



GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET



Meeting Date		Department
Agenda Item		
Est. Cost		
Background Information		

Requested Action	
City Manager and/or Finance Review	
Council Vote/Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



Date Received in Office 1/6/26
Received by: LA Landes
Office Amount Received \$ _____

Approved _____ Denied _____

APPLICATION FOR A LICENSE/BUSINESS/EVENT

Business Name	Johnson Hall Opera House	
Business Location	280 Water St	
Business Mailing Address	P.O. Box 777	
Owner Name	Michael Michael	
Mailing Address (if different)		
Phone Number	207 582-7144	
Business Number	11	11
Email Address	Mike@johnsonhall.org	
Type of Business	Theater	
Description of Business (attach paper if necessary)	Year round Theater	
Business Hours	Tues + Thursday 11:00 AM to 3:00 PM "and show date"	

Staff contacts for Licensing

Gardiner City Clerk Kathleen Cutler P: 207-582-2223 F: 207-582-6895 E: kcutler@gardinermaine.com	Code Enforcement Officer Kristopher McNeil P: 207-582-6892 C: 207-620-4853 E: kmcneill@gardinermaine.com
---	--

City Hall Office Hours

Monday, Tuesday, Thursday: 8:00-4:00 Wednesday: 12:00 - 6:00 Friday: 8:00 - 12:00

Please send application and payment (payable to City of Gardiner) to: City Clerk's Office, 6 Church Street, Gardiner, ME

*	See Code Enforcement Officer after talking with the City Clerk
C	This License will need to go before council. Please ask the City Clerk for next meeting date.

Type of License Being Applied for:		(check all that apply)
*	DBA - Doing Business As (One-time Registration) -required	\$10
C	Adult Business	\$250
C	Automobile Recycling Business (5 year)	\$250
	Beano/Bingo/Games of Chance/Pinball Machines (Annual)	\$10
C	Food Truck / Mobile Food Vending Unit (Annual)	\$100
C	Food Truck / Mobile Food Vending Unit (3-Day)	\$20
C	Junkyard (<100 ft highway) (Annual)	\$200
C	Junkyard (>100 ft highway) (Annual)	\$50
	LIQUOR	
C	Liquor/Bottle Club (1-50 seats) (Annual)	\$75
C	Liquor/Bottle Club (51-100 seats)(Annual)	\$100
C	Liquor/Bottle Club (101+ seats) (Annual)	\$150
C	Catering Off-Premises (liquor is served) (per event)	\$10
C	Outside Consumption Permit (Annual)	\$25
C	Tavern Keeper (Annual)	\$25
C	Pawn (Annual)	\$50
	Sales – special / pop-up / etc (per event/sale)	\$25
	Shooting Galleries/Pool Hall/Bowling Alley (Annual)	\$50
	Solid Waste Collection (plus \$5 per additional truck)	\$25
	Special Event - Exhibitions & Shows (Minor)	\$50
C	Special Event - Exhibitions & Shows (Major)	\$100
C	Entertainment/Special Amusement (Annual)	\$75
C	Mass Gathering	\$550
	Street Seller (Per Event)	\$20
	Street Seller (Annual)	\$50
	Street Seller - Farmers Market (Annual)	\$10
C	Taxi / Vehicles for Hire	\$50
C	Victualers License to Sell Food (Annual)	\$50
C	Victualers License to Sell Food – Festival / per event	\$25
C	Victualers License to Sell Food - Non-profit (Annual)	\$10

Office use only:

Received in Clerk's Office by A Landes Date 1/6/2026

Approved by:
CM X Police Q Fire Q PW/B&G Q CEO le ED u

Please see attached email verification.

City Council Approval (If necessary)

City Council hereby finds that:

1. The proposed License is consistent with the goal of promoting the use of City owned property for recreational, entertainment or charitable events; and
2. That the proposed License can be conducted in the location proposed without endangering the public safety or disturbing the peace and order of the City of Gardiner; subject to the attached list of conditions:

Dated this _____ day of _____, 20 ____.

Municipal Officer of the City of Gardiner



December 30, 2025

Johnson Hall
304 Water St.
Gardiner, ME 04345

Your current liquor license expired on December 16, 2025. All liquor licenses are subject to Council approval during a regular scheduled Council meeting.

The next City Council meeting is on January 21, 2026. Your application has been received, and we have extended your expiration date to January 21, 2026, and your application is included on the agenda for the January 21, 2026 meeting.

Please contact me if you need further information.

Sincerely,

Denise Brown
Interim City Manager



State of Maine

Bureau of Alcoholic
Beverages & Lottery
Operations

Application Copy

File Number: 123080

Job Type: Renewal Application

LICENSE #

APPLICATION DATE RECEIVED

ART-24-106795

2025-12-31

LICENSE TYPE

LICENSEE

On-Premises: Beer, Wine & Spirits

Johnson Hall, Inc.

AGENT NAME

EFFECTIVE DATE

EXPIRES

STATUS

2026-02-27

Active

PREMISES NAME

Johnson Hall Opera House

PREMISES NAME

NEW SECONDARY LICENSE(S)

Johnson Hall Opera House

None selected

PREMISES TYPE

Performing Art Center

PREMISES NAME

OPERATOR

Johnson Hall, Inc.

PHYSICAL ADDRESS

280 WATER ST GARDINER ME 04345-2110

MAILING ADDRESS

280 WATER ST GARDINER ME 04345-2110

CONTACT NAME

PREFERRED CONTACT METHOD

Mike Miclon

Email

CONTACT PHONE

(207) 582-7144

ALTERNATE PHONE

FAX

EMAIL

mike@johnsonhall.org

QUESTIONS

On-Premises: Beer, Wine & Spirit

1. Is your business (including any DBA) registered and in good standing with the Maine Secretary of State?

Answer "No" if you are a Sole Proprietor.

Yes

19880090ND

2. Does the licensee or applicant(s) have any interest in any other Maine Liquor License?

No

3. Is the applicant/licensee an individual, partnership, or association? (Not a corporation or LLC)

No

4. Are all licensees/applicants residents of the State of Maine?

Yes

5. Is your license for a club with a membership?

No

6. Is your license application for Vessel Corporation?

No

7. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?

Yes

(document uploaded)

8. Do you have a license from the Office of the State Fire Marshal?
Contact (207) 626-3870 to determine whether licensure is necessary.

No

9. Will any law enforcement officer directly benefit financially from this license, if issued?

No

10 Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

No

11 Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?

No

12 What is the full name and date of birth of the person managing this premises?

Michael Raymond Miclon
07/31/1967

13 Has any of the listed applicants, an immediate family member of an applicant, or an employed manager been denied a liquor license or had a liquor license revoked within the last 5 years?

No

14 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?

No

15 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

16 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

17 Does the licensee/applicant have any arrangement such as a lease where rent is based on sales, an agreement where another party receives a portion of the revenue or profits from the business, or a right to acquire an ownership interest in the business?

No

18 At which address are your business records located?

280 Water St
Gardiner, ME, ME 04345

19 What will be your business hours? Please indicate each day's open and close times.

Tuesday and Thursday 11:00am to 3:00pm, plus event days.

20 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

Laura E. Richards Elementary-
279 Brunswick Ave, Gardiner, ME 04345- 1.0 Miles

Life Community Church-
46 Church Street, Gardiner, Maine 04345- 0.4 miles

21 Is your application for a Hotel or Bed & Breakfast?

No

22 What is the gross food income for the licensure period that will end on the expiration date?

\$2,500.00

23 What is the gross income from beer, wine, and spirits for the licensing period ending on the expiration date?

\$18,000.00

24 Do you have a food menu?

No

25 How many seats do you have? Include indoor and outdoor seating.

1st Floor Theater-110 Seats

3rd Floor Theater-400 Seats

26 How many bathrooms do you have available to the public?

4

27 Do you currently have any advertising or sponsorship agreements with a wholesale licensee or certificate of approval holder (including agreements for signage, naming rights, event sponsorships or branded areas)?

Yes

Pine State Beverage-They are one of 70 sponsors in our program booklet.

DOCUMENTS

TYPE	FILE NAME	DESCRIPTION
Maine Health or Agriculture License	Health License.jpg	
Premises Floor Plan	Johnson Hall Floor Plan.pdf	
Supplemental Ownership Form	DOC002.pdf	

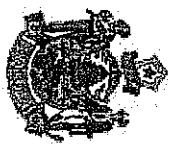
APPLICANT

Johnson Hall, Inc.

DECLARATION

I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.



STATE OF MAINE

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS

DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Supplemental Ownership Form

28-A M.R.S. §651

All Questions Must Be Answered Completely.

1. Company or sole proprietor legal name: Johnson Hall Inc.	2. Date of incorporation/registration: February 14, 1989	3. State of incorporation: Maine
---	--	--

List the following information for officers, directors, owners equal to or over 10%, and persons with indirect financial interest in the applicant.

Name	Date of Birth	Phone or E-mail	Address	Title	Ownership Stake (%)

Affidavit

ONLY COMPLETE THIS PAGE IF THERE ARE NO OWNERS OVER 10% LISTED ON PAGE 1

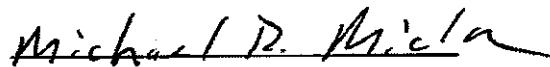
The undersigned authorized representative of the applicant swears or affirms that no person that holds an ownership interest in the applicant holds an ownership interest equal to or greater than 10%.



Affiant Signature

12/31/25

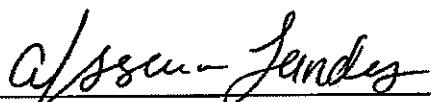
Date



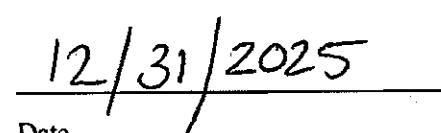
Affiant Printed Name

State of Maine, County of Kennebunk

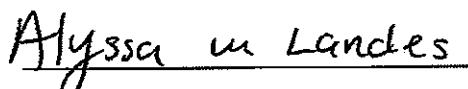
I certify that on the date set forth below, the individual named above did appear personally before me and that I did identify this applicant by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the applicant and with the photograph affixed hereto, and (b) comparing the applicant's signature made in my presence on this form with the signature on his/her identifying document.



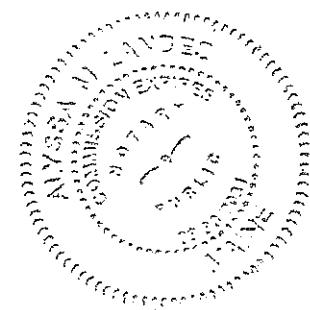
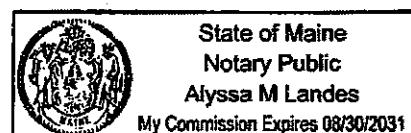
Signature of Notary Public



Date



Printed Name of Notary Public



WARNING: The statements on this application are made under oath or affirmation. False statements can be grounds for rejection of the application or suspension or revocation of a license. False swearing is a Class D crime punishable by up to 364 days incarceration and a \$2,000 fine.

DEPARTMENT OF LEARNED HANDBOOK SERVICES

SEARCHED INDEXED AND SERIALIZED BY

JOHNSON HALL
280 WATERSTREET
GARDINER ME 04345

EXPIRES 02/27/2026

FEE \$205.00

ATTN: MICHAEL MULGLOD
JOHNSON HALL INC
JOHNSON HALL
PO BOX 277
GARDINER ME 04345

Comments



STATE OF MAINE

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

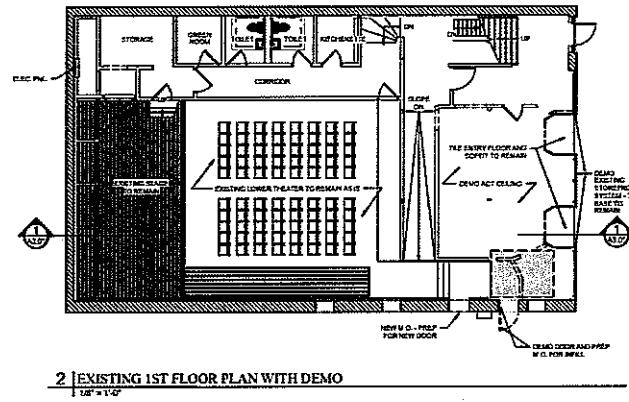
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS

DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Premises Floor Plan

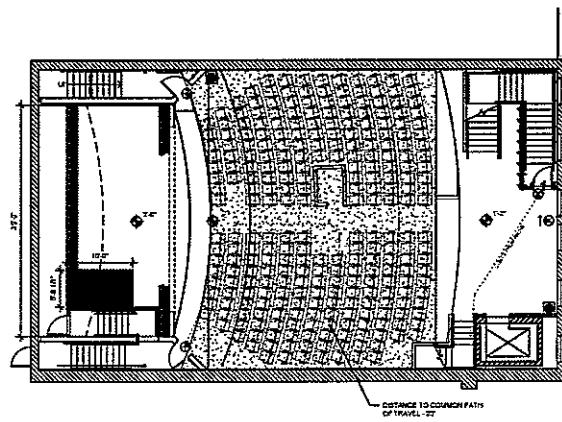
In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.

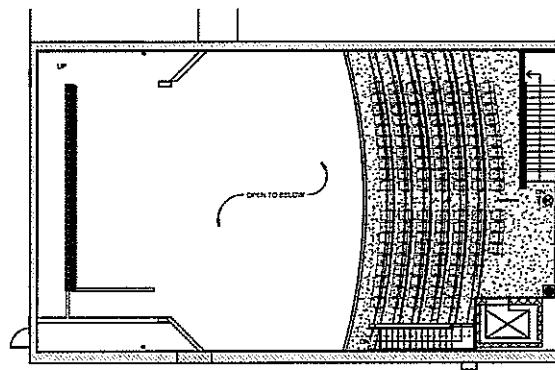


First Floor Theater
110 Seats.

2 | EXISTING 1ST FLOOR PLAN WITH DEMO
1/8" = 1'-0"



3 | 3RD FLOOR - LIFE SAFETY
1/8" = 1'-0"



4 | BALCONY - LIFE SAFETY
1/8" = 1'-0"

Third Floor Theater +
Balcony-407 Seats

Alyssa Landes

From: Kristopher McNeill
Sent: Wednesday, January 7, 2026 10:11 AM
To: Alyssa Landes; departmentheads
Subject: Re: Liquor License Renewal

No issues Alyssa

Sent from my Verizon, Samsung Galaxy smartphone
[Get Outlook for Android](#)

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:10:29 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a liquor license renewal for Johnson Hall.

Thank you!



Alyssa Landes

Deputy City Clerk ~Public Works Admin

6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Todd Pilsbury
Sent: Wednesday, January 7, 2026 10:12 AM
To: Alyssa Landes
Subject: RE: Liquor License Renewal.

No issue with PD.

Chief Todd H. Pilsbury

City of Gardiner Police Department
(207)582-3211 (office)
(207)215-5430 (cell)

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:10 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a liquor license renewal for Johnson Hall.

Thank you!



Alyssa Landes

Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Denise Brown
Sent: Wednesday, January 7, 2026 10:23 AM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Renewal

No issue with ICM or FD

Denise M. Brown
Interim City Manager
& Finance/HR Director | City of Gardiner
6 Church Street
Gardiner, ME 04345
207-582-4200
dbrown@gardinermaine.com
www.gardinermaine.gov

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:10 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a liquor license renewal for Johnson Hall.

Thank you!



Alyssa Landes

Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Melissa Lindley
Sent: Wednesday, January 7, 2026 10:27 AM
To: Kristopher McNeill; Alyssa Landes; departmentheads
Subject: RE: Liquor License Renewal

No issues

Melissa Lindley
Economic Development Director
City of Gardiner
6 Church Street, Gardiner, ME 04345
office/cell: 207-582-6888
mlindley@gardinermaine.com
www.gardinermaine.gov

From: Kristopher McNeill <kmcneill@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:11 AM
To: Alyssa Landes <ALandes@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>
Subject: Re: Liquor License Renewal

No issues Alyssa

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:10:29 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a liquor license renewal for Johnson Hall.

Thank you!



Alyssa Landes

Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Rick Sieberg
Sent: Wednesday, January 7, 2026 2:08 PM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Renewal

Alyssa,

No problems for the FD.

Rick Sieberg
Fire Chief | City of Gardiner
6 Church Street
Gardiner, ME 04345
C: 207-620-0217
p: 207-582-4535
e: rick.sieberg@gardinermaine.com

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:10 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a liquor license renewal for Johnson Hall.

Thank you!



Alyssa Landes

Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Stephen Aievoli
Sent: Wednesday, January 7, 2026 11:21 AM
To: Melissa Lindley; Kristopher McNeill; Alyssa Landes; departmentheads
Subject: Re: Liquor License Renewal

No issue for WW

Steve Aievoli
Wastewater Superintendent
City of Gardiner
540 River Avenue
Gardiner, Maine 04345
207-582-1351 ext. 1

From: Melissa Lindley <MLindley@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:26 AM
To: Kristopher McNeill <kmcneill@gardinermaine.com>; Alyssa Landes <ALandes@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>
Subject: RE: Liquor License Renewal

No issues

Melissa Lindley
Economic Development Director
City of Gardiner
6 Church Street, Gardiner, ME 04345
office/cell: 207-582-6888
mlindley@gardinermaine.com
www.gardinermaine.gov

From: Kristopher McNeill <kmcneill@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:11 AM
To: Alyssa Landes <ALandes@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>
Subject: Re: Liquor License Renewal

No issues Alyssa

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:10:29 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a liquor license renewal for Johnson Hall.

Alyssa Landes

From: John Cameron
Sent: Thursday, January 8, 2026 11:45 AM
To: Dawn Thistle; Alyssa Landes; departmentheads; Kristopher McNeill
Subject: Re: Liquor License Renewal

good with pw.

From: Dawn Thistle <DThistle@gardinermaine.com>
Sent: Thursday, January 8, 2026 10:15 AM
To: Alyssa Landes <ALandes@gardinermaine.com>; departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: RE: Liquor License Renewal

Good with the library.

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:10 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a liquor license renewal for Johnson Hall.

Thank you!



Alyssa Landes

Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com

Alyssa Landes

From: Dawn Thistle
Sent: Thursday, January 8, 2026 10:16 AM
To: Alyssa Landes; departmentheads; Kristopher McNeill
Subject: RE: Liquor License Renewal

Good with the library.

From: Alyssa Landes <ALandes@gardinermaine.com>
Sent: Wednesday, January 7, 2026 10:10 AM
To: departmentheads <departmentheads@gardinermaine.com>; Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Liquor License Renewal

Attached you will find a liquor license renewal for Johnson Hall.

Thank you!



Alyssa Landes

Deputy City Clerk ~Public Works Admin
6 Church Street
Gardiner, ME 04345
alandes@gardinermaine.com