderworks and Meadery	Manufacturer Direct Shipment License (MDSL)	Active	No Local Government	Matanuska-Susitna Borou 37083 South Talkeetna Spur Rd	Talkeetna	AK	99676

ALCOHOLIC BEVERAGE USE PERMIT
FOR PRIOR EXISTING USE

THIS PERMIT IS ISSUED, pursuant to Section 17.70.200 (A) of the Matanuska-Susitna Borough Code for a use in existence prior to August 7, 1984, to:

Willow Trading Post

This permit recognizes the right of the permittee or his lawful seccessor-in-interest to operate and use the following described premises:

Parcel 1: Commencing at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, T19N, R4W, SM; thence South 89°58' East a distance of 481.31 ft.; thence South 0°7' East a distance of 1320 ft.; thence North 89°58' West a distance of 481.31 ft.; thence North 0°7' West a distance of 1320 ft. to the Point of Beginning.

Parcel 2: Commencing at the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, T19N, R4W, SM; thence South 89°58' East a distance of 481.31 ft.; thence South 0°7' East a distance of 200 ft.; thence North 89°58' West a distance of 481.31 ft.; thence North 0°7' West a distance of 200 ft. to the Point of Beginning.

ALL in the Palmer Recording District, Third Judicial District, State of Alaska.

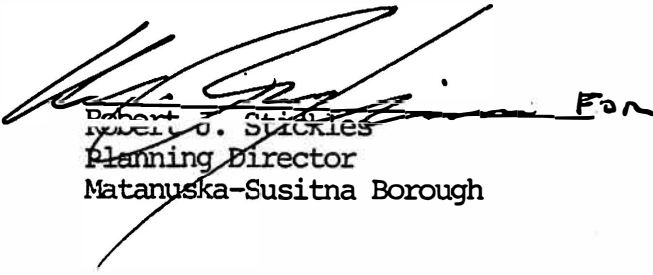
for the following use:

To operate a beverage dispensary and package store facility as outlined in the original application and the attached materials.

This permit grants no additional rights to the holder of this permit other than the identification of a use which has been determined by the Borough to be authorized under Section 17.70.200 (A). This permit is subject to any terms and conditions which may be attached to this permit and kept on record.

This permit does not constitute a license from the Alcoholic Beverage Control Board. The permittee is required to comply with all provisions of AS 4.11.010 and all conditions of any license issued thereunder.

The violation of any condition of approval of this permit or of State or Borough laws governing the permitted use may constitute grounds for revoking this permit or for other actions or penalties authorized by law. No use is permitted by this permit other than as specifically described, including all conditions and terms of this permit.


Robert J. Stickles
Planning Director
Matanuska-Susitna Borough