Kenai Peninsula Borough
Office of the Borough Clerk

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Michele Turner, CMC, Borough Clerk

FROM: Heather Mills, Borough Clerk Administrative Assistant

DATE: Tuesday, February 17, 2026

RE: New Restaurant Eating Place Liquor License – AK Props and Fins – License No. 16847

KPB 7.10.010 provides for a mandatory Assembly review of applications for new liquor licenses at locations within the Borough. Accordingly, the attached application for a new restaurant eating place liquor license as filed by AK Props and Fins, LLC dba AK Props and Fins located in Nikiski, is submitted to the Assembly for review.

The Borough Finance Department has reviewed the application and has no objection to the new liquor license based on unpaid taxes. The Planning Department has reviewed the application for proximity to churches and/or schools and has no objection to the new license based on location.

RECOMMENDATION: That the Assembly approve the issuance of the new restaurant eating place liquor license requested by AK Props and Fins, LLC dba AK Props and Fins, Nikiski.

cc: imlivibrew907@icloud.com

Kenai Peninsula Borough
Planning Department

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Robert Ruffner, Planning Director RAR
Samantha Lopez, River Center Manager

FROM: Ryan Raidmae, Planner RR
Ryan Raidmae

DATE: January 26, 2026

RE: Application for New Liquor License; **Application**: AK Props and Fins; **Landowner of New Premises:** Wolverine Leasing, LLC; **License #:** 16847; **Parcel #:** 017-254-46; **Property Description:** T 06N R 12W SEC 01 SEWARD MERIDIAN KN 2021001 SALAMATOF AIR PARK KUSTATAN LEASING ADDITION LOT 15A, Nikiski, Alaska.

As requested, the Planning Department has reviewed the above application for a new liquor license that will be operated from parcel 017-254-46, Nikiski area, to determine if there are any churches or schools within 500 feet (KPB 7.10).

A radius search identified no churches or schools within 500-feet of KPB Parcel 017-254-46.

The property complies with all the requirements of KPB 7.10.020(A)(2)(a-e).

Please see the attached Planning Review map for reference.

KENAI PENINSULA BOROUGH

Planning

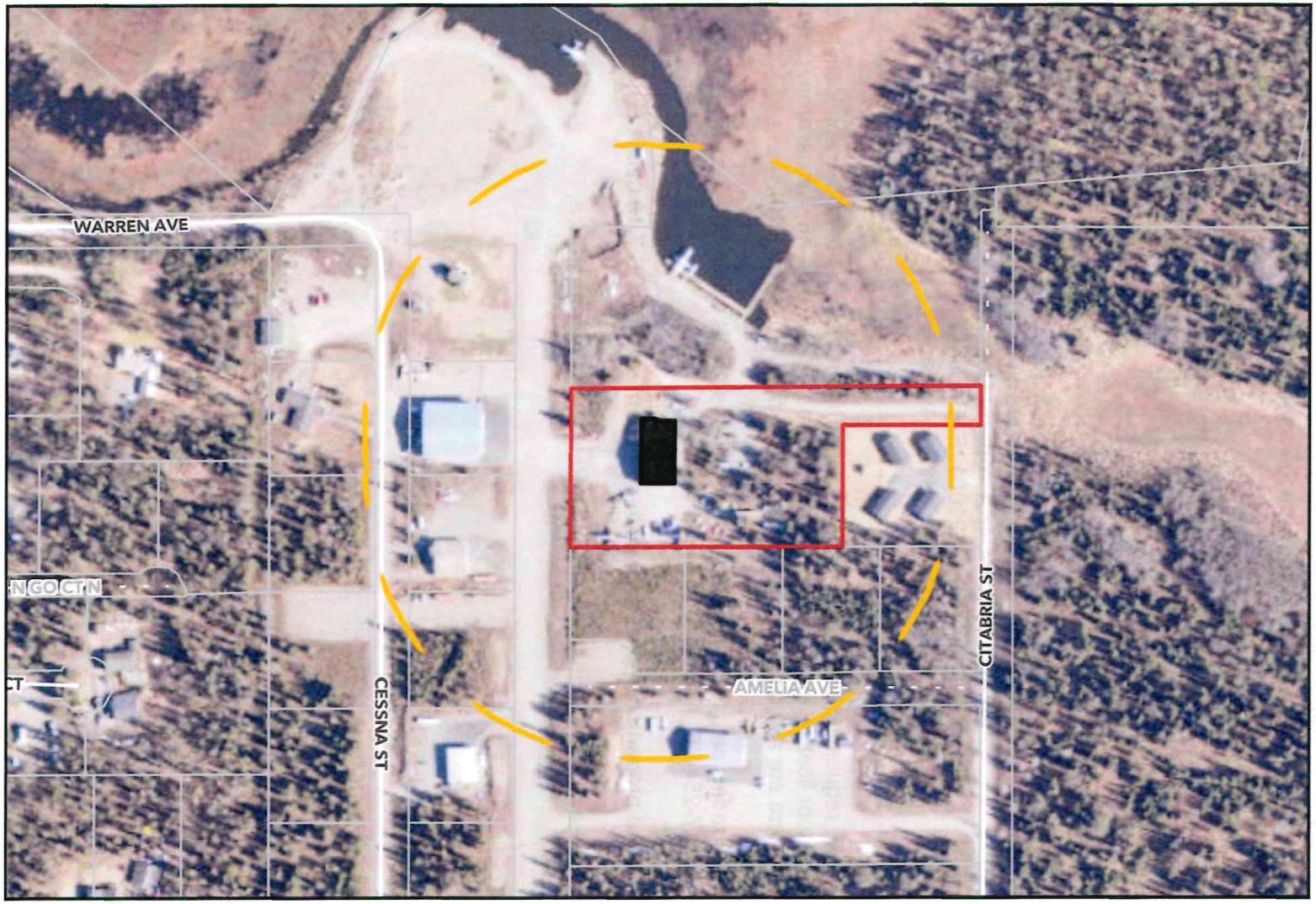
Recommendation on State Application for Restaurant/Eating Places

AK Props and Fins

Application Number: 16847

KPB Parcel ID: 01725446

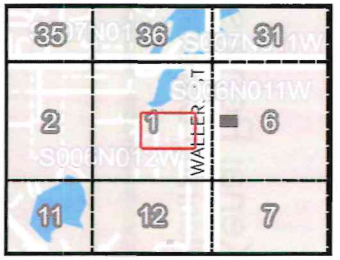
Imagery Map



LEGEND

- Parcel Boundary
- License Site (If Known)

Vicinity: Salamatof



Monday, January 26, 2026

**Radius shown depicts the radius from the outline of the building that will contain the establishment or the parcel boundary if the building footprint is unavailable or unknown. KPB 7.30 states that the distance must be measured by the shortest pedestrian route. If there are institutional parcels located within 500ft, the shortest pedestrian path will be measured. Questions or comments can be relayed to mquainton@kpb.us.*

KENAI PENINSULA BOROUGH

Planning

Recommendation on State Application for Restaurant/Eating Places

AK Props and Fins

Application Number: 16847

KPB Parcel ID: 01725446

Land Use Map

LEGEND

- License Site If known)
- Parcel Boundary
- 500ft Radius

Land Usage

- Residential
- Accessory Building
- Commercial
- Institutional
- Industrial
- Other

APC: NIKISKI APC

LOZ: n/a

Vicinity: Salamatof

Monday, January 26, 2026

**Radius shown depicts the radius from the outline of the building that will contain the establishment or the parcel boundary if the building footprint is unavailable or unknown. KPB 7.30 states that the distance must be measured by the shortest pedestrian route. If there are institutional parcels located within 500ft, the shortest pedestrian path will be measured. Questions or comments can be relayed to mquainton@kpb.us.*

Document reference ID : 5115

Licensing Application Summary

Application ID:	5115
Applicant Name:	Ak Props And Fins Llc
License Type applied for:	Restaurant Eating Place License (REPL) (AS 04.09.210)
Application Status:	In Review
Application Submitted On:	03/03/2025 09:48 PM AKST

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	[redacted]
Member Managed or Manager Managed:	Member Managed
Alaska Entity Number (CBPL):	10225925
Alaska Entity Formed Date:	03/10/2023
Home State:	AK

Entity Contact Information

Name	Phone	Email	Relation
olivia brewer	907-598-5484	imlivibrew907@icloud.com	Designated Licensee

Mailing Address: po box 8553, nikiski , AK, 99611, USA

Designated Licensee Information

Authority Type:	I am authorized user by the designated licensee with binding authority
Prefix:	Ms
Legal First Name:	olivia
Legal Last Name:	brewer
Email Address:	imlivibrew907@icloud.com
Phone Number:	907-598-5484

Registered Agent Information

Name	olivia brewer
Agent's Phone Number	907-598-5484
Agent's Email	imlivibrew907@icloud.com
Address	po box 8553 , po box 8553 , nikiski, AK, 99611, USA
The registered agent is either an individual resident of the state or a domestic corporation authorized to transact business in the state and whose business office is the same as the registered office?	Yes

Ownership / Principal Party Details

Principal Parent Entity	Principal Party	Role	%Ownership
Ak Props And Fins Llc	Olivia Brewer	Member	100

Premises Address

Address:	45495 Citabria St, Kenai, AK, 99611, USA

Does the proposed site include a valid street address?	Yes

Basic Business information

Business/Trade Name:	AK Props and Fins
What is your primary business at this location?	Restaurant

Premises Contact Details

Contact Person Name	olivia lynne brewer
Business Phone Number	907-598-5484
Alternate Phone Number	907-776-5147
Email Address	imlivibrew907@icloud.com

Local Government and Community Council Details

City/Municipality	No Local Government
Borough	Kenai Peninsula Borough

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?

No

Property Utilization Status

An Existing Facility

Are you operating under?

Lease

Add Copy of Lease\Sublease document

Lease.pdf

Premises Diagram

Will the license or permit embrace the entire premises address?

Yes

Premises Diagram

- #16847 Premises Diagram.pdf

Seasonal Information

Are you conducting seasonal business?	Yes
Please Provide your six-month operating period	06/01-09/20

Operation Period Details

june 1st through middle to end of September serving fishing clients

Restaurant Detail

Dining after standard closing hours: AS 04.16.010(c)	No
Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)	Yes
Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)	Yes
Employment for any persons under 21 years of age: AS 04.16.049(c)	Yes

List where within the premises minors are anticipated to have access in the course of either dining or employment. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the Kitchen.)

minors will be allowed in the dining area people will have to show ID to get alcohol. Minors who are employed will be in the kitchen making food or coffee and not be allowed access to alcohol.

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

People will have to show a form of ID before getting alcohol and will not be allowed to leave the premises without finishing what they bought and we will be diligent to through away after they have sat and finished their meal and beverage. Employees under the age of 21 will not be allowed to handle alcohol at any time. WE will always have a manager on staff who is 21 or older to make all the alcohol orders and deal with the inventory.

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

Food Service Permit

Is your license located in Municipality of Anchorage?	No
Do you have Approved food service permit for this premises?	Yes
Copy of the current food service permit for this premises OR the plan review approval.	establishment permit .pdf

Entertainment & Service

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?	No
Food and beverage service offered or anticipated is:	Counter Service

Restaurant Declaration

Please upload the finalized or expected Food and Alcohol Menu.	Food Menu1.pdf

There are tables or counters at my establishment for consuming food in a dining area on the premises. I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons.

This menu includes entrées that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting desigation is either a Beverage Dispensary, Beverage Dispensary Tourism, Club, Sporting Activity or Event License, Outdoor Recreation Lodge, Golf Course, Destination Resort, OR Restaurant or Eating Place, Seasonal REPL Tourism License.

Hours Of Operation

Sunday	06:00 AM - 06:00 PM
Monday	06:00 AM - 06:00 PM
Tuesday	06:00 AM - 06:00 PM
Wednesday	06:00 AM - 06:00 PM
Thursday	06:00 AM - 06:00 PM
Friday	06:00 AM - 06:00 PM
Saturday	06:00 AM - 06:00 PM

Other Licenses Involvement

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

No

Individual Certification and Financial Interest

I hereby certify that no person other than a proposed licensee listed on the liquor license application has a direct or indirect financial interest, as defined in AS 04.11.450(f) in the business for which a liquor license is being applied for.

I hereby certify that any ownership change shall be reported to the board as required under AS 04.11.040, AS 04.11.045, AS 04.11.050, and AS 04.11.055.

Public Notice Posting Attestation and Publishers Affidavit

Have you posted your application at both required locations for ten consecutive days?	Yes
What was the other conspicuous location of your post? (Please Include the full address)	soldotna mall on bulletin board

What was the first day you posted your application?	02/02/2025
If the newspaper advertisement was published did you advertise once a week for three consecutive weeks or if by radio twice week for three successive weeks?	Yes
What was the final date your advertisement was published/broadcasted?	02/20/2025

Newspaper/Publishers Affidavit

clarion affidavit.pdf

Upload Paper form Application

Application Summary.pdf

I attest that I have met the public posting notice requirement set forth under AS 04.11.310 by posting a copy of my application for the 10-day period at the location of the proposed licensed premises and at another conspicuous location in the area of the proposed premises as listed in this application.

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

Attestations

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

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.

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.

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

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence 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.

I certify that all proposed licensees have been listed with Division of Corporation, Business, and Professional Licensing.

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.

I certify I have provided a menu of a variety of types of food appropriate for meals that are prepared on the licensed premises.

I certify that non-employees under 21 years of age will not enter and remain on the licensed premises except for the purposes of dining only.

I certify that the sale and service of food and alcoholic beverages and any other business on the licensed premises is under the sole control of the licensee.

I certify the licensed premises is a bona fide restaurant as defined in AS 04.21.080(b).

I certify there is supervision on the licensed premises adequate to reasonably ensure that a person under 21 years of age will not gain access to alcoholic beverages.

Signature

This application was digitally signed by : Olivia Brewer on 02/03/2025 04:41 PM AKST

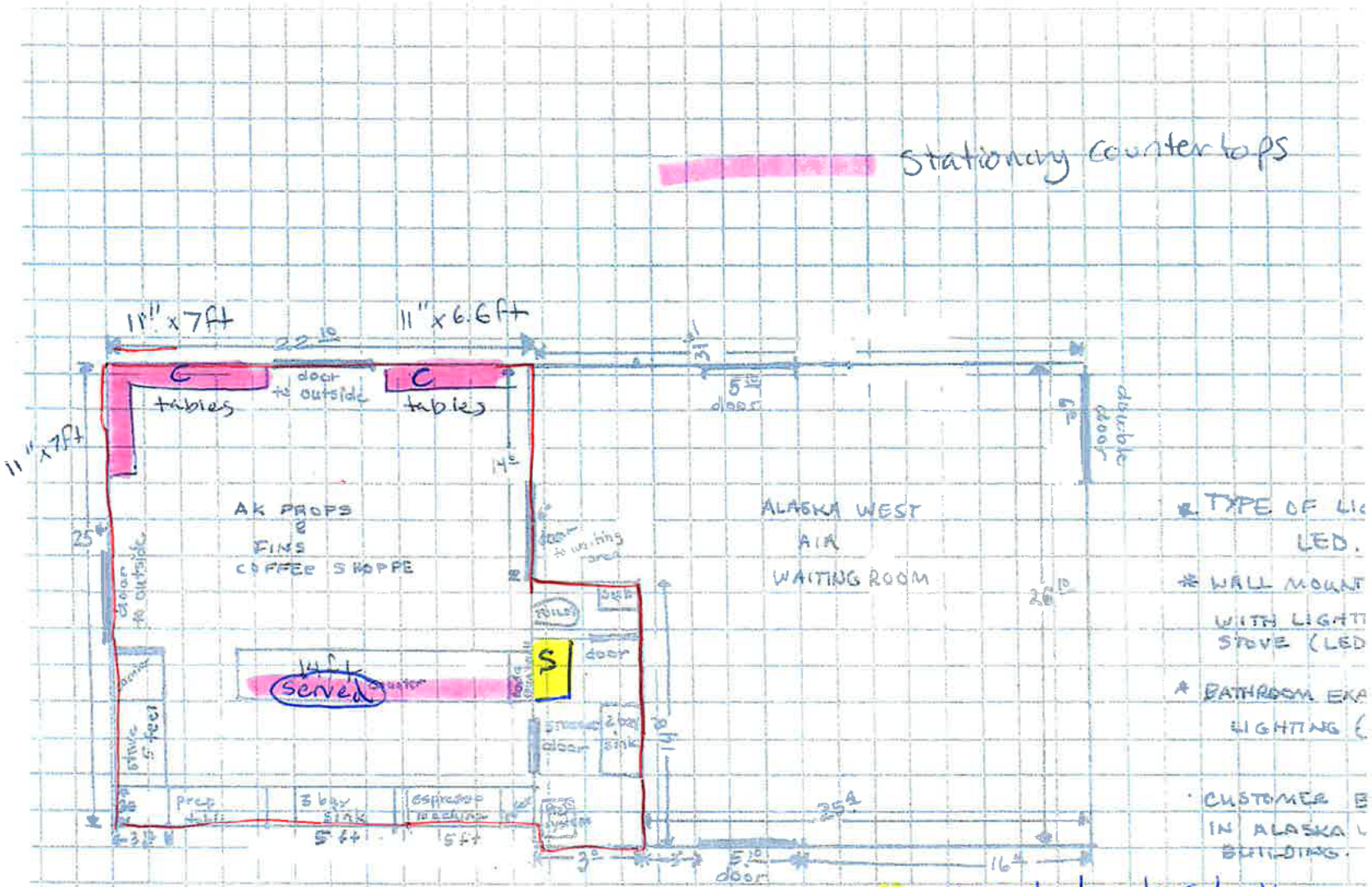
Payment Info

Payment Type : CC

Payment Id: 3945a144-eed3-43be-9d32-29fee5918ef0

Receipt Number: 101044173

Payment Date: 03/03/2025 09:54 PM AKST



COFFEE SHOP		
MAIN ROOM	550	sq feet
BATHROOM	43.	sq feet

S - Stored door has lock

served - will be served from register area (people will be informed has to be drank in our space

C - ~~only~~ consumbed on counters

floor plan


45495 Citabria St
AKPROPS&FINS
AK Props & Fins
5.0 ★★★★★ (4) · $10–20
Coffee shop
Temporarily closed
Overview
Menu
Reviews
About
Directions
Save
Nearby
Send to phone
Share
45495 Citabria St, Nikiski, AK 99611
Temporarily closed
$10–20 per person
Reported by 4 people
akpropsandfins.com
(907) 776-5147
JMQW+PW Nikiski, Alaska
Suggest an edit
Add missing information
Add hours
Menu
Nearby restaurants
Hotels
Things to do
Bars
Coffee
Takeout
Groceries
Sign in
Warren Ave
Cessna St
Turnage
AK Props & Fins
Alaska West Air
Citabria St
Layers
Google Maps
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025
United States
Terms
Privacy
Send Product Feedback
100 ft

AK PROPS & FINS

Breakfast Sandwiches

SERVED ON AN EVERYTHING OR PLAIN BAGEL

Sausage, egg and cheese ----- $13

Bacon, egg and cheese ------- $13

AK Salmon Lox - Salmon, capers, red onion, ---------- $17

Pesto Bagel- Pesto, egg, bacon, microgreens, mozzarella ---- $17

Other breakfast items

Avocado Toast ------------- $11
add bacon or egg ---------- $1.00

Breakfast Burrito- Sausage, bacon, egg, cheese, potatoes -- $13
add gravy ---------- $1.00

French Toast Sandwich - Egg, cheese, bacon, powdered sugar ---------- $15

Omelet or Scramble - Onions, pepper, sausage, bacon, cheese ---------- $13

Lunch / Dinner

ALL SERVED WITH CHIPS

Turkey pesto - Pesto, bacon, turkey, roasted red pepper, mozzarella ---------- $20

Caprese Sandwich - Mozzarella, pesto, balsamic glaze, arugula ---------- $18

Chicken Salad Sandwich or Wrap – Mayo, chicken, onion, celery, mustard ---------- $17

Club - Lettuce, tomato, cheese, turkey, ham, bacon, mayo ----- $20

Philly – Peppers, onion, beef steak, provolone ---------- $20

Chicken Caesar Wrap -Lettuce, chicken, Caesar dressing, Parmesan cheese ---------- $17

Garlic Aioli BLT - Garlic aioli, bacon, tomato, lettuce, cheese ---------- $20

CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS, MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS

AKPROPS&FINS

Cold or hot:

	12 oz	16 oz
Latte	$5.25	$6.75
Cappuccino	$5.25	$6.25
Mocha	$5.25	$6.25
Macchiato	$5.25	$6.25
Americano	$4.75	$5.00
Drip	$2.75	$3.25
Chai latte	$5.25	$6.25
Dirty chai	$5.75	$6.75
Doppio	$3.00	

Other Drink

	12 oz	16 oz
Hot Chocolate	$5.00	$5.25
Lemonade	$5.00	$5.25
steamer	$4.00	$4.50
London fog	$5.00	$5.50
Italian sodas	$5.00	$5.25
Tea (Mint) (Lemon) (Earl Grey)	$2.75	$3.25

Energy drinks

	12 oz	16 oz
Grizzly energy spritzer	$5.25	$6.25
Red Bull special	$5.25	$6.25
Lotus	$5.25	$6.25
Real fruit smoothies (Wildberry) (strawberry) (banana) (mango)	$6.25	$6.50

Alternatives

Alt milk full drink	$1.00
Double shot	$0.75
chocolate/ white chocolate	$0.50
Heavy whipping cream(creamer)	$0.50
Heavy whipping cream(full drink)	$1.25
Honey	$0.75
Syrup flavoring	$0.75