

**A RESOLUTION APPROVING THE MUNICIPAL RIVERFRONT
DEVELOPMENT DOWNTOWN DINING DISTRICT LIQUOR LICENSE**

WHEREAS, the City of Fort Wayne has created the Municipal Riverfront Development Project, known as the Downtown Dining District, to continue the current progress in the redevelopment of downtown; and

WHEREAS, Indiana Code 7.1-3-20, authorizes the issuance of certain, non-transferable permits to sell alcoholic beverages for on-premise consumption in a restaurant located on land or in a historic river vessel within a municipal riverfront development project; and

WHEREAS, to be considered for a recommendation for approval of a 221-3 Riverfront License from the Indiana ATC, an applicant submit a Downtown Dining District Liquor License Application and shall enter into a formal written agreement with the municipality; and

WHEREAS, Paula's On Main applied for a Downtown Dining District Liquor License, a copy of which is attached hereto as Exhibit 1 and is prepared to enter into a formal written agreement with the City of Fort Wayne, a copy of which is attached hereto as Exhibit 2; and

WHEREAS, the application and agreement meet the criteria established by Resolution R-105-15 as adopted by Common Council;

NOW, THEREFORE, BE IT RESOLVED, The Common Council of The City of Fort Wayne, Indiana:

Section1. That the City of Fort Wayne Common Council hereby approves the "Downtown Dining District" application and agreement between The City of Fort Wayne and Paula's On Main and hereby provides the required local recommendation to the Indiana Alcohol and Tobacco Commission for a 221-3 Riverfront license to be issued to Paula's On Main; and

1 Section 2. That this resolution shall be in full force and effect from and after its
2 passage and approval by the Mayor, unless rescinded by resolution by this
3 legislative body.

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5 _____
6 Council Member

7 APPROVED AS TO FORM AND LEGALITY:

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9 _____
10 Malak Heiny, City Attorney
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CITY OF FORT WAYNE

CHARLOTTE K. MAYER

Downtown Dining District Liquor License Application

Business Entity Making this Application: SALVATORE'S REAL ESTATE LLC

Applicant's Name: JEREMY MCCLAIN

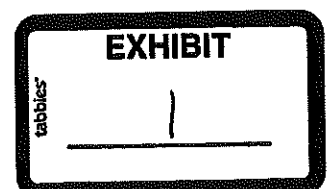
Applicant's Address: 10337 ILLINOIS RD City: FT WAYNE State: IN Zip: 46814

Applicant's Phone (daytime): (260) 402-7427 Email: JEREMY@SALVATORISITALIAN.COM

Please include a thorough narrative for each of the items below:

1. Provide description (including renderings) of plans you have to improve the facility in which you will operate
2. The expected timetable for work and business commencement
3. Explain the overall concept and unique features of the proposed establishment
4. Describe the level of control and participation the owners will have in the day-to-day operation of the business.
5. Explain how your operation plans to focus on a dining, entertainment or cultural experience rather than an alcohol consumption experience
6. Describe how your venue/operation will draw people to Downtown Fort Wayne
7. Provide information regarding the proposed permit holder's related experience

Permits are not transferable and any renewal is subject to compliance with the terms of the agreement with the City of Fort Wayne. The permits shall not be pledged as collateral or subject to any lien judgment, property settlement agreement, or third party claim.



Downtown Dining District Liquor License Application:

Please include a thorough narrative for each of the items below:

1. Provide description (including renderings) of plans you have to improve the facility in which you will operate: Work has already been completed. We recently remodeled and added a private event space called "Paula's Private Cove" that will accommodate up to 50 guests. With this renovation, we hired multiple additional team members and have parties booked into 2026.
2. The expected timetable for work and business commencement: Already in progress
3. Explain the overall concept and unique features of the proposed establishment: See attached
4. Describe the level of control and participation the owners will have in the day-to-day operation of the business: We are incredibly involved in the daily operations of the business but also have an experienced General Manager working directly with the team to ensure guest satisfaction and operational standards are met and exceeded.
5. Explain how your operation plans to focus on a dining, entertainment or cultural experience rather than an alcohol consumption experience: Paula's is an iconic restaurant in Fort Wayne. This license will ensure we are able to operate and enhance the guest experience with craft cocktails for many years to come. Our focus is on delivering the freshest seafood possible both in the restaurant and market. While alcohol is not the focus, it is a nice compliment to dinner.
6. Describe how your venue/operation will draw people to Downtown Fort Wayne: Paula's was named the #1 seafood restaurant in all of Indiana by 24/7 Wall St. in March of 2023 and draws diners from across the Midwest as a dining destination in downtown Fort Wayne.
7. Provide information regarding the proposed permit holder's related experience: Panos Bourounis, owner of SRG has been operating restaurants for over 30 years here in Fort Wayne. Business partner Jeremy McClain is also a veteran restaurateur with over 25 years of experience in operations. Both are advocates not only for the hospitality industry, but for the City of Fort Wayne, and both have a shared vision to see the downtown dining district thrive in Fort Wayne.

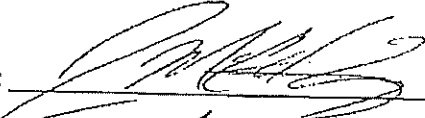
APPLICANT'S CERTIFICATION

I hereby certify that all information in this application and all information furnished in support of this application are true and complete to the best of the Applicant's knowledge and belief.

I understand that the project described in this Application may not receive a Downtown Liquor License.

I certify that I have read and understand and agree to the above eligibility requirements and evaluation criteria. I further understand and agree to enter into a formal written agreement regarding the aforementioned district requirements, to be approved by the City of Fort Wayne Common Council and the Mayor.

I hereby release and discharge the City of Fort Wayne, together with their respective subsidiaries, affiliates, employees, agents, directors and other related parties, from any and all rights and obligations, duties, claims, debts, actions, causes of action or liabilities arising out of, or relating to, the seeking or receipt of a Downtown Dining District Liquor License pursuant to this Project Application and related documents.

Applicant's Signature:  Date: 11/25/25

Printed Name: Jeremy McClain Title: PARTNER

Business Overview

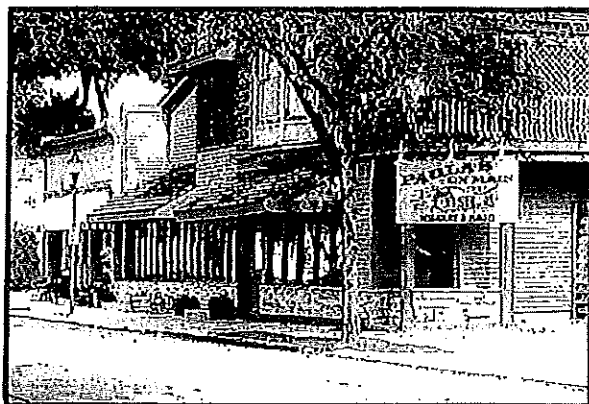


Paula's on Main

1732 West Main Street
Fort Wayne, Indiana 46808
paulasonmain.com



INTRODUCTION



Paula's on Main is "a high-end restaurant with a warm, rustic vibe and an attached seafood market, boasting a huge selection of fresh fish entrees including: a famous almond-crusted walleye with jalapeño tartar sauce and a blackened swordfish with horseradish, crispy shallots, and chive mashed potatoes. Customers rave about the crab cakes, Chilean sea bass, and Key lime pie."

(Source: 24/7 Wall St.)





COMPANY HISTORY

How it Began:

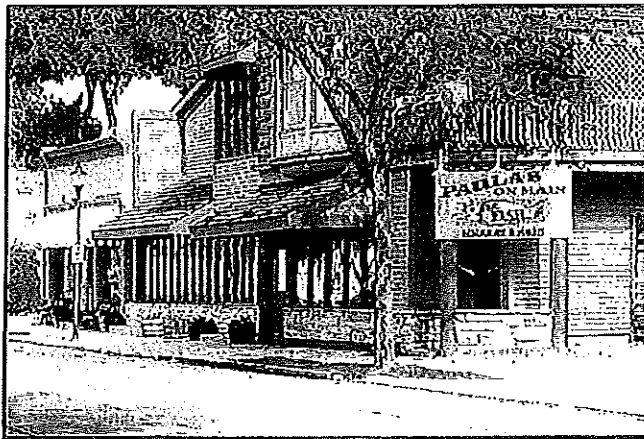
In 1987, Paula Phillips & Lindi Miller opened up a small, fresh seafood market called Paula's Seafood. Paula's was located on West Main Street, in the same building it resides in today; however, at that time, they were only occupying a small area of the current footprint. They were situated in what is now the kitchen/market area of the restaurant, which featured a small kitchen with 4 little tables for inside dining and a fresh seafood market.

Their original vision was to primarily be a fresh market for people to buy fish, take home & prepare for themselves; however, after only a short period of time, the demand for the inside dining was tremendous. Lines would form all the way around the block to get a taste of Paula's freshly prepared seafood entrée's.



(The Original Paula's - 1987)

Paula's on Main - 2023
(Original location, with expansion
of 2 additional Buildings)



(Continued)



COMPANY HISTORY

Moving Forward:

Approximately 5 years from it's inception, original partner, Lindi Miller, left the business; but, Paula's was still growing and Paula Phillips continued on with the business. Over time, the 2 connecting buildings to the restaurant were purchased, which expanded the business tremendously from 4 tiny tables to: 2 main-level dining areas, 1 upper-level dining area, 2 full bars and a private reception area - with a maximum combined capacity of 160 seats !

Paula, Tom & Frank:

In 2010, Paula Phillips teamed up with Frank Casagrande and Tom Sokolik. The 3 parties purchased the business and real estate as equal partners with ownership rights at 33% each.

Salvatori's Restaurant Group:

In 2024, SRG purchased the iconic Seafood restaurant and market and now own the business and real estate.

With the extra support system in place, many leasehold improvements have been done over the past year including a new multizone HVAC system, complete remodel and addition and of a private event space, new furniture and fixtures, and new stainless steel flooring in the coolers.



RESTAURANT DETAILS

NAMED #1 IN INDIANA:

*24/7 Wall St recently released
a list of the best seafood restaurants
in each state.*

*Paula's on Main was named
the #1 Seafood Restaurant
in the entire state of Indiana !!!*



"A high-end establishment with a warm, rustic vibe and an attached seafood market, Paula's on Main boasts a huge selection of fish entrees Including: a famous almond-crusted walleye with jalapeño tartar sauce and a blackened swordfish with horseradish, crispy shallots, and chive mashed potatoes. Customers rave about the crab cakes, Chilean sea bass, and Key lime pie."

March 12th, 2023 - 24/7 Wall St



More about 24/7 Wall St

24/7 Wall St is a Delaware corporation which runs a financial news and opinion company with content delivered over the Internet. The company's articles are republished by many of the largest news sites and portals, including: MSN MarketWatch, USA Today, AOL, and newspaper and broadcast sites across America.

The company publishes over 30 articles per day and has readers throughout North America, Asia, the Middle East, and Africa.



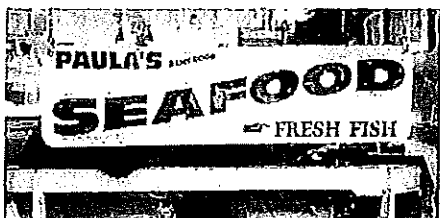
SEAFOOD MARKET

"If the Fish were any Fresher, they'd be Swimming"

Many people buy fresh fish from Paula's Market and return home to cook it.

The chefs will always give great advice on how to prepare the fish and even tell you how to make some of their recipes!

Many locals will tell you, "Paula's has the freshest seafood in all of Indiana!!"



Seafood Market - Hours of Operation

Monday - Saturday Noon to 5:00pm



State of Indiana
Office of the Secretary of State

Certificate of Organization
of
SALVATORI'S REAL ESTATE, LLC

I, HOLLI SULLIVAN, Secretary of State, hereby certify that Articles of Organization of the above Domestic Limited Liability Company have been presented to me at my office, accompanied by the fees prescribed by law and that the documentation presented conforms to law as prescribed by the provisions of the Indiana Code.

NOW, THEREFORE, with this document I certify that said transaction will become effective Monday, June 06, 2022.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, June 07, 2022.

HOLLI SULLIVAN
SECRETARY OF STATE

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To ensure the certificate's validity, go to <https://bsd.sos.in.gov/PublicBusinessSearch>

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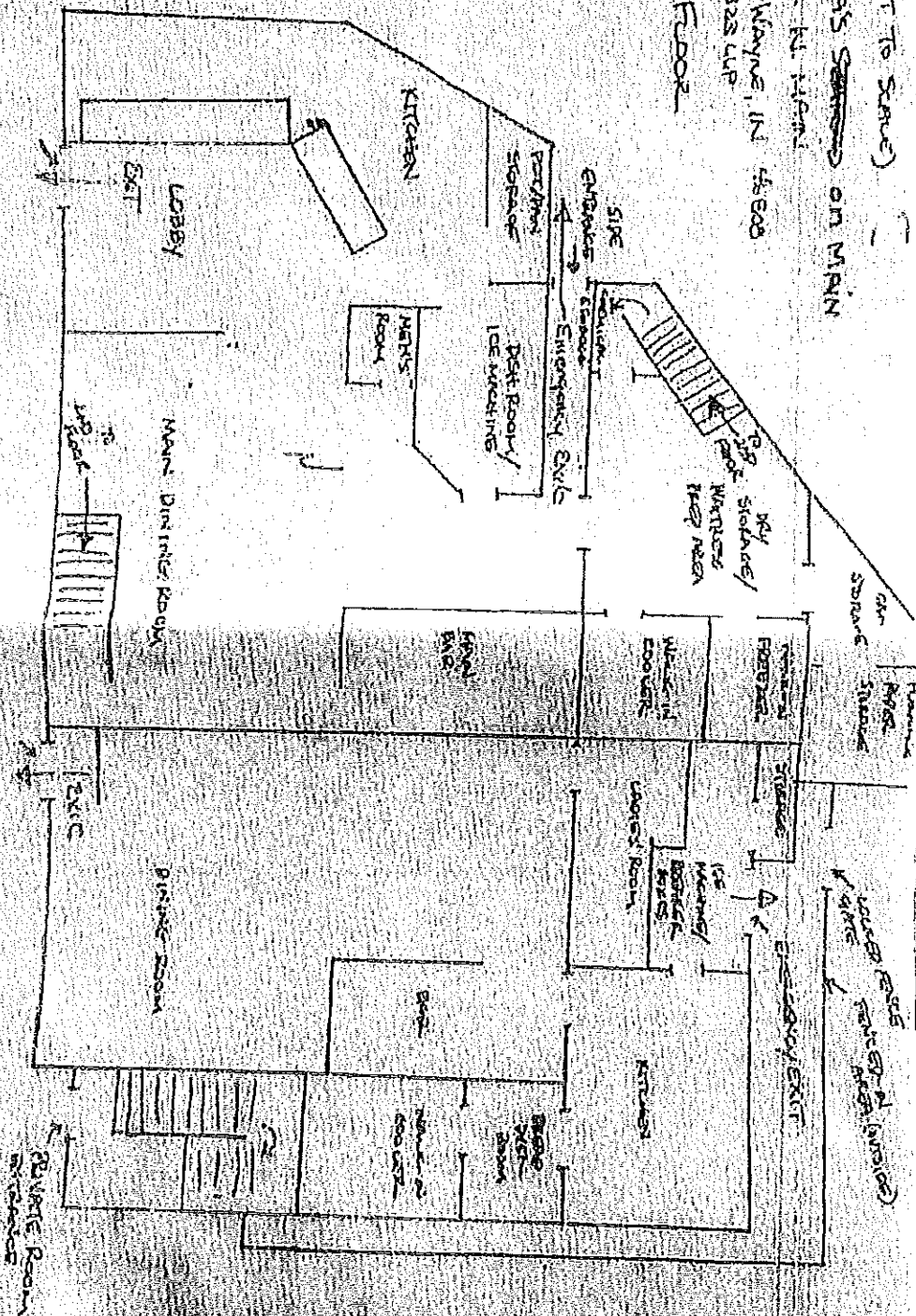
Paula's ~~Seems~~ on main

732 N. Main

Fort Wayne, IN 46808

42325 UP

1st Floor

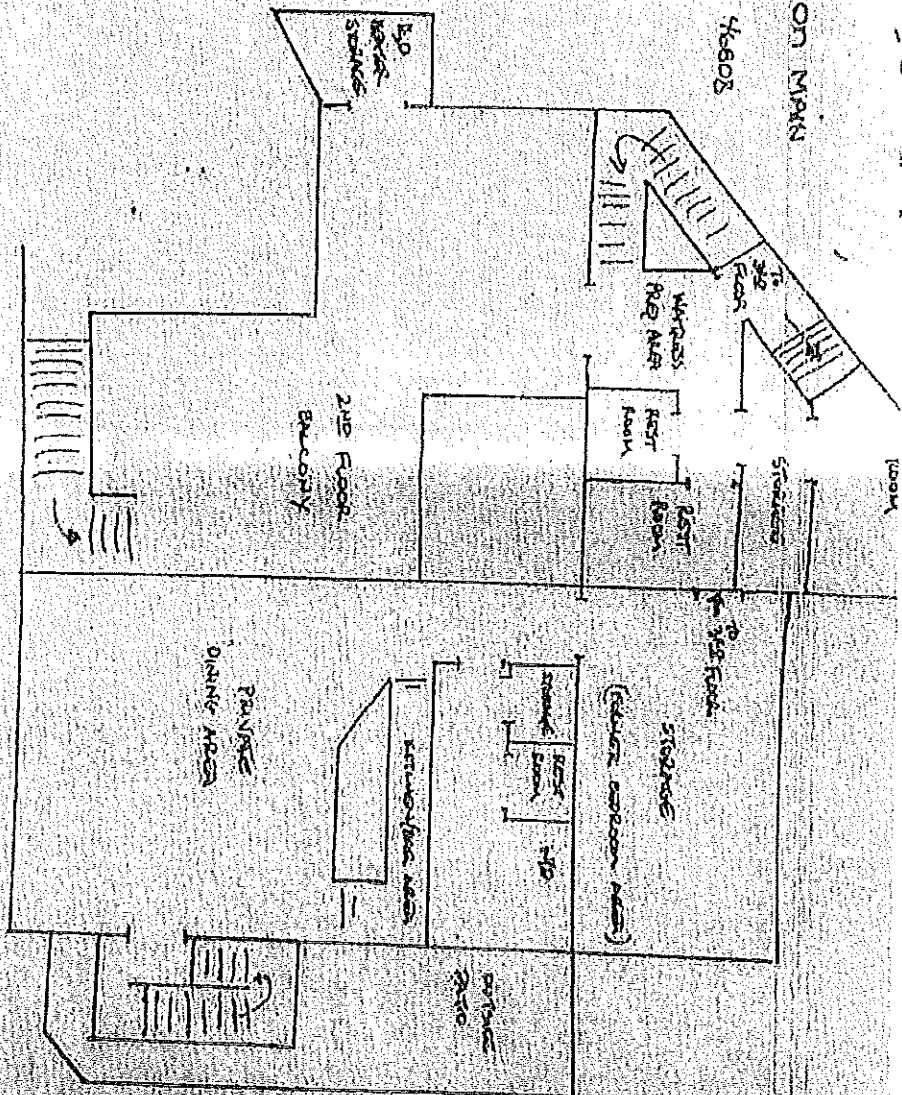


Paula's First Floor

10/10/25

[Signature]

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 1732 W. MAIN
 FORT WARDEN, IN 4608
 412-323-446
 2ND FLOOR

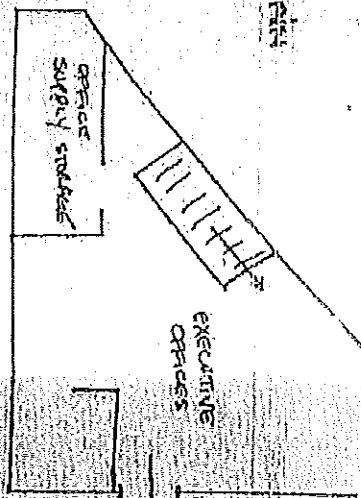


Paul's Second Floor
 10/10/25

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Paula's ~~Comments~~ on with
1732 W. Main
East Wayne, IN 46805
442-323 WLP
3RD FLOOR



EXECUTIVE
OFFICES

(PRIVATE DIVISION)
TO 2ND FLOOR (PRIVATE DIVISION, REAR)

Paula's Third Floor
10/10/25



**APPLICATION FOR NEW OR TRANSFER PERMIT –
RETAILER OR DEALER**
State Form 51180 (R10 / 7-25)

INSTRUCTIONS:

1. Type or print legibly.
2. Include payment.
3. Do not complete shaded areas.
4. If there is an opening for this applied permit or there is an omission, this application will be returned.
5. Please attach a completed Property Tax Clearance – Form 1 (State Form 1462), if applicable.
6. Please attach a completed County Verification of Business Location form (State Form 44104), if applicable.
7. Please attach additional documentation as indicated throughout the application.
8. For a list of permit fees, please visit www.in.gov/atc/files/Complete-ATC-Fee-Schedule.pdf.
9. To apply online, please visit www.in.gov/atc/alcohol-permit-resources/alcohol-new-unit-applications-and-fees/.

* This agency is requesting your Social Security Number in accordance with IC 4-1-8-1.
Disclosure is mandatory, and this record cannot be processed without it.

| FOR OFFICE USE ONLY | |
|----------------------------|--|
| Date received (mm/dd/yyyy) | |
| Permit number | |
| Permit type | |
| Base fee receipt number | |
| Catering receipt number | |
| Processor | |
| Jurisdiction | |

| SECTION 1: GENERAL INFORMATION | | | |
|--|--|------------------|---|
| 1.1. Application type: <input checked="" type="checkbox"/> New <input type="checkbox"/> Transfer of ownership (\$250 fee) <input type="checkbox"/> Transfer of location (\$260 fee) <input type="checkbox"/> Transfer of ownership and location (\$500 fee) | | | |
| 1.2. Permit type for which you are applying: Riverfront District Beer/Wine/Liquor | | | |
| 1.3. Please briefly describe how the applicant qualifies for this permit type: Per designated area by the city of Fort Wayne | | | 1.4. Permit number (Transfers only) |
| 1.5. Name of applicant (Individual or business entity) Salvatoris Real Estate LLC | | | |
| 1.6. Doing business as (d/b/a) Paula's on Main | | | |
| 1.7. The applicant is a: (Check one) <input type="checkbox"/> Sole Owner <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Government Entity <input type="checkbox"/> Simple Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Club Association <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Club Corporation | | | |
| 1.8. Premises address <input type="checkbox"/> Location pending | | | |
| Street name and number 1732 W. Main St. | | | Suite number (if applicable) |
| City / Town Fort Wayne | | State Indiana | ZIP code 46809 |
| E-mail address jenkinsmarianne@aol.com jeremy@salvatorisitalian.com | | | Telephone number of premises 260-402-7427 |
| 1.9. Mailing address <input type="checkbox"/> Same as above NOTE: Notices from the ATC will be sent to the mailing address and/or e-mail address provided this form. It is your responsibility to notify the ATC of any change in mailing address. | | | |
| Street name and number 10337 Illinois Rd. | | | |
| City / Town Fort Wayne | | State Indiana | ZIP code 46814 |
| E-mail address pbourounis@gmail.com / jeremy@salvatorisitalian.com | | | Telephone number of applicant 260-402-7427 |
| 1.10. What county is the proposed permit premises located in? | | | Allen |
| 1.11. Is the proposed permit premises located inside the corporate limits of a city / town? | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 1.12. If yes, please name the incorporated city / town | | | Fort Wayne |
| 1.13. Is there at least 200 feet between the proposed permit premises and any church or school? | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

If no, please check the exception that applies:

- ☐ Church or school has provided a written statement pursuant to IC 7.1-3-21-11, and the applicant is applying for a grocery store, drug store, restaurant, hotel, or catering hall permit. (Must attach a copy of written statement(s) from church and/or school to application.)
- ☐ Wall of the proposed premises and wall of the church and/or school are separated by at least eighty-five (85) feet, including a two-lane road of at least thirty (30) feet in width.
- ☐ The applicant is applying for a retail restaurant permit located in a facility on the National Register of Historic Places. (Must include documentation of the historic designation.)
- ☐ The applicant is applying for a retail restaurant permit located within the boundaries of an historic district established in accordance with IC 36-7-11-7. (Must include documentation of the historic designation and a map of the historic district which indicates the location of the proposed permit premises within the historic district.)
- ☐ The applicant is applying for one of the following permit types:
- a) Mall (IC 7.1-3-20-24.4);
 - b) City market (IC 7.1-3-20-26);
 - c) Historic railway station (IC 7.1-3-20-16(e)(1));
 - d) Renovation (IC 7.1-3-20-16(e)(2)); or
 - e) Food hall master (IC 7.1-3-20-29) or food hall vendor (IC 7.1-3-20-30).
- ☐ An alcoholic beverage permit premises has continuously operated at the location since prior to the opening of the church and/or school.

| | | |
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| 1.14. | Do any individuals, corporations, limited liability companies, limited liability partnerships, or stock owners, members, or partners of any such entities have any interest, either directly or indirectly, in any distiller, vintner, farm winery, rectifier, brewer, primary source of supply, or wholesaler permit? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 1.15. | If issued a permit, will you manage the licensed premises? <i>If no, please complete Section 7, Manager's Questionnaire.</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 1.16. | Do you sell tobacco products? <i>If yes, please provide the Tobacco Sales Certificate number.</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 1.17. | Do you consent for the duration of the permit to inspection and search by an enforcement officer, without a warrant or other process, of your licensed premises and vehicles to determine compliance with the provisions of Indiana Code 7.1? <i>Answering "No" to this question will result in the denial of this application.</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 1.18. | Do you have a legal right to possess the permit premises for the term of the permit (ownership or a bona fide lease)? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

SECTION 2: QUALIFICATIONS

THE FOLLOWING QUESTIONS PERTAIN TO ALL INDIVIDUALS WITH AN INTEREST IN THE PERMIT BEING APPLIED FOR.

NOTE: "Individuals" referred to in all questions in the below section include limited liability companies (LLCs), limited liability partnerships (LLPs), corporations, partnerships, and all other business entities recognized under Indiana law, as well as a natural person where applicable.

| | | |
|------|---|---|
| 2.1. | Do all individuals with an interest in this application have lawful status in the United States as defined by IC 9-13-2-92.3? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2.2. | Are all individuals with an interest in this application of sound mind and good repute in the community in which they reside? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2.3. | Have any individuals with an interest in this permit been convicted of a felony or a misdemeanor? <i>(If yes, please attach a letter with conviction, court, date, and sentence information.)</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2.4. | Have any individuals with an interest in this application ever been convicted of and/or found to have committed a violation of the Indiana Alcoholic Beverage laws, rules, regulations, or orders of the ATC? <i>(If yes, please attach a letter detailing the conviction and/or violation, including permit number.)</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2.5. | Are any individuals with an interest in this application a law enforcement officer, a non-elected officer of a municipal corporation or government subdivision, or an officer of the state of Indiana, charged with any duty or function in the enforcement of Title 7.1 of the Indiana Code? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2.6. | Have any individuals with an interest in this application held a permit under Title 7.1 of the Indiana Code and had the permit revoked within one (1) year prior to the date of this application? <i>(If yes, please provide the permit number(s) and an explanation.)</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2.7. | Have any individuals with an interest in this application made an application for an alcoholic beverage permit of any type which was denied less than one (1) year prior to this application for a permit (unless the application was denied by reason of a procedural or technical defect)? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2.8. | Do any individuals, corporations, limited liability companies, limited liability partnerships, partnerships, or stock owners, members, or partners of such entities have any interest, either directly or indirectly, in any other permits or registrations of any kind issued under Title 7.1 of the Indiana Code connected with, but not limited to, the production, distribution, transportation, or sale of alcoholic beverages? <i>If yes, list permits below. (Attach additional sheet if necessary.)</i> | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

| | | | |
|--|---|---------------------------------------|---|
| Permit number(s) | | | |
| List of Additional Permits Attached | | | |
| 2.9. Are you indebted to a person (or an officer or agent of that person) who holds a brewer's permit or wholesale permit, for a debt secured by a lien, mortgage, or otherwise, upon the premises for which the beer retailer's permit is to be applicable or upon any of the property or fixtures on the premises or used in connection with the premises? | | | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| SECTION 3: OWNERSHIP INFORMATION | | | |
| IC 7.1-3-21-8 requires the disclosure of each person or entity that holds (directly or indirectly) at least a five percent (5%) interest in the permit or the business conducted under it. When disclosing a publicly traded corporation, please provide the name and address of the corporate officers and members of the board of directors. | | | |
| 3.1. Complete name Panayiotis P. Bourounis | Social Security number * 329-78-6426 | Date of birth (mm/dd/yyyy) 7-23-81 | Lawful Status in United States <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Address (number and street, city, state, and ZIP code) 8003 Young Rd. Fort Wayne, Indiana 46835 | | Title Member | |
| <input type="checkbox"/> Sole Owner <input type="checkbox"/> Stockholder <input type="checkbox"/> Partner <input checked="" type="checkbox"/> Member <input type="checkbox"/> Club Officer <input type="checkbox"/> Corporate Officer | | | Ownership percent (%) 80% |
| 3.2. Complete name Jeremy McClain | Social Security number * 314-04-2789 | Date of birth (mm/dd/yyyy) 2-5-76 | Lawful Status in United States <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Address (number and street, city, state, and ZIP code) 6508 Tree Top Tr., Fort Wayne, Indiana 46845 | | Title Member | |
| <input type="checkbox"/> Sole Owner <input type="checkbox"/> Stockholder <input type="checkbox"/> Partner <input checked="" type="checkbox"/> Member <input type="checkbox"/> Club Officer <input type="checkbox"/> Corporate Officer | | | Ownership percent (%) 20% |
| 3.3. Complete name | Social Security number * | Date of birth (mm/dd/yyyy) | Lawful Status in United States <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Address (number and street, city, state, and ZIP code) | | Title | |
| <input type="checkbox"/> Sole Owner <input type="checkbox"/> Stockholder <input type="checkbox"/> Partner <input type="checkbox"/> Member <input type="checkbox"/> Club Officer <input type="checkbox"/> Corporate Officer | | | Ownership percent (%) |
| 3.4. Complete name | Social Security number * | Date of birth (mm/dd/yyyy) | Lawful Status in United States <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Address (number and street, city, state, and ZIP code) | | Title | |
| <input type="checkbox"/> Sole Owner <input type="checkbox"/> Stockholder <input type="checkbox"/> Partner <input type="checkbox"/> Member <input type="checkbox"/> Club Officer <input type="checkbox"/> Corporate Officer | | | Ownership percent (%) |
| 3.5 Complete name | Social Security number * | Date of birth (mm/dd/yyyy) | Lawful Status in United States <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Address (number and street, city, state, and ZIP code) | | Title | |
| <input type="checkbox"/> Sole Owner <input type="checkbox"/> Stockholder <input type="checkbox"/> Partner <input type="checkbox"/> Member <input type="checkbox"/> Club Officer <input type="checkbox"/> Corporate Officer | | | Ownership percent (%) |
| 3.6 Complete name | Social Security number * | Date of birth (mm/dd/yyyy) | Lawful Status in United States <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Address (number and street, city, state, and ZIP code) | | Title | |
| <input type="checkbox"/> Sole Owner <input type="checkbox"/> Stockholder <input type="checkbox"/> Partner <input type="checkbox"/> Member <input type="checkbox"/> Club Officer <input type="checkbox"/> Corporate Officer | | | Ownership percent (%) |
| 3.7 Complete name | Social Security number * | Date of birth (mm/dd/yyyy) | Lawful Status in United States <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Address (number and street, city, state, and ZIP code) | | Title | |
| <input type="checkbox"/> Sole Owner <input type="checkbox"/> Stockholder <input type="checkbox"/> Partner <input type="checkbox"/> Member <input type="checkbox"/> Club Officer <input type="checkbox"/> Corporate Officer | | | Ownership percent (%) |

☐ Check here if you have disclosed less than 100% of the permit ownership and the remaining undisclosed owners hold less than a 5% ownership interest.

| SECTION 4: ESCROW REQUEST | |
|--|---|
| <p>The permit application and issuance process can take up to ninety (90) days or more, including application review, newspaper publication notice, orange sign posting, local alcoholic beverage board hearing, commission approval, and final floor plan approval by the Indiana State Excise Police. If your application is approved and you will not be immediately ready to open to the public upon issuance of the permit, the permit will need to be placed in escrow. (i.e., a non-operational status) pursuant to IC 7.1-3-1.1. All applicants must answer the following questions:</p> | |
| <p>4.1.1. When will the permit premises for which you are applying be ready to open for business?</p> | <p>Currently in Operation RR02-41720</p> <p style="text-align: center;">(mm/dd/yyyy)</p> |
| <p>4.1.2. If you will not be ready to open to the public within ninety (90) days of permit issuance, please explain the steps you are taking to make the proposed permit operational and provide an estimated timeframe for when the permit will be operational. (Please attach additional sheets as needed).</p> <p style="padding-left: 40px;">Once Riverfront permit is Commission approved, current permit at location to be transferred to new Location. simultaneously.</p> | |
| SECTION 5: RETAILER PERMIT QUESTIONS | |
| (Skip to next section if you are not applying for a retailer permit) | |
| <p>5.1. LIQUOR LIABILITY INSURANCE</p> <p>Retail permit holders, other than those completing and qualifying under the exception below, must maintain during the permit term a liquor liability insurance policy or a liquor liability endorsement to a general liability insurance policy. Evidence of compliant insurance coverage should include the legal entity name and address of the insured party where the permit is or will be issued, coverage amount, policy effective date, and policy expiration date. Acceptable evidence includes certificate of liability insurance, policy declaration page, or any other official documentation provided by the insurance provider containing the name of the insured, coverage amount, policy term, and statement that the policy includes liquor liability endorsement. Evidence of insurance coverage must originate from the insurance provider; an affidavit or other self-certified statement of compliance is not acceptable.</p> <p style="padding-left: 40px;">(NOTE: For permits that are or will be deposited in escrow, proof of liquor liability insurance must be provided prior to the permit being made active.)</p> | |
| <p>5.1.1. Is the establishment operating at this location expected to have less than \$25,000 in gross sales from alcoholic beverages annually?</p> <p style="padding-left: 40px;">If yes, you qualify for an exception to the liquor liability insurance requirement. If your gross sales of alcoholic beverages exceed \$25,000, you must obtain the required liquor liability insurance. If you answer no, you must attach proof of required liquor liability insurance.</p> | <p style="text-align: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>5.2. MINORS</p> | |
| <p>5.2.1. Will minors be present on the permit premises? (If no, skip to next applicable section.)</p> | <p style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>5.2.2. Please select the exception below that allows minors on the permit premises: (See IC 7.1-5-7-1 for additional information.)</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p><input type="checkbox"/> Civic center</p> <p><input type="checkbox"/> Sports arena</p> <p><input type="checkbox"/> Social club (IC 7.1-3-20-1)</p> <p><input type="checkbox"/> Dining car</p> <p><input type="checkbox"/> Satellite facility (IC 4-31-2-20.5)</p> <p><input type="checkbox"/> Entertainment complex (IC 7.1-1-3-10.5)</p> <p><input type="checkbox"/> Automobile racetrack</p> <p><input type="checkbox"/> Indoor theater (IC 7.1-3-20-26)</p> <p><input type="checkbox"/> Senior residence facility campus (IC 7.1-3-1-29)</p> <p><input type="checkbox"/> Recreational facility (i.e., a golf course, bowling center, or similar facility whose principal business is recreational activity and not the sale of food and beverages)</p> <p><input checked="" type="checkbox"/> No alcoholic beverages are served across a bar¹ and service is accomplished by an employee</p> <p><input type="checkbox"/> A restaurant with limited separation*** between the barroom and family dining room that is subject to the minimum food sales requirement set forth in 905 IAC 1-4-1-2.</p> </div> <div style="width: 50%;"> <p><input type="checkbox"/> Convention center</p> <p><input type="checkbox"/> Fraternal club (IC 7.1-3-20-7)</p> <p><input type="checkbox"/> Boat</p> <p><input type="checkbox"/> Horse racetrack facility (IC 4-31-5)</p> <p><input type="checkbox"/> Private catering hall that is not open to the public (IC 7.1-3-20-24)</p> <p><input type="checkbox"/> Indoor golf facility</p> <p><input type="checkbox"/> Licensed premises owned or operated by a postsecondary educational institution (IC 21-17-6-1)</p> <p><input type="checkbox"/> Food hall master permit (IC 7.1-3-20-29) or food hall vendor permit (IC 7.1-3-20-30)</p> <p><input type="checkbox"/> A hotel (other than a part of the hotel that is in a room of a restaurant in which a bar¹ is located) (IC 7.1-3-20-18)</p> <p><input type="checkbox"/> A restaurant with full separation** between the barroom and family dining room</p> <p><input type="checkbox"/> A restaurant operated by the holder of an artisan distiller, small brewer, and/or farm winery permit with limited separation*** between the barroom and family dining room that is not subject to the minimum food sales requirement set forth in 905 IAC 1-4-1-2.</p> </div> </div> | |

¹ For purposes of this section, a "bar" refers to a counter over which alcoholic beverages are sold or dispensed by the drink to consumers. Full² or limited³ separation is required for any bar located in a restaurant if minors are allowed on the restaurant premises and no bookable exception applies.

² Full separation is a nontransparent wall at least seventy-two (72) inches in height with a doorway or open archway of no more than five (5) feet in width which separates the barroom and the family dining room.

³ Limited separation is a structure or barrier that reasonably delays free access and egress without requirement for doors or gates which separates the barroom and the family dining room. Under 905 IAC 1-41-2, in order to qualify for limited separation, a permittee or applicant must have minimum food sales or projected food sales of at least \$200,000 per year or 60% of gross food and alcoholic beverage sales (not including carryout or catering sales) must be in the sale of food.

5.4. BEER, WINE, AND LIQUOR RETAILER RESTAURANT (209) IN UNINCORPORATED AREA

5.4.1. If you are seeking a beer, wine, and liquor retailer permit in an unincorporated area (type 209 permit), do you project that annual gross food sales at the location will reach \$200,000 by the end of the first two (2) years and that annual gross food sales will be at least \$100,000 each year thereafter? ☐ Yes ☒ No

5.5. LIQUOR RETAILER IN INCORPORATED AREA (Does not include beer only, wine only, or beer and wine retailers.)

5.5.1. Is the proposed permit premises located in an incorporated city having a population of less than 5,000? ☐ Yes ☒ No

5.5.2. If the answer is yes, have you attached to the application the enabling ordinance from the city consenting to the issuance of liquor retailer's permits? ☐ Yes ☐ No

5.6. CARRYOUT OF ALCOHOLIC BEVERAGES

5.6.1. Do you wish to sell alcoholic beverages for carryout? (If yes, please attach State Form 56312, Carry-out Supplement.) ☐ Yes ☒ No

5.7. CATERING HALL

5.7.1. Are you applying for a catering hall permit to sell alcoholic beverages for consumption on the licensed premises with accommodations for at least 250 people which may only be used for private catered events? ☐ Yes ☒ No

5.8. CLUBS

5.8.1. If you are applying for a club permit, please select the appropriate club type: ☐ Fraternal Club ☐ Social Club

5.8.2. If a social club, does your association or organization meet the general requirements of IC 7.1-3-20-1? ☐ Yes ☐ No

5.8.3. If a fraternal club, does your association or corporation meet the general requirements of IC 7.1-3-20-1 and the specific requirements of IC 7.1-3-20-?? ☐ Yes ☐ No

5.8.4. If the club premises is outside corporate limits, do you meet the requirements of IC 7.1-3-20-3? ☐ Yes ☐ No

5.9. HOTEL / RESORT HOTEL

5.9.1. If you are seeking a hotel permit, do you meet the general requirements of IC 7.1-3-20-18? ☐ Yes ☐ No

5.9.2. If you are seeking a resort hotel permit, do you meet the requirements of IC 7.1-3-20-21? ☐ Yes ☐ No

5.10. HISTORIC DISTRICT

5.10.1. If you are seeking a historic district permit, is the premises a restaurant located in a district that is on the National Register of Historic Places which includes a county courthouse, historic opera house, and historic jail and sheriff's house in accordance with IC 7.1-3-20-16(g)? ☐ Yes ☐ No

If yes, you must submit the appropriate documentation, including a district map identifying the location of your restaurant, an approval letter from a city or town representative that indicates whether the city or town adopted an ordinance that requires a written commitment pursuant to IC 7.1-3-19-17, and a copy of the ordinance creating the district. If the city or town ordinance requires a written commitment, you must also submit a copy of the written commitment.

5.11. AIRPORT, ECONOMIC DEVELOPMENT AREA, MOTOR SPORTS DISTRICT, RAILWAY STATION, REDEVELOPMENT DISTRICT, RENOVATION PROJECT, RIVERFRONT DISTRICT

| | |
|--|---|
| <p>5.11.1. Please specify the type of permit for which you are applying:</p> <p>5.11.1. Do you meet the statutory requirements for the designated permit identified above?</p> <p><i>If you are applying for a municipal riverfront/lakefront development permit (IC 7.1-3-20-16(d) and IC 7.1-3-20-16.1) or a lakefront development permit, motorsports development permit IC 7.1-3-20-16(k) or (l), redevelopment permit (IC 7.1-3-20-16.8), or renovation project (IC 7.1-3-20-16(e)(2)), you must also submit a letter indicating that the statutory requirements have been met and the mayor's approval of the permit, a map of the district identifying the premises location, and a copy of the ordinance creating the district.</i></p> <p><i>If you are applying for a permit in a publicly owned airport (IC 7.1-3-20-16(b)), union railway station (IC 7.1-3-20-16(c)), railway station (IC 7.1-3-20-16(a)), cultural center (IC 7.1-3-20-16(f)), or redevelopment district (IC 7.1-3-20-16(h) and (i)), please submit supporting documentation showing that your premises is located in a district that meets the qualification of the section authorizing the permit.</i></p> <p><i>If you are applying for a lakefront district permit pursuant to IC 7.1-3-20-16(j) and IC 7.1-3-20-16.2, please submit a map of the district identifying the location of your restaurant, detailed information concerning the expenditures of the state, local, and federal funds on the municipal lakefront development project, and a copy of the local ordinance or resolution authorizing the municipal lakefront development project.</i></p> | <p style="text-align: center;">Riverfront District</p> <p style="text-align: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>5.12. EXCURSION BOAT</p> | |
| <p>5.12.1. If you are applying for an excursion boat permit, do you engage in regular passenger service which makes regular runs in seasonal weather between established locations?</p> <p>5.12.2. Are you requesting a jumbo boat designation? (If yes, please attach a copy of the United States Coast Guard certification)</p> <p>5.12.3. If yes, is the boat at least 135 feet long and 35 feet wide?</p> <p>5.12.4. If yes, will the boat dock in more than one county? <i>If yes, please list each county:</i></p> | <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>5.13. HORSE TRACK FACILITY / SATELLITE</p> | |
| <p>5.13.1. If you are applying for a horse track permit, do you currently hold a valid recognized meeting permit issued by the Indiana Gaming Commission?</p> | <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>Permit number of recognized meeting</p> | <p>Date of issuance (mm/dd/yyyy)</p> |
| <p>Date of expiration (mm/dd/yyyy)</p> | <p>5.13.2. Are you applying for a satellite permit?</p> |
| <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> | <p>License number of satellite facility</p> |
| <p>Date of issuance (mm/dd/yyyy)</p> | <p>Date of expiration (mm/dd/yyyy)</p> |
| <p>5.14. CIVIC CENTER, MALL, MARKET</p> | |
| <p>5.14.1. Please check the permit type for which you are applying:</p> <p><input type="checkbox"/> Public facility of a stadium, exhibition hall, auditorium, theater, convention center, or civic center that qualifies for a permit under IC 7.1-3-1-26.</p> <p><input type="checkbox"/> An entertainment complex that qualifies for a permit under IC 7.1-3-1-25(e).</p> <p><input type="checkbox"/> Retail space in a mall pursuant to IC 7.1-3-20-24.4.</p> <p><input type="checkbox"/> Retail space in a city market pursuant to IC 7.1-3-20-25.</p> | |
| <p>5.15. INDOOR THEATER</p> | |
| <p>5.15.1. Do you meet the requirements set forth in IC 7.1-3-20-26(b)?</p> | <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> |
| <p>5.16. FOOD HALL MASTER</p> | |
| <p>5.16.1. Do you meet the requirements set forth in IC 7.1-3-20-29?</p> | <p style="text-align: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</p> |

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| 5.17. FOOD HALL VENDOR | | |
| 5.17.1. Are you applying for a one-way, two-way, or three-way permit? | | <input type="checkbox"/> One-way <input type="checkbox"/> Two-way <input type="checkbox"/> Three-way |
| 5.17.2. List the permit number for the master food hall permit where the premises is located: _____ | | |
| 5.17.3. What is the size of your vending space? | | <input type="checkbox"/> Less than 1,000 square feet <input type="checkbox"/> At least 1,000 square feet |
| 5.18. GAMING SITE | | |
| 5.18.1. If you are applying for a gaming site permit, do you hold a valid riverboat license under IC 4-33-6, an operating agent contract under IC 4-33-6.5, or a gambling game license under IC 7.1-25? | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| License number of gaming site | Date of issuance (mm/dd/yyyy) | Date of expiration (mm/dd/yyyy) |
| 5.19. DINING CAR | | |
| 5.19.1. Do you own a railroad as a public carrier or cars which are operated as part of railroad train? | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5.20. RACE TRACK | | |
| 5.20.1. Do you operate an outdoor facility with the main purpose and function being organized sporting competition that does not include a facility to which IC 7.1-3-1-25(a) applies or a tract located in a county containing a consolidated city that contains a premises used in connection with the operation of a paved track more than two (2) miles in length that is used primarily in the sport of auto racing? | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| SECTION 6: DEALER PERMIT QUESTIONS (Skip to next section if you are not applying for a dealer permit.) | | |
| 6.1. GROCERY STORE | | |
| 6.1.1. If you are applying for a beer and/or wine grocery store permit, please select the appropriate category below: (Please refer to IC 7.1-1-3-10.5 for more information on what qualifies as a grocery store.) | | |
| <input type="checkbox"/> A supermarket, grocery store, or delicatessen that is primarily engaged in the retail sale of a general food line, including: (a) canned and frozen foods; (b) fresh fruits and vegetables; and (c) fresh and prepared meats, fish, and poultry. | | |
| <input type="checkbox"/> A convenience store or food mart primarily engaged in: (a) the retail sale of a line of goods, including milk, bread, soda, and snacks; or (b) the retail sale of automotive fuels and the retail sale of a line of goods including milk, bread, soda, and snacks; and (c) the sale of alcoholic beverages represents 25% or less of annual gross sales (excluding gasoline and automotive oil products). | | |
| <input type="checkbox"/> A warehouse club, superstore, supercenter, or general merchandise store that is primarily engaged in the retail sale of a general line of groceries or gourmet foods in combination with general lines of new merchandise, which may include apparel, furniture, and appliances. | | |
| <input type="checkbox"/> A specialty or gourmet food store primarily engaged in the retail sale of miscellaneous specialty foods not for immediate consumption and not made on the premises, not including: (a) meat, fish, and seafood; (b) fruits and vegetables; (c) confections, nuts, and popcorn; and (d) baked goods. | | |
| 6.2. PACKAGE LIQUOR STORE | | |
| 6.2.1. Does your business meet the definition of a package liquor store under IC 7.1-1-3-28? | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 6.3. BEER, WINE, AND LIQUOR DRUG STORE PERMITS | | |
| 6.3.1. If you are applying for a beer, wine, and liquor drug store permit, do you hold a valid permit issued by the State Board of Pharmacy? | | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Permit number of pharmacy | Date of issuance (mm/dd/yyyy) | Date of expiration (mm/dd/yyyy) |
| SECTION 7: MANAGER QUESTIONNAIRE | | |
| 7.1. Name of manager (last, first, middle initial) Jeremy McClain | | 7.2. Social Security number * 314-04-2789 |
| 7.3. Date of birth (mm/dd/yyyy) 2-5-76 | 7.4. Employee permit number BR2050438/Member | 7.5. Date of expiration (mm/dd/yyyy) 7-18-27 |
| 7.6. Home address (number and street, city, state, and ZIP code) 6508 Tree Top Tr. Fort Wayne Indiana 46845 | | |

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| 7.7. | Do you have lawful status in the United States as defined by IC 9-13-2-92.3? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 7.8. | Are you at least twenty-one (21) years old? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 7.9. | Are you an officer or employee of a non-resident of the state of Indiana that is engaged in the alcoholic beverage traffic or engaged in carrying on any phase of the manufacture of, traffic in, or transportation of alcoholic beverages without a permit under Title 7.1 of the Indiana Code? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 7.10. | Are you a law enforcement officer, a non-elected officer of a municipal corporation or governmental subdivision, or an officer of the state of Indiana charged with any duty or function in the enforcement of Title 7.1 of the Indiana Code? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 7.11. | Have you ever been convicted of a felony or misdemeanor? If yes, please attach a letter with conviction, court, date, and sentence information. Do not include convictions that have been expunged under IC 35-38-9. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 7.12. | Have you ever been found to have committed a violation of the Indiana alcoholic beverage laws, rules, regulations, or orders of the Commission? If yes, please attach a letter detailing the conviction(s) and/or violation(s), including any permit number(s). | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 7.13. | Have you held an alcoholic beverage permit under Title 7.1 of the Indiana Code and had the permit revoked within one (1) year prior to the date of this application? If yes, please provide the permit number(s) and an explanation. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 7.14. | Have you made an application for an alcoholic beverage permit of any type which was denied less than one (1) year to the date of this application (unless the application was denied by reason of a procedural or technical defect)? If yes, please attach an explanation. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 7.15. | Do you have an interest, either directly or indirectly, in any other permits or registrations of any kind issued under Title 7.1 of the Indiana Code connected with, but not limited to, the production, distribution, transportation, or sale of alcoholic beverages? If yes, please list the permit number(s) below. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Permit number(s) Please see Attached | | |
| Signature of manager | | Date (mm/dd/yyyy) |
| SECTION 8: FLOOR PLAN | | |
| <p>All applicants must submit a floor plan drawing on letter size (8 1/2" x 11") paper attached to this application. The drawing must show dimensions and identifications of any existing family room(s), seating arrangement(s), ballroom(s), bar(s), dance floor area(s), kitchen area(s), restrooms, storage and office areas, entrances/exits, patios, beer gardens, service windows, and alcoholic beverage display areas for all types of permits. Please sign and date this drawing.</p> <p>NOTE: A floor plan of the licensed premises must be approved before a permit is issued. If you have any questions regarding floor plans, please contact the appropriate Indiana State Excise Police district office: www.in.gov/alc/inspect/contact-us/.</p> | | |
| SECTION 9: CERTIFICATION OF APPLICANT | | |
| <p>I certify that this application was completed by myself or by the preparer identified below. I certify that I have read this completed document and that all information provided herein and on any attachments is true and correct. I UNDERSTAND THAT IT IS A FELONY UNDER LAW TO MISREPRESENT OR FALSIFY ANY PORTION OF THIS APPLICATION OR ATTACHED DOCUMENTS.</p> <p>I hereby consent for the duration of the permit term to inspection and search by an enforcement officer, without a warrant or other process, of my licensed premises, any approved satellite facility, approved storage facility, and vehicles to determine compliance with the provision of Indiana Code 7.1.</p> <p>NOTE: The applicant MUST sign this application unless the proper Power of Attorney forms are attached to this application.</p> | | |
| Signature of applicant | | Date signed (mm/dd/yyyy) |
| Printed name of applicant Panayiotis Bourounis / Jeremy McClain | | Title of applicant Member(s) |
| SECTION 10: CERTIFICATION OF PREPARER (If applicable) | | |
| <p>I certify that I have examined this application and the accompanying documents, and to the best of my knowledge and belief, they are true, correct, and complete. I certify that the applicant reviewed the completed form prior to signing.</p> | | |
| Signature of preparer | | Date signed (mm/dd/yyyy) |
| Printed name of preparer Marianne Jenkins / Tillery Dyer and Meek (POA) | | Telephone number 317-873-6199 |



PROPERTY TAX CLEARANCE SCHEDULE - FORM NO. 1
(For a ☐ Person ☒ Business ☐ Corporation)
State Form 1462 (RS 17-10)
Approved by State Board of Accounts, 2011
INDIANA ALCOHOL AND TOBACCO COMMISSION

| |
|------------------------------------|
| ATC permit number |
| RR02-41720 |
| Expiration date (month, day, year) |
| 5-20-2026 |

| | |
|--|----------|
| Name of individual or company | |
| Salvador's Real Estate, LLC | |
| If transfer, give former name of business | |
| Paul's on Main, LLC | |
| Mailing Address (street and number or rural route) | |
| 1732 W. Main St. | |
| City | State |
| Fort Wayne | IN |
| Doing business as (DBA) | ZIP Code |
| Paul's on Main | 46809 |
| Permit location (street address) | |
| 1732 W. Main St. | |
| City | State |
| Fort Wayne | IN |
| ZIP Code | 46809 |
| I, Treasurer of <u>Allen</u> County, hereby certify that the person or company named above has paid all property taxes in 20 <u>25</u> (for 20 <u>24</u> assessment) and property taxes for all prior years, or is exempt from property tax by reason of _____ | |
| Signature of County Treasurer | |
| <u>Shirley Ann</u> | |

| | |
|---|---|
| TYPE | |
| (Check all that apply) | |
| <input type="checkbox"/> New | <input checked="" type="checkbox"/> Renewal |
| <input checked="" type="checkbox"/> Transfer (Check all that apply) | <input type="checkbox"/> Overlaid |
| <input type="checkbox"/> Division | <input type="checkbox"/> District |
| STATUS | |
| ATTN: <u>Shirley Ann</u> | |
| BPA change | |



PROPERTY TAX CLEARANCE SCHEDULE - FORM NO. 1
(For a ☐ Person ☒ Business ☐ Corporation)
State Form 1462 (RS 17-10)
Approved by State Board of Accounts, 2011
INDIANA ALCOHOL AND TOBACCO COMMISSION

| |
|------------------------------------|
| ATC permit number |
| RR02-41720 |
| Expiration date (month, day, year) |
| 5-20-2026 |

| | |
|--|----------|
| Name of individual or company | |
| Salvador's Real Estate, LLC | |
| If transfer, give former name of business | |
| Paul's on Main, LLC | |
| Mailing Address (street and number or rural route) | |
| 1732 W. Main St. | |
| City | State |
| Fort Wayne | IN |
| Doing business as (DBA) | ZIP Code |
| Paul's on Main | 46809 |
| Permit location (street address) | |
| 1732 W. Main St. | |
| City | State |
| Fort Wayne | IN |
| ZIP Code | 46809 |
| I, Treasurer of <u>Allen</u> County, hereby certify that the person or company named above has paid all property taxes in 20 <u>25</u> (for 20 <u>24</u> assessment) and property taxes for all prior years, or is exempt from property tax by reason of _____ | |
| Signature of County Treasurer | |
| <u>Shirley Ann</u> | |

| | |
|---|---|
| TYPE | |
| (Check all that apply) | |
| <input type="checkbox"/> New | <input checked="" type="checkbox"/> Renewal |
| <input checked="" type="checkbox"/> Transfer (Check all that apply) | <input type="checkbox"/> Overlaid |
| <input type="checkbox"/> Division | <input type="checkbox"/> District |
| STATUS | |
| ATTN: <u>Shirley Ann</u> | |
| BPA change | |

Date (month, day, year) 10/29/25



COUNTY VERIFICATION OF BUSINESS LOCATION
State Form 44184 (R4/10-10)

ALCOHOL & TOBACCO COMMISSION
302 W. Washington Street, Room E114
Indianapolis, IN 46204
<http://www.IN.gov/atc>

TO THE INDIANA ALCOHOL AND TOBACCO COMMISSION:

I verify that 1732 W. Main St., Fort Wayne, Indiana 46809

(Address)

ALL COUNTIES EXCEPT MARION COUNTY

- ☒ Is within the corporate limits of city or town of Fort Wayne
- ☐ Is outside the corporate limits of city or town of _____
- ☐ the premises is located outside the corporate limits of an incorporated city or town and the premises are within, or in immediate proximity to an unincorporated town, which unincorporated town meets these qualifications:
- (1) which has been a settlement or a group of residences for more than ten (10) years;
 - (2) to which the inhabitants of the surrounding countryside resort for purchases or public
 - (3) which has borne a name and has been known by that name for more than ten (10) years.

The county surveyor of the county in which the premises is located shall certify the information set forth below:

_____ are within or are in immediate
(Address)
proximity to the unincorporated town known as _____

_____, which has borne this name and has been known by this name for more than ten (10) years and has been a settlement or a group of residences for more than ten (10) years to which the inhabitants of the surrounding countryside resort for purchases, public meetings, or as a community or neighborhood center.

MARION COUNTY ONLY

- ☐ Is within the corporate limits of a consolidated city and
- ☐ Is within the corporate limits of the excluded city or town of _____
- ☐ Is within the corporate limits of the included city or town of _____
- ☐ Is within the special fire district.
- ☐ Is outside the corporate limits of all the special service fire district and all excluded or included cities or towns.

Signature of County Surveyor

Michael Fruchey

MICHAEL FRUCHEY P.E.
ALLEN COUNTY SURVEYOR

Date (month, date, year)

10/14/25



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policyholders may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
The DeHayes Group
11118 Coldwater Rd.
Fort Wayne IN 46845

CONTACT
NAME: Tina Gibson
PHONE (A/C, Ho, Ext): 260-265-1148 FAX (A/C, Ho): 260-265-1149
E-MAIL: tina@dehayes.com
ADDRESS: tina@dehayes.com

INSURED
Paula's on Main
1732 W Main St
Fort Wayne IN 46808

SPBINC01

INSURER(A) AFFORDING COVERAGE
INSURER A: Society Insurance
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

NAIC #

COVERAGES

CERTIFICATE NUMBER: 314011131

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSR LTR | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|-------------|--|---------------------|---------------|----------------------------|----------------------------|---|
| A | GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC | Y Y | DP16041120-8 | 12/3/2024 | 12/3/2025 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Cg occurrence) \$ 100,000 MED EXP (Any one person) \$ 0 PERSONAL & ADY INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOUND AGG \$ 2,000,000 |
| A | AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS NOT OWNED AUTOS | | CA23033120-3 | 12/3/2024 | 12/3/2025 | COMBINED SINGLE LIMIT (Cg accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per occurrence) \$ \$ |
| A | UMBRELLA LIAB EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 0 | | UM16041101-5 | 12/3/2024 | 12/3/2025 | EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ |
| A | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMPLOYER WITH (EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in IN) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N N/A | WC16041103-0 | 12/3/2024 | 12/3/2025 | <input checked="" type="checkbox"/> WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000 |
| A | Liquor Liability | | BP16041100-6 | 12/3/2024 | 12/3/2025 | Limit 1,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
\$1,000,000 Aggregate Liquor Liability Coverage for the following location: 8601 Bluffton Rd, Fort Wayne IN 46809

CERTIFICATE HOLDER

State of Indiana; Alcohol and Tobacco Commission
302 West Washington St, IGCS Rm E114
Indianapolis IN 46204

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



LIMITED POWER OF ATTORNEY

State Form 54651 (3-11)

INSTRUCTIONS:

1. Type or print legibly.
2. Complete all sections and sign before a notary public.
3. This Power of Attorney takes effect on the date signed and remains in effect until revoked in writing and signed before a notary public.

| | |
|---|-----------------------|
| Permittee(s) Name(s) Salvatori's Real Estate LLC | |
| d/b/a Name(s) Paula's on Main | |
| Permit Number New Riverfront | |
| Address (number and street) 1732 W. Main St. | |
| City Fort Wayne | |
| State Indiana | ZIP Code 46809 |
| Telephone Number 260-402-7427 | |

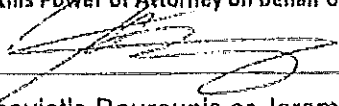
Hereby appoint(s) the following as my Attorney-in-Fact pursuant to IC. 30-5-4-1 et. seq.

| | | |
|--|-----------------|-----------------------|
| Individual Representative/Firm Corporation Name Marianne Jenkins DBA Tillery Dyer and Meeks | | |
| Address (number and street) PO Box 722 | | |
| City Zionsville | State IN | ZIP Code 46077 |
| Telephone Number 317-873-6199 | | |
| If Firm or Corporation list representative(s) Name (a) (b) (c) (d) | | |

I acknowledge that the designated representative has the authority to receive confidential information and full power to act on my behalf in permit matters before the Alcohol & Tobacco Commission relating to the above permit number including, but not limited to, executing documents on my behalf. This authority does not include the power to receive refund checks.

I acknowledge that actions taken by the designated representative are binding on me, my estate, my heirs, or assigns. My Attorney-in-Fact is authorized to make photocopies of this instrument as is deemed necessary. Each photocopy shall have the same force and effect as any original. If I am a corporate officer, partner or fiduciary acting on behalf of the Permittee, I certify that I have authority to execute this Power of Attorney on behalf of the Permittee.

Signature



Date

10/10/08
(month, day, year)

Printed Name

Panayiotis Bourounis or Jeremy McClain

Title

Member(s)

Telephone Number

(260) 466-2427

STATE OF INDIANA

COUNTY OF Allen

)

)

SS:

Jenny

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeremy McClain (name of individual), who acknowledged the execution of the foregoing Limited Power of Attorney this 10 day of October, 2008.
WITNESS my hand and Notary Seal.



NICHOLAS W. FOX, Notary Public
State of Indiana
Commission Number HPD761467
My Commission Expires Feb 10, 2033

Nicholas W. Fox

N. W. Fox

Notary Public

My Commission expires (month, day, year):

02/10/2033

Resident of Allen County

**CITY OF FORT WAYNE
AGREEMENT
WITH PAULA'S ON MAIN
REGARDING AN APPLICATION FOR A RIVERFRONT LIQUOR LICENSE**

This Agreement (the "Agreement") is entered as of the Effective Date (as hereinafter defined) by the City of Fort Wayne, Indiana (the "City") and, Paula's On Main ("Applicant") (the City and Applicant being collectively referred to herein as the "Parties"), regarding the establishment proposed at 1732 West Main Street, Fort Wayne, IN 46808. The Parties, in consideration of the mutual covenants, obligations and agreements set forth herein, agree as follows:

WHEREAS, Fort Wayne Common Council Ordinance R-105-15 (the "Ordinance") provides that all applicants seeking a Riverfront liquor license as described in Ind. Code 7.1-3-20-16 shall enter into a formal agreement with the City; and

WHEREAS, the Parties desire to enter into this Agreement to encourage: (a) downtown revitalization; (b) expansion and strengthening of the downtown dining landscape; and (c) riverfront development; and

WHEREAS, the Applicant will be investing in the development and construction of a dining establishment within the boundaries of the municipal riverfront development area;

NOW, THEREFORE, for and in consideration of the mutual considerations hereinafter set forth, the parties hereto agree as follows:

1. **Purpose of the Agreement.** The purpose of this Agreement is to establish the mutually contemplated and agreed upon requirements for initial and annual renewal recommendations for the Applicant's Riverfront liquor license.

2. **Definitions.**

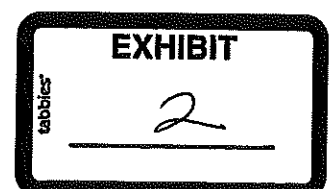
a. The "Application" means the Downtown Dining District Liquor License Application, dated November 25, 2025, a copy of which is attached hereto as Exhibit A and incorporated hereby by reference.

b. "Permit" means the Applicant/Permit Holder's type 221-3 Riverfront Liquor License as issued by the Indiana Alcohol and Tobacco Commission.

c. "Effective Date" means the date on which the second of the Parties executes the Agreement.

3. **Term of the Agreement.** This Agreement shall commence on the Effective Date and shall continue until such time as the permit is lost, revoked, or not renewed.

4. **Responsibilities of Applicant.** Applicant has made certain representations and covenants to the City in the Application regarding the planned Permit premises, including the amount of private sector investment, and the type of establishment planned. Applicant represents and covenants that it will use its best efforts to continuously maintain in all material respects the following Eligibility Requirements and District Requirements:



Eligibility criteria:

- a. The focus of operation will be on a dining, entertainment or cultural experience rather than solely an alcohol consumption experience.
- b. The establishment is not and will not convert to be a private club, nightclub, or adult entertainment venue.

District Requirements:

- a. Establishments receiving permits within the Downtown Dining District are required to achieve within thirty-six (36) calendar months following the date on which applicant's business is open to the public, and thereafter maintain, an annual ratio of non-liquor sales to total sales of at least 25%.
- b. The licensed establishment will be actively open for business and fully operational a minimum of 210 days per year.
- c. The Applicant shall comply with all local and ATC application and renewal procedures.
- d. The Applicant shall contribute to the Economic Improvement District for the Downtown Area of the City of Fort Wayne ("Downtown Improvement District"), annual dues in the amount of Three Thousand Five Hundred Dollars (\$3500.00).

5. Reporting Obligations of Applicant.

- a. The Applicant shall submit to the City documentation of compliance including the following reports:
 - i. A revenue report indicating the total annual non-liquor and liquor sales.
 - ii. A report indicating the total number of days open during the last year, along with a schedule of current operating hours.
 - iii. Proof of payment to the Downtown Improvement District for the annual Downtown Dining Association dues.
- b. Annual compliance reports will be submitted to the City during the term of the agreement, no later than 90 days prior to the annual renewal date of the establishment's permit.
- c. Applicant agrees to provide supplemental and/or clarifying information and data which the City may request in writing after reviewing the information submitted by Applicant pursuant to sub paragraph a. of this Section 5, within fifteen (15) days following City's request.

Applicant shall certify under oath the accuracy of all information submitted to the City under this Section 5.

6. Non-Compliance: If the City determines in its sole discretion that the Applicant is not in compliance with the requirements of this Agreement in any material respect, the City may, following thirty (30) days written notice to Applicant which shall provide the Applicant an opportunity to explain the reasons for the noncompliance and the opportunity to cure, take any action the City deems appropriate, including the following steps:

- a. Termination of this Agreement

- b. Notice to the Indiana Alcohol and Tobacco Commission of non-compliance with the agreement, including a request for non-renewal of the Applicant's permit.
- c. A copy of the notice in Section 6 item b., above provided to the local ATC board and Excise office, requesting a recommendation to the state ATC office for non-renewal of the Applicant's permit.

Applicant hereby forever releases the City and the Downtown Improvement District, their directors, officers, employees, agents, representatives, departments and divisions, from any and all claims, demands, liabilities or causes of action of every kind and nature, whether now existing or hereafter arising, both known and unknown, which Applicant has or may have against the City or the Downtown Improvement District which is in any manner related to the termination of this Agreement by the City or the Applicant for any reason.

7. **Notice to Parties.** Any notice, statement or other communications sent to the City or the Applicant shall be sent to the following addresses, unless otherwise specifically advised.

To the City of Fort Wayne:

Malak Heiny – City of Fort Wayne
200 East Berry St., Suite 430
Fort Wayne, IN 46802
PH: (260) 427-1124
e-mail: Malak.Heiny@cityoffortwayne.org

To Paula's On Main:

Salvatori's Real Estate LLC
Paula's On Main
Mail to:
1037 Illinois Rd
Fort Wayne, IN 46814
PH: 260-402-7427
e-mail: jeremy@salvatorisitalian.com

8. **Authority to Bind.** Notwithstanding anything in this Agreement to the contrary, the signatory for the Applicant represents that he/she has been duly authorized by the Applicant to execute this Agreement and to bind the Applicant to each of the representations, covenants, and obligations of Applicant contained herein.

9. **Amendment of this Agreement.** This Agreement or any portion hereof may only be amended by a writing executed by the Parties.

10. **Assignability.** The Applicant shall not assign this Agreement or any portion thereof without the prior written consent of the City, which consent may be withheld at the City's discretion.

11. **Remedies not impaired.** No delay or omission of any party in exercising any right or remedy available under this Agreement shall impair any such right or remedy, or constitute a waiver of any default or acquiescence thereto.

12. **Compliance with Laws.** The Applicant agrees to comply with all applicable federal, state and local laws, rules, regulations and ordinances and all provisions required thereby, whether now existing or hereafter enacted, which are included and incorporated by reference herein, in Applicant's performance under this Agreement.

Pursuant to I.C. 22-9-1-10 and the Civil Rights Act of 1964, Applicant shall not discriminate against any employee or applicant for employment, to be employed in the performance of this Agreement, with respect to the hire, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment, because of such person's race, color, religion, sex, disability, national origin, handicap or ancestry. Breach of this covenant may be regarded as a material breach of this Agreement.

The Applicant affirms under the penalties of perjury that the Applicant does not knowingly employ an unauthorized alien. The Applicant affirms under the penalties of perjury that the Applicant has enrolled and is participating in the E-Verify program as defined in IC 22-5-1.7-3. The Applicant agrees to provide documentation to the State of Indiana that the Applicant has enrolled and is participating in the E-Verify program. Additionally, the Applicant is not required to participate if the Applicant is self-employed and does not employ any employees. The City may terminate for default if the Applicant fails to cure a breach of this provision no later than thirty (30) days after being notified by the City.

13. **Governing Laws.** This Agreement shall be construed in accordance with and governed by the laws of the State of Indiana, notwithstanding its choice of law rules to the contrary or any other state's choice of law rules. Suit, if any, shall be brought in a court of applicable jurisdiction situated in Allen County, Indiana.

14. **Entire Agreement.** This Agreement, entered into of even date herewith, and any attachments hereto, contain the entire understanding of the Parties and this Agreement supersedes all prior agreements and understandings, oral or written, with respect to the subject matter enclosed herein and contemplated hereby.

15. **Indemnification and Release.** The Applicant shall indemnify, defend and hold harmless the City and the Downtown Improvement District and their divisions, department, directors, officers, employees, representatives and agents (collectively, the "Indemnitees") from and against all claims, demands, charges, lawsuits, costs and expenses (including legal costs and attorney's fees) caused by or associated with any act or omission of the Applicant and/or any of its contractors, subcontractors, vendors, suppliers, employees, representatives, licensees, invitees and/or authorized agents in connection with (a) the design, development, construction, operation, management and control of the Facility and (b) any and all activities of every kind and nature which occur in, on or about the Facility. Neither the City nor the Downtown Improvement District shall provide any indemnification hereunder to the Applicant. The Applicant hereby forever releases Indemnitees and each of them from any and all claims, demands

and charges, of every kind and nature, both known and unknown, whether now existing or hereafter arising, that Applicant has or may at any time in the future have against Indemnitees, or any of them, under this Agreement. In no event shall the City or the Downtown Improvement District be liable for any direct, indirect, special, incidental, consequential or punitive damages, costs or expenses arising from any act or omission to act by any party relating in any manner to this Agreement, the Application "as amended" or the activities described herein or therein or contemplated hereby or thereby. The covenants contained in this Section 18 shall survive the expiration or termination of the Agreement for any reason.

16. **Severability**. The invalidity of any section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining sections, subsections, clauses, or provisions of this Agreement.

IN WITNESS WHEREOF, the Parties, by their respective duly authorized representatives, have executed this Agreement on the dates entered below.

The City of Fort Wayne

By: _____ Date: _____, 20____
Sharon Tucker - Mayor

Paula's On Main

By: _____ Date: _____, 20____



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

December 19, 2025

Indiana Alcohol Beverage Commission
Indianapolis, Indiana

Dear Indiana Alcohol Beverage Commission:

The City of Fort Wayne approved the establishment of a Riverfront Dining District, as outlined in the included map and Resolution S-17-16.

The Municipal Riverfront Development Project was funded in part with state and city money.

I am writing to recommend The Philharmonic Center, located at 826 Ewing Street, Fort Wayne, Indiana 46802 receive a Riverfront Liquor license from the Indiana Alcohol and Tobacco Commission.

Should you have any questions, please feel free to contact me at 260-427-1111.

Sincerely,

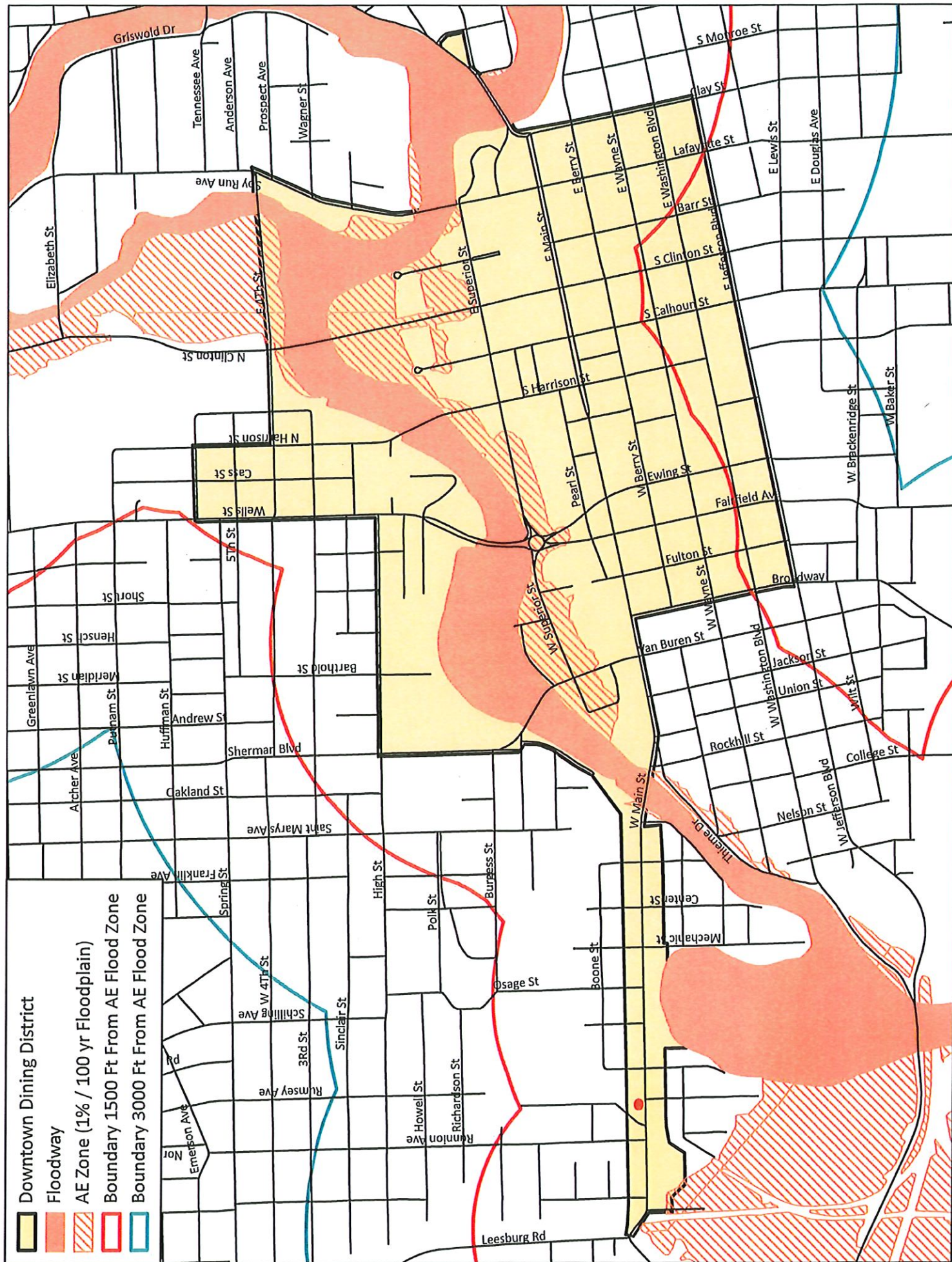
Sharon Tucker
Mayor

ENHANCED QUALITY OF LIFE FOR ALL

CITIZENS SQUARE

200 E. Berry St. • Fort Wayne, Indiana • 46802 • cityoffortwayne.org

An Equal Opportunity Employer



1 BILL NO. R-25-08-37

2 RESOLUTION NO. R - 40-25

3
4 A RESOLUTION AMENDING RESOLUTUION R-106-15
5 ESTABLISHING A MUNICIPAL RIVERFRONT DEVELOPEMNT
6 PROJECT TO BE KNOWN AS THE "DOWNTOWN DINING
7 DISTRICT" IN THE CITY OF FORT WAYNE

8 WHEREAS, Resolution R-106-15 Section 1 amended adding a new Exhibit
9 "A", Downtown Dining District Boundaries; and

10 WHEREAS, Resolution R-106-15 Section 2 amended adding a new Exhibit
11 "B", Formal Written Commitment.

12 NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL
13 OF THE CITY OF FORT WAYNE, INDIANA:

14 Section 1. That Resolution R-106-15, Section 1. is hereby amended adding
15 a new Exhibit "A".

16 Section 2. That Resolution R-106-15, Section 2. is hereby amended
17 adding a new Exhibit "B".

18 Section 3. That this ordinance shall be in full force and effect from and after
19 its passage and approval by the Mayor, unless rescinded by ordinance by this
20 legislative body.

21 
22 Council Member

23 Approved as to form and legality

24 
25 Malak Heiny, City Attorney

Exhibit A

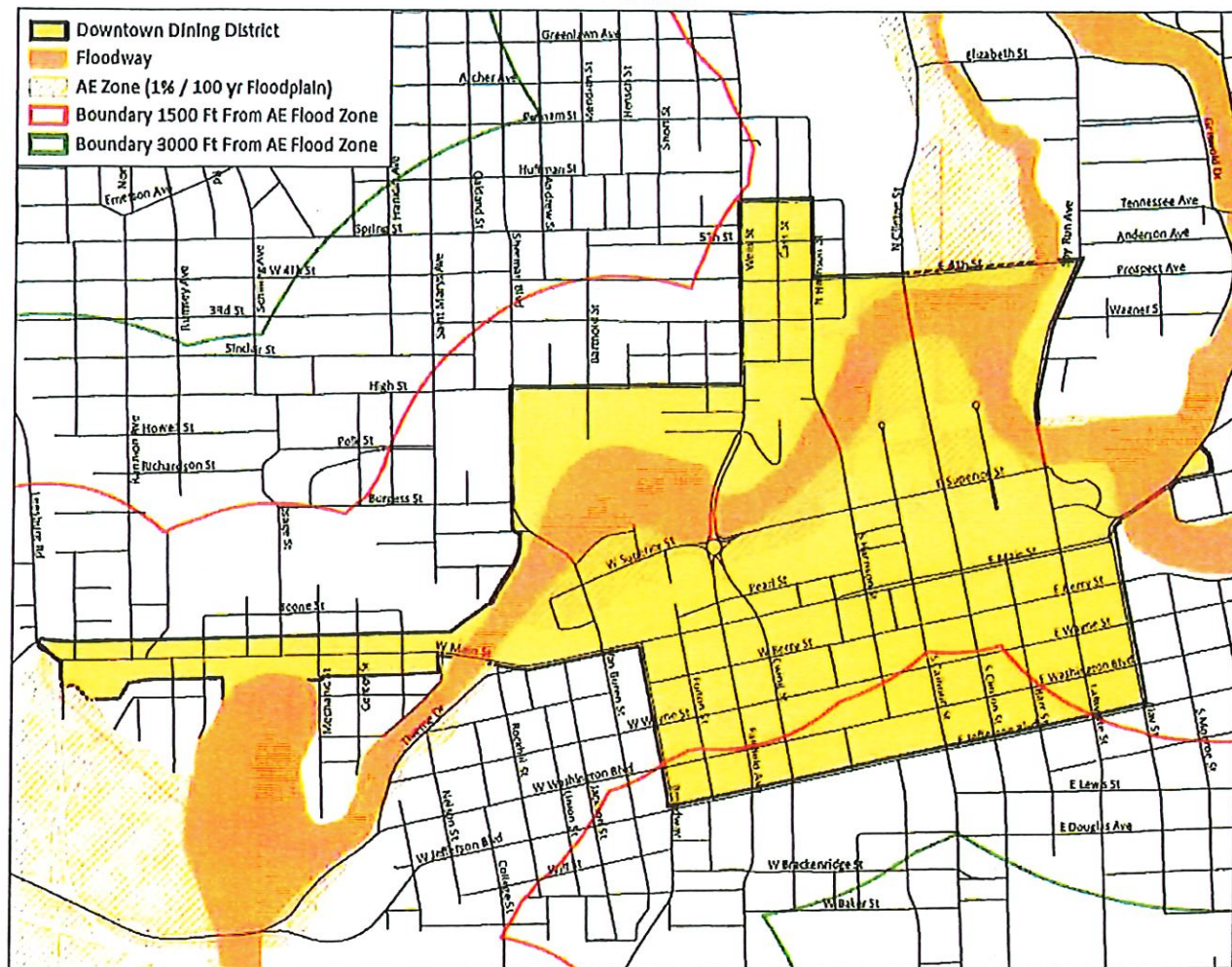


Exhibit B

Downtown Dining District Review Committee

Criteria and Policies for the issuance of RIVERFRONT ALCOHOL BEVERAGE LICENSE

The Indiana state legislature enacted I.C. 7.1-3-20 et. seq.(Act). The Act permits the Indiana Alcohol and Tobacco Commission (ATC) to issue liquor licenses (one, two, or three-way) ("Riverfront Licenses") in the City of Fort Wayne MUNICIPAL RIVERFRONT DEVELOPMENT PROJECT, known as the Downtown Dining District. The Downtown Dining District Review Committee (DDDRC) will review and evaluate applications for liquor licenses, and recommend to the Mayor of the City of Fort Wayne ("Mayor") only those applications it believes will strengthen the economic vitality of the Downtown Dining District. The DDDRRC will monitor each license recipient's compliance with the criteria and policies issued by the DDDRRC.

Background

The Fort Wayne Common Council has determined that the creation of a Municipal Riverfront Development Project, under I.C. 7.1-3-30 (the "Act") will further the downtown revitalization goals of the community by encouraging new investment and removing barriers to development in the Downtown Dining District. Attracting additional development to the Downtown Dining District will expand the tax base and create more opportunities for the residents of Fort Wayne (the "City"), Allen County and the surrounding region to frequent and enjoy the various venues present in the redeveloped downtown area.

The Act permits the Indiana Alcohol and Tobacco Commission ("ATC") to issue liquor licenses (one, two and three-way) within the Downtown Dining District, above the number granted to the City through the statutory quota system. Granting additional three-way liquor licenses within the Downtown Dining District will permit the development of new food and beverage businesses which will create economic opportunities downtown and will expand downtown commercial activity into the evening hours. The lack of availability of such licenses is considered a barrier to development.

The application process for a liquor license within the designated Downtown Dining District parallels the process for unrestricted liquor licenses elsewhere in Indiana, with the additional requirement that a recommendation from the community, issued by the Mayor, be provided to the ATC prior to ATC's granting of the license. The authority for this recommendation is granted locally. The City, through the DDDRRC, has adopted the following criteria and policies, which may be amended by the DDDRRC from time to time at its discretion.

Purposes and Goals

Through implementation of the Act, adoption of these criteria and policies, and the designation of the Municipal Riverfront Development Project, the City seeks to achieve the following:

- 1) Enhance the City's **regional appeal** by encouraging the location and operation of a diverse mix of dining and entertainment venues in the Downtown Dining District.
- 2) Remove a significant barrier to **downtown development**.
- 3) Provide a downtown experience that encourages **repeat visits** by residents and visitors.
- 4) Improve the existing physical fabric of downtown to create a **sense of place** and **promote downtown as a destination**.
- 5) Provide opportunities for economic development, **increase the local tax base and create jobs**.

Guiding Principles

The liquor license recommendation of the DDDRC will be guided by the following overall principles:

- 1) Whether the granting of the license will benefit and encourage downtown redevelopment in accordance with adopted downtown plans.
- 2) Whether the granting of the license and the resulting new business activity will positively affect the property values and facilitate other business interests in the Downtown Dining District.

Application Requirements and Other Criteria:

Downtown Dining District Requirements:

- 1) The designated area will be geographically defined in compliance with the requirements of the Act, as shown in the attached Appendix A.
- 2) The designated area is eligible for the granting of one, two and three-way Riverfront Licenses.

DIGEST SHEET

TITLE OF RESOLUTION: A Resolution Approving a Downtown Dining District Liquor License and Formal Written Commitment for Paula's On Main

DEPARTMENT REQUESTING RESOLUTION: Economic Development

SYNOPSIS OF RESOLUTION: This resolution requests approval of a Downtown Dining District Liquor License and associated Formal Written Commitment for Paula's On Main, a restaurant located within the boundaries of the Downtown Dining District. Approval will allow for the service and consumption of alcoholic beverages in accordance with Downtown Dining District regulations and applicable state and local laws.

EFFECT OF PASSAGE: Approval will authorize Paula's On Main to operate under a Downtown Dining District Liquor License, subject to the terms of the Formal Written Commitment and all applicable Downtown Dining District rules, enabling alcohol service consistent with approved operating hours and district requirements.

EFFECT OF NON-PASSAGE: Paula's On Main will not be authorized to operate under a Downtown Dining District Liquor License and will remain subject to existing alcohol service limitations.

ASSIGNED TO COMMITTEE:

MEMORANDUM

TO: Fort Wayne City Council

FROM: Andrea R Robinson, PhD; Economic Development

DATE: January 7, 2026

RE: Request for Approval of a Downtown Dining District Liquor License and Formal Written Commitment – Paula's On Main

BACKGROUND

Paula's On Main is a locally owned restaurant located within the boundaries of the Downtown Dining District. The establishment contributes to downtown vitality by providing dining options that support local residents, downtown workers, and visitors, while reinforcing the District's goal of creating a vibrant, walkable, and active downtown environment.

Paula's On Main has submitted a request for approval of a Downtown Dining District Liquor License and the associated Formal Written Commitment to align its alcohol service operations with Downtown Dining District regulations.

REQUEST

The request seeks City Council approval to authorize Paula's On Main to operate under a Downtown Dining District Liquor License. Approval would allow for the service and consumption of alcoholic beverages in accordance with Downtown Dining District requirements, the terms of the Formal Written Commitment, and all applicable state and local laws.

Alcohol service would be limited to approved times, areas, and operating conditions consistent with Downtown Dining District standards.

PUBLIC PURPOSE AND BENEFIT

Approval of this request supports several public objectives, including:

- Strengthening downtown dining and hospitality offerings
- Supporting small business operations within the Downtown Dining District
- Enhancing the customer experience while maintaining appropriate oversight
- Advancing economic activity and pedestrian-friendly activation in the downtown core

The request is consistent with prior Downtown Dining District approvals for similarly situated restaurants and establishments.

COMPLIANCE AND OVERSIGHT

Paula's On Main will be required to comply with:

- All Downtown Dining District rules and regulations
- The approved Formal Written Commitment
- Indiana Alcohol and Tobacco Commission requirements
- All applicable local ordinances governing alcohol service and public safety

Failure to comply may result in enforcement action or revocation of authorization, consistent with City policy.

RECOMMENDATION: Approval of the resolution authorizing a Downtown Dining District Liquor License and Formal Written Commitment for Paula's On Main, finding the request to be consistent with Downtown Dining District goals, established policy, and public benefit considerations.