



CITY OF WHITTIER

Gateway to Western Prince William Sound

P.O. Box 608 Whittier, Alaska 99693 | (907) 472-2327 | Fax (907) 472-2404

MEMORANDUM

To: Mayor Blair and Council Members

Through: Jackie C. Wilde, City Manager

From: Shelby Carlson, City Clerk

Date: October 21, 2025

Subject: Objection to Alcohol License Renewal for *The Outpost Liquor Door*

The City Clerk's Office has been notified by the State of Alaska Alcohol & Marijuana Control Office of an application to renew an alcohol license within the City of Whittier for the following:

License Type:	Package Store
License #:	1075
DBA Name:	<i>The Outpost Liquor Door</i>
Service Location:	Whittier Harbor
Licensee:	Ralph Collin

Following review of the application and the relevant lease agreements, Administration recommends that the City Council formally object to the renewal.

Background

The Outpost was formerly located on Harbor Triangle Lot 13A under lease to Mr. Ralph "R.C." Collin. The structure on that property was destroyed by fire in 2011 and has not been rebuilt. Despite this, the license renewal application lists *The Outpost Liquor Door* as the operating location.

Administration's review of City lease files found that both Harbor Triangle Lot 13A and Harbor View Lot 8 (current site of *The Harbor Store*) are subject to multiple lease violations and remain out of compliance with their respective lease agreements.

Findings

1. Location no longer exists.

The Outpost building located on Harbor Triangle Lot 13A was destroyed by fire in 2011 and has not been reconstructed.

2. Harbor Triangle Lot 13A lease noncompliance.

The lessee is currently in violation of several provisions of the lease agreement, including but not limited to:

- Use of the property inconsistent with the permitted purpose.
- Failure to maintain the premises and improvements in good condition and repair.



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- Unauthorized alterations inconsistent with permitted use.
 - Failure to operate a liquor store or restaurant as required under the lease.
 - Failure to maintain the premises in an orderly, neat, and clean condition, free of hazard and nuisance.
 - Storage of debris, trash, and machinery not directly related to the leased business.
3. **Business operating from different premises.**
The package store appears to be operating out of *The Harbor Store* on Harbor View Lot 8 rather than the licensed location on Lot 13A.
4. **Harbor View Lot 8 lease noncompliance.**
The lessee is also in violation of lease provisions for Harbor View Lot 8, including:
- Failure to maintain premises and improvements in good condition and repair.
 - Allowing public or private nuisance to exist on the property.
 - Failure to maintain the premises in an orderly, neat, and clean condition.
 - Storage of debris, parts, and equipment unrelated to the business.
5. **Failure to respond to City's compliance request.**
On September 8, 2025, the City requested a written plan from Mr. Collin detailing how he intended to bring both leases into compliance. No response was received within the 30-day period required under the lease terms.

Recommendation

Based on the above findings, Administration recommends that the City Council adopt a motion objecting to the renewal of *The Outpost* alcohol license on the grounds that:

- The licensed premises no longer exist; and
- The applicant is not in compliance with the terms of his municipal leases for Harbor Triangle Lot 13A and Harbor View Lot 8.

Attachments:

AMCO Application