



February 20, 2015

Anchorage Assembly

**RE: Renewal of Spirits of Alaska Liquor License**

Dear Anchorage Assembly Members,

We are writing to protest the renewal of the Spirits of Alaska liquor license and to request that the conditional use permit used by Spirits of Alaska be revoked.

I am the owner of Nvision Architecture, Inc. located at the 1231 Gambell Street, a 4 story office building that I am part owner in. We invested in this building knowing the neighborhood had some social challenges but believed it was worth putting money into for both a financial and social benefit. Since we moved into the building, some 8 years ago, we have seen a steady increase in homelessness in Anchorage and a significant increase in the number of inebriates both of whom seen to have found 13<sup>th</sup> and Gambell to be the place to congregate.

Being on the 4<sup>th</sup> floor of a building at this intersection, we have seen just about every kind of social problem you can imagine right from our desks. So you can get a feel for the disgusting behaviors we have observed, let me provide you a rather shocking list of actions that I am quite sure you would not tolerate in and around the place of business you work.

- Urination on public streets, walks, and private property
- Defecation on public streets, walks, and private property
- Open drinking in public
- Drug deals and related activity
- Sexual intercourse in the alley
- Masturbation
- Open drunkenness
- Inebriants laying on the sidewalk and public ways
- Inebriants shouting and yelling at traffic
- Inebriants walking out into traffic
- Inebriants defiance of oncoming traffic
- Inebriate fighting
- Man driving in vehicle without pants-regularly driving around the neighborhood
- Prostitute solicitation
- Public swearing
- Public nudity

It should be noted that we are constantly cleaning up our property after inebriates have decided our property should be used as a public toilet. We have finally decided to lock off our building after continually having inebriates come into the building to use our toilets and hang out in the building

lobby. The last straw was when one inebriate decided our elevator was a fine place to urinate. Even with closing the building, we still have people almost weekly activity where inebriates decide to urinate, defecate on and around our building.

We believe the biggest problem can be contributed to inebriates who constantly hang out in the area.

Nvision has opened its offices in cooperation with the Anchorage Police Department on several occasions to allow them to conduct "research" after hours. We have provided APD full access to our building to help their efforts in locating and preventing illegal activity in our neighborhood.

We believe Spirits of Alaska is a major contributor to the inebriate problem we have here in Fairview. Their unwillingness to properly manage their store and to work responsibly within our community has led me to believe that it is not in the best interest of our neighborhood to renew their conditional permit. While we believe the social problems we are experiencing do not rest on this business alone, we do believe we have to send a message to business owners that they need to act in a socially responsible way.

We also request the Anchorage Assembly be responsible in their actions and to do what is right for the community and not what best serves a political career. Please know that the reputation on the street of the Assembly is that they will bend to pressure from the alcohol industry. The belief is that even with community pressure from those most affected by the effects of poorly managed alcohol sales the Assembly will extend the conditional use. I hope this is simply not true.

Anytime you would like to visit our office and observe for yourself the mess we have at 13<sup>th</sup> and Gambell please let me know. I would be happy to show you around.

Sincerely,

Nvision Architecture, Inc.

A handwritten signature in black ink, appearing to read "Bill Tatom", with a long horizontal line extending to the right.

Bill Tatom  
President

# Restoration Ventures, LLC

1231 Gambell Street, Suite 400 Anchorage, AK 99501

February 20, 2015

## **MOA Assembly Anchorage, Alaska**

### **RE: Inebriate Problem 13<sup>th</sup> & Gambell**

I come before this Assembly with a heavy and desperate heart! Eight years ago my partner & I purchased the 4 story office building on the corner of Gambell and 13<sup>th</sup>. We had excitement and anticipation that were going to interject new life into the Fairview community. We strongly felt that by investing into this property it would help turn the tide for this historic community. At that time Kendall Motors, across the street, upgraded their car dealership, we were optimistic that we were helping Fairview take back its community. The Anchorage daily news wrote an article stating that we believed in making Fairview a better place to live and work.

Five years later, Kendall Motors is gone. The inebriates' seek shelter under our bldg & in our lobby, & the front yard & porch of our adjacent house. Now, the corner of 13<sup>th</sup> & Gambell & the bus stop is the hangout for the inebriate gangs & dealers. The police have a hard time dispersing the troublemakers because they say they are waiting for a bus or the Mental Health Clinic across the street.

We have lost two major tenants to our office building within the last year because of the inebriate problem. Mostly, the corner of 13<sup>th</sup> & Gambell has become a haven for belligerent inebriates shouting profanities at passer buyers. Trashing, urinating, defecating & passing out, poses a huge obstacle to any normal pedestrian or community resident. Ask the police & fire department how many times they have to come out and take the same inebriate to the detox/sleep off center in the last week! Wasting valuable time, resources and efforts to have to do this day in & day out! Anyone who witnesses this would say this is **insanity!** Yet we continue to do the same thing expecting a different result! We as a municipality are just enabling their lifestyle!

This chaos spreads onto my property! After one of my women tenants, was accosted by some of the inebriates, they broke their lease and moved their business. My janitor, who lived in the house, adjacent to the office building, with the bus stop practically in his front yard, reports this is the worst it has been in the 7 years he has been there. Many of the homeless inebriates are belligerent, obnoxious & vindictive. He has gone out many times at night to plead to quite down & leave. One inebriate came over & slammed his fist on his car and dared my janitor to do something. He felt threaten & of course when he called the police, which took over an hour to respond, they disbursed and waited & came back & resumed. The next morning they retaliated by defecating all over the front door. So when he calls the police this is what he faces!

In the morning, I notice across the street at the Carrs liquor store, and the Spirits of Alaska, the inebriates congregate before the store opens and pick somebody to go to the store and buy liquor. Who cares whether they have a red mark on their license, they find a way to get around the system, and purchase the liquor that promotes this lifestyle! This plays out day after day!

APD said unless the source is eliminated it will continue! Their hands are tied & they can only do so much. We as Fairview residents are saying enough is enough!! Stop the circus, which is putting me out of business!!!

We don't have the luxury of time to change the social environment via the legislative/political agenda. Unless we remove the source that panders to the inebriate/drug gangs on the 13<sup>th</sup> & Gambell intersection, we think it will be hopeless. We can't even get a potential lessee to even come & investigate the property with those inebriate gangs hanging out at the bus stop & intersection. This is the front door to our neighborhood! Spirits has been in violation for many years, when are You going to revoke their license! After 5 years of debate and promises, Fairview Community Council, overwhelming voted to revoke Sprits of Alaska license at this month's Community Council Meeting. We are desperat!! We did our job, now it is up to the Assembly to do their job!

Sincerely,

*Patrick J Krochina*

Patrick J Krochina, AIA

Partner/Owner  
Restoration Ventures, LLC  
1231 Gambell St  
Anchorage, AK 99501



*via email*

February 20, 2015

Dick Traini, Chair  
Anchorage Assembly  
632 West 6<sup>th</sup> Avenue  
Anchorage, Alaska 99501

**Re: Fairview Liquor Licenses – Conditional Use Permits**

Dear Mr. Traini:

I am writing as a former Fairview property owner and resident, with business ties in the neighborhood. For years I owned/operated three charming, well-maintained six-plexes at 12<sup>th</sup> and Denali. We experienced zero tenant problems, zero police calls and enjoyed our location, close to downtown, the Park Strip and bike trails. It was our proximity to the liquor stores that ultimately changed our quality of life and eroded my ability to conduct an upscale business as before.

I am asking the Anchorage Assembly to disapprove renewal of Spirits of Alaska's conditional use permit and liquor license.

Fairview's inebriate problem is a textbook example of what will go wrong when liquor laws and conditional use permits are not adhered to, not reviewed or revised, not enforced, and not suspended. For years, stakeholders have looked the other way, or pointed fingers in all directions, or have given up. The reality is that we all are accountable – the residents, community council and Assembly – and now that Fairview is in headline-grabbing crisis, we all must address our own piece of the problem.

My job, as a member of the public, is to address the Assembly and ask you to remove the permit that allows a package liquor store to continue operating in such a way that it contributes to the decline of our community.

This is not a Fairview problem. This is a city and state problem that is happening in the Fairview neighborhood. As an example, inebriates picked up by the CSP van, from anywhere in the municipality, are taken to the sleep-off center near the jail. When those folks can blow a .1 they are all released into Fairview, legally drunk, hung over, and needing a drink; and they're within walking distance of the package stores.

When funding for CSP goes up, Fairview's inebriate problem gets worse and the package stores make a killing. If it really falls to us to clean up the city/state problem, the ONLY thing we are empowered to do is to implore you, the Assembly, to rescind the conditional use permit on the package stores who sell to these folks.

A year ago, in a sting operation, APD found Spirits of Alaska and Safeway's Oaken Keg to be selling to inebriates and letting them drink on the premises, in violation of the law and of the conditional use permits. At the time, Spirits of Alaska complained, "We need help with training" so APD took the time to do her job for her. If Spirits of Alaska requires APD to help with staff training, they're not qualified be in the Fairview alcohol business.

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Dick Traini, Chair  
MOA Assembly  
2-20-15 p.2

APD is massively underfunded and understaffed. There are three officers for downtown-Govt Hill-Fairview. APD can't do their real work, community-wide, because *each* 13<sup>th</sup> and Gambell inebriate call ties them up for at least two hours. At a November 2013 meeting with the Fairview Community Council, APD said, "Look, at some point you're going to have to address the availability [of alcohol] if you're going to reduce the problems at 13<sup>th</sup> and Gambell".

The conditional use permits for both Oaken Keg and Spirits of Alaska are among the most lenient in the Municipality. And these are the ONLY package stores from downtown to Gov't Hill to Muldoon to Fireweed, and they are within one block of each other at 12<sup>th</sup> and 13<sup>th</sup> on Gambell. Every mayor, study, draft neighborhood plan, community council survey and neighborhood poll repeatedly states that **chronic inebriates are the number one problem in Fairview**. [The Fairview Neighborhood Plan identified "too many liquor stores" as a high community concern – until it was edited out wholesale by FVCC leadership in the final draft.]

Every consultant, study, poll and survey advised that Fairview had better get a handle on the inebriate issue or businesses will go away, homes will lose value, and folks will leave the area. In the past three years, these dire predictions have come true. Folks are leaving Fairview. Nobody wants to move in. Every large apartment building within a block of the store is for sale. The chaos created by the inebriates is felt all the way to 15<sup>th</sup> and beyond, including Town Square. Fairview regularly grabs sad headlines. The community is in crisis because of the inebriates – who most assuredly are NOT getting their booze from Bishop's Attic.

As a business person, the last thing I want to do is put another business out of business, especially one that's operating lawfully. But the liquor stores have been systematically running good business owners, such as myself, out of Fairview and enough is enough. Given the nature of their product, and the potential for harm to a community, liquor stores must comply with Alaska law, which requires that the community periodically evaluate whether a liquor store continues to be "in the best interests of the community".

One must only look around to realize that no, these two package stores haven't served our community well. The operator must be willing to work cooperatively with residents, law enforcement and the community council. It must be a good corporate neighbor. While I personally would like to see both liquor stores leave Fairview, Oaken Keg appears willing to work cooperatively to mitigate the negative impacts of inebriates at 13<sup>th</sup> and Gambell. I'm willing to take a "wait and see" approach.

Spirits of Alaska fails these tests, directly contributing to Fairview's chronic inebriate problem while, no doubt, making a killing. This package store may be the most dangerous of Fairview's drug dealers. Please help us to take back our neighborhood. Please tell Spirits of Alaska they must go elsewhere if they wish to sell alcohol.

Thank you.

EVERGREEN ASSOCIATES LLC  
Patricia Greene  
(907) 830-3672

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February 20, 2015

MOA Assembly  
Anchorage, AK

RE: Inebriate Problem on Gambell and surrounding side streets

I, also come before the Assembly but with concern and outrage. This past summer my husband and I purchased the building and adjacent property on 12th Avenue and Gambell Street to have a permanent location for our business, which we have invested fifteen years of our family's life in.

In the seven months we have been here I, my husband, son and daughter, employees, and vendors have seen the following - all from our property:

- Human excrement on our dumpster
  - Humans relieving themselves for all the world to see
  - Dumpster not emptied because inebriates passed out in front of it
  - Had dumpster moved to stop inebriates from defecating around it (didn't work though)
  - Community patrol remove an inebriate from our property (10AM)
  - Community patrol removing inebriates around other business but close enough I can watch from my office window, at least once a week since moving here
  - Inebriate crawling under our fence and sleeping under our stairwell
  - Inebriate coming into my office demanding a ride
  - Homeless and Inebriate coming onto our property asking for money, cigarettes, work, selling grocery items
  - EMT responding to a person on the ground, who turned out to be dead, and before EMT arrived another person took things off the body
  - Inebriates leaning, sitting, passed out against the side of our building and against the garage doors
  - Cursed and spit at when asking inebriate to leave the property
  - Inebriates in the middle of the street or hanging out in the street at stop signs and refusing to move when a vehicle comes down the road
-

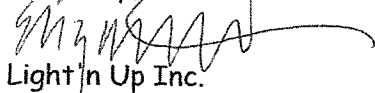
- Inebriates staggering along the sidewalks and crossing Gambell Street with NO regard for traffic - I don't know how many times I have heard car horns and screeching tires only to look up and see someone staggering in the road
- Someone shot on our property
- The garbage is daily chore, sometimes twice a day
- Witness violent fighting
- Screaming, yelling, profanity
- Groups of inebriates waiting on a corner, one goes into Spirits comes out and divvies up the liquor bottles among the group and they all disperse
- Can count on one hand the number of times I have seen the police patrol the area, once on a weekend one officer stopped in and introduced himself and told us they are doing what they can with what they have to work with

While writing this letter I watched a fist fight, RIGHT NOW there are two inebriates sitting against a neighbors building, two standing on a corner, three using a dumpster as a table drinking (1:00PM) ALL this from my desk.

My husband and I take pride in our business and the property. We spent a lot of man hours cleaning the property after many years of neglect and received MANY compliments from our neighbors and inebriates, some inebriates even yelled at the new ones to keep our area clean and stay off our property. We also thought about moving back into Anchorage in the Fairview area but with the current situation it will not be soon.

Would any of you like to come down to our business and spend a day watching our world go by?

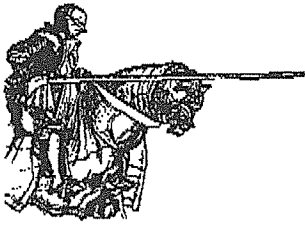
Sincerely,



Light'n Up Inc.

By: Elizabeth Quinn





**Todd Communications**  
611 E. 12<sup>th</sup> Ave.  
Anchorage, AK 99501  
(907) 274-8633 Fax (907) 929-5550  
flip@todocom.com

February 20, 2015

Dick Traini, Chair  
Anchorage Municipal Assembly  
632 W. Sixth Ave.  
Anchorage, AK 99501

Dear Chairman Traini,

I am stating my strong opposition to renewal of the conditional use permit for the Spirits of Alaska liquor store located on the northeast corner of Gambell St. and 12<sup>th</sup> Ave. This business has been a blight on the community since I purchased the Todd Communications Building, one block west of the liquor store in 2006.

Our company was founded in Anchorage in 1976 and has published the Alaska Directory of Attorneys since 1978. We have expanded over the years into other publishing ventures including an arm that specializes in producing Alaska books, calendars and maps. Another subsidiary housed in our building, Alaska Print Brokers, is an international print broker serving other publishing companies with book design and printing services. We deal with print suppliers from Spenard to California, Minnesota, Korea and China. Our wholesale book distribution operation is the largest in the state and operates from warehouses in Juneau, Fairbanks and Anchorage in the Todd Communications Building.

We also lease space in our building to four tenants. The constant presence of inebriates in the neighborhood has made it increasingly difficult to rent space to others, in addition to making it unpleasant for our more than a dozen employees. We frequently see people coming out of the Spirits of Alaska store walk the block to our building and use our lawn, parking lot and building as a bathroom. On occasion they make it into the building and use our warm hallways for a bathroom.

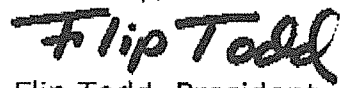
1 of 2

There is no doubt Spirits of Alaska is a major source of the inebriates who also use the exterior alcove in our building as a bedroom/bathroom. Please make this liquor store close or move to a more appropriate location that does not create such tragic and sad consequences for the adjacent community and the largely rural Native population that uses it as a source of cheap and available liquor. This would free me and our employees to spend less time picking up the caps and bottles from liquor containers from all over our property several times a week, especially on Sunday before religious services at the church that is one of our tenants.

This liquor store preys upon some of the poorest among us and turns them into a nuisance for the rest of the community. It is your job to end this intolerable situation promptly and rid the community of this multiple blight that advantages no one other than the part-time, haphazard owner of the business.

Good luck and good judgment in your decision-making process.

Sincerely,



Flip Todd, President  
Todd Communications

To: Assembly Chair Traini

FR: Allison Demoski

It is my understanding that the Fairview Community has requested that the Assembly protest the renewal of Spirits of Alaska liquor store license on 12<sup>th</sup> & Gambell.

I grew up in Fairview and that area is the most dangerous in Anchorage, because of all the bad people that buy booze at Spirits of Alaska and then hang around 12<sup>th</sup> & Gambell, and between 15<sup>th</sup> & 13<sup>th</sup> of Hyder.

Please do not let them continue to sell alcohol.

Thank you!

Allison Demoski

Allison Demoski

231-3911

2-20-15

ASSEMBLY CHAIR TRAINI AND MEMBERS  
OF THE MUNICIPAL ASSEMBLY,

My name is DAN LORING AND I LIVE  
IN FAIRVIEW.

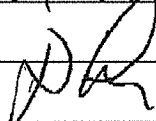
PLEASE SUPPORT THE FAIRVIEW COMMUNITY  
AND PROTEST THE LIGOR LICENSE OF  
SPIRITS OF ALASKA.

WITHOUT SPIRITS OF ALASKA SELLING  
ALCOHOL IN OUR NEIGHBORHOOD, FAIRVIEW  
WOULD BE MUCH SAFER.

IN MY VIEW THE EVIDENCE IS OVERWHELMING  
SPIRITS OF ALASKA MANAGEMENT PRACTICES  
HAVE BEEN IRRESPONSIBLE AND IN VIOLATION  
OF THEIR CONDITIONAL USE PERMIT  
FOR YEARS.

PLEASE HELP FAIRVIEW BECOME SAFER.

THANK YOU



DAN LORING  
3448258

2-20-15

Dear Assembly Chair Traini:

I live in Fairview, and have raised my family in Fairview.

Please protest the Spirits of Alaska liquor license. Spirits of Alaska is a bad neighbor because they sell to drunk people, prostitutes, pimps, and thugs.

Thank you.

Ella Demoski

Ella Demoski

229-7477