

**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 shall submit a Downtown Dining District Liquor License Application and shall enter into a formal written agreement with the municipality; and

WHEREAS, More Brewing 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-106-15 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 More Brewing and hereby provides the required local recommendation to the Indiana Alcohol and Tobacco Commission for a 221-3 Riverfront license to be issued to More Brewing; and



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

Downtown Dining District Liquor License Application

Business Entity Making this Application: MBC Fort Wayne LLC. DBA More Brewing Co

Applicant's Name: Rakesh Patel

Applicant's Address: 13949 Aslan Psge City: Fort Wayne State: IN Zip: 46845

Applicant's Phone (daytime): 419-439-1554 Email: rickp1554@yahoo.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 Eligibility Requirements and Evaluation Criteria

The Downtown Dining District is a project district where 3-way liquor licenses are made available to eligible dining, entertainment, and cultural establishments as a way to encourage dining in Downtown Fort Wayne. This District was made possible via state legislation and an Ordinance passed by the City of Fort Wayne Council that designated the District and adopted eligibility requirements.

Eligibility Requirements:

In addition to complying with all building, health, zoning laws, ordinances and all rules and regulations of the Indiana State Alcohol and Tobacco Commission (ATC), and local, state, and federal government's applicants must also meet the following local requirements annually in order to be eligible to apply or renew:

1. Applicant's establishment must be located within the Downtown Dining District boundaries.
2. The focus of operation must be on a dining, entertainment or cultural experience rather than solely an alcohol consumption experience.
3. The establishment cannot be a private club, nightclub, or adult entertainment venue.
4. Fees: Applicant must submit a \$1,000 non-refundable application fee with application.

District Requirements:

Applicants will enter into a formal written agreement with the City of Fort Wayne committing to ongoing compliance with the following district requirements, including annual reporting, and verification of compliance.

1. Establishments receiving Riverfront liquor licenses within the Downtown Dining District are required to maintain an annual ratio of non-liquor sales to total sales of at least 25%.
2. The licensed establishment will be actively open for business and fully operational during a minimum of two hundred ten (210) days per year.
3. The Applicant shall comply with all local and ATC application and renewal procedures.
4. Annual dues in the amount of \$3500 must be paid for membership in the *Downtown Dining Association*, payable through the Downtown Improvement District.

Evaluation Criteria:

The recommendation to support the state permit application will be based on how strongly the applicant meets the following criteria:

1. Granting of the license will benefit the purposes of the district, i.e. to become a cultural and dining destination in Downtown Fort Wayne.
2. Granting of the license and the business activity will not be detrimental to the property values and business interest of others in the district.

The above criteria will be evaluated on the following:

1. The Physical Location
2. The Business Plan
3. Reputation/Experience of Ownership

Attachments to include:

1. A copy of your completed Indiana State form entitled "Application for New or Transfer Permit" along with any attachments. (Please redact any personal Social Security numbers)
2. A signed copy of this Application, including the Applicant's Certification
3. A copy of your business plan
4. A check made payable to the City of Fort Wayne in the amount of \$1,000.

Submit this form and all attachments to: City of Fort Wayne – Community Development, Attention: Andrea Robinson, PhD - Downtown Dining District, 200 E. Berry Street - Suite 320, Fort Wayne, IN 46802.

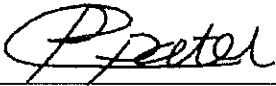
APPLICANT'S CERTIFICATION

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: 03-26-2026

Printed Name: Rakesh Patel Title: Member

More Brewing Company

Development Proposal – Downtown Fort Wayne Riverfront Location

1. Facility Improvements

The proposed development consists of a new, ground-up construction designed specifically for a brewery and full-service restaurant. The facility will feature a production brewery, full kitchen, indoor dining, bar areas, and outdoor seating oriented toward the riverfront. The design incorporates an open-concept layout showcasing brewing operations, modern industrial finishes, and strong integration with pedestrian and riverfront traffic.

2. Project Timeline

Construction commenced in October 2025. The project is currently progressing through structural and interior buildout phases, with an anticipated completion and operational opening in December 2026.

3. Concept and Unique Features

More Brewing Company is an award-winning craft brewery and kitchen concept focused on high-quality beer and elevated food. The Fort Wayne location will feature a riverfront dining experience, visible brewing operations, a chef-driven menu, and flexible spaces for private events and community gatherings. The concept is designed as a destination venue combining hospitality, culinary execution, and craft production.

4. Ownership Participation

Ownership will remain actively involved in daily operations and strategic oversight. Responsibilities include monitoring financial performance (sales, labor, and cost controls), maintaining operational standards, and regular on-site presence to ensure quality and consistency across all aspects of the business.

5. Dining and Experience Focus

The operation is structured to emphasize a complete hospitality experience centered on food, service, and community engagement. A full-service kitchen, family-friendly environment, and curated events programming ensure that alcohol service is part of a broader dining and entertainment offering rather than the primary focus.

6. Economic and Community Impact

The project is expected to create 60–80 jobs and generate significant local tax revenue through food and beverage sales. The riverfront location will attract both residents and visitors, increasing foot traffic and supporting surrounding businesses. The venue will serve as a community hub for events, gatherings, and cultural activity, contributing to the continued growth and vibrancy of Downtown Fort Wayne.

7. Relevant Experience

More Brewing Company operates multiple successful brewery and restaurant locations in Illinois and is recognized for award-winning beer, strong operational systems, and high-quality guest experiences. The leadership team has extensive experience in multi-unit hospitality operations, cost management, and team development, positioning the project for long-term success.

MORE BREWING CO.

IT'S ALL ABOUT THE BEER!

Business Plan

Prepared June 2025

Contact Information

MoRE Brewing Team
rickp1554@yahoo.com
<https://morebrewing.com/>

144 E. Fourth St
Fort Wayne, IN 46808, USA
4194391554

Executive Summary

Overview

More Brewery, an established brewing company, is expanding its operations with a fourth location in the affluent community of Fort Wayne, Indiana. This medium-scale brewery aims to capture a lucrative market segment in the rapidly growing craft beer industry.

In response to the increasing number of entrepreneurs and rising competition among existing companies, More Brewery has identified an opportunity to penetrate the beer market with a strategic focus on premium-quality products and exceptional customer service. Our primary objective is to establish and strengthen our social license to operate, which will be granted by the communities we serve. As More Brewery prospers and expands, the Fort Wayne community will continue to benefit from both the economic value we create and our commitment to responsible corporate citizenship.

We plan to produce our full range of renowned product lines, with a primary focus on craft beers. All of our acclaimed Chicago-style beers will be available at this location. These products will be offered in various container sizes, ranging from 250 ml for ginger beer to 500 ml for traditional beer. More Brewery handcrafts its beers in small 10-barrel batches under the close personal supervision of our expert brew masters. We seamlessly integrate state-of-the-art brewing equipment and technologies with time-honored brewing methods to ensure consistently excellent taste in both bottled and draft keg formats.

Our distribution strategy involves reaching underserved yet viable markets where consumers appreciate readily available, high-quality craft brews. To thrive in this competitive landscape, More Brewery recognizes the need for agility and responsiveness. We aim to exceed customer expectations by providing desired products promptly and ahead of the competition. From product conception to distribution, every policy, procedure, system, and process is designed to enhance the flexibility and efficiency of our entire operation.

Our marketing strategy is centered on addressing customer needs through targeted market segmentation. We focus on ensuring that customers understand the unique value proposition our products offer and making the right products and information available to the appropriate

MORE BREWING CO.

target audience. We plan to implement a market penetration strategy that will establish our reputation as a well-known and respected brand in the craft brewing industry. Our pricing strategy balances consumer price sensitivity with production and distribution costs to maintain profitability while offering competitive value. Our promotional efforts will convey a sense of quality and satisfaction across all channels, including advertising, events, personal selling, public relations, and direct marketing. In the long term, we will also incorporate digital marketing strategies to expand our reach and engage with our customer base.

More Brewery's primary target market consists of discerning corporate professionals and working-class individuals who appreciate high-quality traditional and craft beers. Our customers share a common appreciation for well-crafted brews that satisfy their refined palates.

At More Brewery, we strive to offer more than just a traditional brew. Our mission is to provide premium-quality beers that not only refresh and please but also foster social connections and shared enjoyment. We assure our customers that all our products are crafted using the highest quality standards, delivering a consistently superior drinking experience that elevates any occasion.

Objectives

At More Brewery, we are committed to evolving our business strategy to meet the diverse needs of our target customers by providing exceptional quality brew. We will achieve this through the implementation of rigorous quality control standards, leveraging our existing MORE brand of beers, and embracing technological innovations. Our marketing efforts will be professionally crafted to reflect our intended image and reputation, catering to various customer segments.

To expand our reach and increase product awareness, we will establish a strong online presence. This digital strategy is crucial for connecting with potential customers across our target market segments. Our web presence will serve as a platform to showcase our products and engage with our audience effectively.

MORE BREWING CO.

- Apply high-quality standards of excellence to all business processes, from brewing to customer service.
- Offer a consistent line of premium-quality MORE brand beers on tap.
- Create and maintain customer awareness of More Brewery's offerings through strategic use of social media channels.
- Cultivate and maintain customer satisfaction through exceptional products and service.
- Demonstrate commitment to supporting economic growth and development in our community.

At More Brewery, we aim to create a stable and prosperous business platform that benefits all stakeholders involved in our venture. By focusing on quality, innovation, and customer satisfaction, we will position ourselves as a leading craft brewery in the market.

Keys to Success

The success of our new More Brewery location in Fort Wayne hinges on effective market penetration through the identification and targeting of several niche markets. We will implement a comprehensive marketing strategy that combines advertising, personal selling, and direct marketing approaches tailored to our target audience. Our advertising and marketing efforts will focus on the following key success factors:

- **Exceptional Quality in Meeting Customer Needs:** We will consistently deliver high-quality craft beers and a superior customer experience.
- **Efficient Distribution Network:** We will establish and maintain a robust distribution system to ensure our products are readily available to customers.
- **Customer Loyalty and Brand Dedication:** We will foster strong relationships with our patrons, encouraging repeat visits and word-of-mouth recommendations.
- **Marketing Expertise:** Our team will leverage industry knowledge and innovative marketing techniques to effectively promote our brand.
- **Unique and Entertaining Atmosphere:** We will create a well-designed bar space that offers a distinctive and engaging environment for our guests.

Company

Overview

More Brewery, an established and popular brand in the Chicagoland area, is expanding its operations to Fort Wayne. This new location will offer high-quality alcoholic and non-alcoholic beverages, on-site consumption. The focus of More Brewery's Fort Wayne establishment will be threefold: the brewing process, a dine-in restaurant, and the brewery itself.

The state-of-the-art brewery will house stainless steel vessels, their polished finish accentuated by strategically placed ceiling floodlights. During operating hours, interested patrons will have the opportunity to observe the brewing process in action. Additionally, the brewery will offer guided educational tours of the facility, providing an immersive experience for beer enthusiasts and curious visitors alike.

To complement the brewery experience and attract a diverse clientele, More Brewery will launch an on-site restaurant. The menu will feature a variety of offerings including gourmet burgers, fresh-cut Belgian fries, artisanal sandwiches, authentic Mexican cuisine, crisp salads, and innovative vegetarian options.

Company Ownership

More Brewery's fourth location in Fort Wayne will operate under MBC Fort Wayne LLC, a private company incorporated in the state of Indiana. This expansion is the result of the strategic vision of More Brewing Team bring over 8 years of experience in the brewery, beer, wine, and liquor industries to this venture.

More Team have been integral parts of the active management team for More Brewery's Chicagoland locations. Their business acumen extends beyond brewing, as evidenced by their successful management of multiple branded hotels and motels across the Midwest region. Currently, they oversee operations 5,000+ square foot breweries in Chicago, specializing in craft beer as well as domestic and imported beer, wine, and spirits.

Products

Product Description

More Brewery is committed to producing high-quality beer with impeccable taste. The company currently offers five main product lines, each with unique properties that set them apart in the market. Additionally, More Brewery plans to select suitable products for production under license, expanding their offerings further.

Our current product lineup includes:

1. A Beer – Strawberry Double Marbles

A Milkshake-style Double IPA brewed with Mosaic hops, milk sugar, vanilla, and a generous amount of strawberry. This beer offers a smooth, creamy texture and a vibrant strawberry flavor, distinguishing it from other market offerings.

2. B Beer – Curious Bine

A dry-hopped lager-style beer that provides a refreshing experience. Its balanced profile makes it an excellent choice for those seeking a lighter beer option without sacrificing flavor.

3. C Beer – Surrounded By Idiots: Volume II Danger Zone

A Hazy IPA collaboration with Werk Force Brewing Company and other craft breweries. This beer exemplifies the collaborative spirit of the craft beer community and offers unique flavors that appeal to a broad audience of hop enthusiasts.

4. D Alcoholic Beverage – Henna Banana Split

An Imperial Stout brewed with strawberry, banana, vanilla, and chocolate. This rich and decadent beverage caters to those with a preference for dessert-inspired beers, offering a complex flavor profile that mimics the classic dessert.

5. E Food – More Brewing Company Menu

More Brewing Company offers a diverse in-house menu to complement our beer selection, including:

- **Burgers:** More Cheeseburger, Impossible Burger (vegetarian option)
- **Sandwiches:** Nashville Hot Chicken Sandwich
- **Tacos:** Quesabirria Tacos
- **Shareables:** Italian Beef Egg Rolls, Korean Wings, Wisconsin Cheese Curds
- **Salads:** Southwest Salad, Heirloom Tomato, Apple & Burrata Salad

One of our unique selling points is the ability to produce beer with an extended shelf life that doesn't require refrigeration. This feature allows our products to be sold from the shelf, appealing to consumers who may not always have access to cooling or refrigeration facilities. It also provides the convenience of purchasing our beer for later consumption without immediate need for cold storage.

Opportunity

Target Market

Midwestern beer culture is as diverse as its people and geography, tracing back to the waves of immigration that shaped the region and its brewing establishments. The unique climate of the Midwest, characterized by ever-changing weather patterns, coupled with the abundance of farm-fresh ingredients, has significantly influenced craft brewing in the area. This influence is evident in the greater appreciation for Central European styles, the use of foeders (large wooden vats for aging beer), experimentation with new hop varieties, and the infusion of local flavors like cherries and cranberries.

The Midwest, particularly Indiana, boasts not only substantial beer production but also a thriving culture of beer appreciation. The market for craft beer enthusiasts in this region is expansive and continually growing, presenting a significant opportunity for More Brewery.

More Brewery will target three distinct customer segments:

1. **Beer Connoisseurs:** This segment comprises individuals with a true passion for fine beers. With a yearly growth rate of 12% and over 12,000 potential customers, this group represents a core market for More Brewery's artisanal offerings.
2. **General Bar-Going Crowd:** This segment primarily consists of professionals who frequent taverns as a place to unwind after work and socialize. Growing at 8% annually with approximately 30,000 potential members, this group offers a substantial customer base for More Brewery's diverse beer selection.
3. **North River Project Development:** This upcoming development presents a significant opportunity for More Brewery. The \$1.5 billion project includes:
 - A 5,000-seat multi-use arena
 - An outdoor soccer stadium with a boutique hotel
 - A natatorium featuring an Olympic-size swimming pool

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- "The Wedge" mixed-use area
- A multi-generational residential village

With an expected influx of more than 1.5 million visitors to the area, this development represents a substantial potential customer base for More Brewery.

By strategically targeting these three segments, More Brewery is well-positioned to capitalize on the growing craft beer market in the Midwest, particularly in Indiana. The combination of beer enthusiasts, regular bar-goers, and the influx of visitors from the North River Project creates a diverse and expanding customer base for More Brewery's unique offerings.

Competition

In the North River development area, More Brewery currently has no direct competitors located in the immediate vicinity. This unique positioning provides an opportunity for the brewery to establish itself as a pioneer in the local craft beer scene.

More Brewery differentiates itself from potential competitors through its emphasis on fine, premium beers. While other establishments in the broader area may target college students and commuters with lower price points, More Brewery focuses on quality and craftsmanship to attract discerning beer enthusiasts.

More Brewery's competitive edge is twofold:

1. An outstanding selection of premium beers in a great location
2. A dine-in option that appeals to patrons who enjoy pairing craft beer with quality fast food

Our active social media presence and frequent events serve as valuable feedback mechanisms, allowing customers to express their preferences for beer selection. This approach not only ensures that we offer beers our patrons desire but also empowers customers by giving them a sense of ownership in the brewery's offerings. The result is a strong connection between More Brewery and its clientele, fostering loyalty and repeat business.

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While our tangible resources contribute to our competitiveness, we recognize that our intangible assets are equally crucial. These include our ability to relate to consumers, our management style, company culture, and unwavering commitment to quality. These elements set us apart from potential competitors and contribute to the development of a sustainable competitive advantage in the craft beer market.

Execution

Marketing & Sales

Marketing Plan

More Brewery's marketing strategy is built on a foundation of laser-focused precision. As a seasoned player in the industry, we've honed our approach to target specific product lines and consumer segments with unparalleled expertise. Our initial thrust will be to dominate the local market and expand into the untapped potential of remote suburbs, where demand for our premium brews is surging.

We've identified key decision-makers in retail and supermarket chains as our primary targets. These influencers, who often dictate purchasing decisions for entire organizations, are the gatekeepers to widespread distribution. Our goal is clear: secure that crucial first order and then consistently exceed expectations, turning one-time buyers into loyal advocates.

- Quality is our cornerstone. We're not just selling beer; we're crafting experiences that inspire word-of-mouth buzz and drive revenue through organic growth.
- Relationships are our currency. We're committed to fostering deep, personal connections with clients and strategic allies, anticipating their needs and staying ahead of market trends.
- Our advertising is strategic and impactful, leveraging key media channels for maximum reach and resonance.

More Brewery's marketing mix is a potent blend of local media savvy, cutting-edge online strategies, and immersive event experiences. We recognize the power of radio and live events to create immediate impact, complemented by targeted local print media. For our casual users, we're pioneering a series of captivating social media campaigns. This digital frontier offers us cost-effective, precision-targeted advertising that speaks directly to our ideal audience.

Our growth strategy is rooted in cultivating a customer-centric culture that outshines our competitors. We're setting new industry standards, from competitive pricing to exceptional

MORE BREWING CO.

customer service. Every aspect of our performance will be rigorously measured and optimized monthly, ensuring we're not just meeting expectations, but consistently raising the bar.

Sales Plan

More Brewery is committed to enhancing our implementation strategy by focusing on key objectives and orchestrating a more synchronized marketing approach. Our short-term sales process will leverage the power of personal selling and targeted advertising to engage and educate potential clients about our premium product line. Our marketing efforts aim not only to inform but to illuminate the unparalleled benefits of choosing More Brewery's exceptional beverages.

Market Trends

Our target markets are experiencing a revolution in taste preferences, with a growing appreciation for the superior quality brews that More Brewery produces. This trend is pivotal for us, representing a burgeoning market of discerning consumers. We're observing an increasing number of urban dwellers who seek the authenticity and richness of our traditional brews, presenting a significant opportunity for market expansion.

In today's high-pressure work environment, the demand for healthy, refreshing beverages is escalating, particularly during the summer months. This presents an opportune moment for More Brewery to showcase the health benefits of our meticulously crafted beverages, positioning them as an ideal solution for modern-day stress relief.

Target Market Segment Strategy

Drawing from our successful experience in the Chicago market, our marketing strategy is precisely focused on delivering the right product to the right customer at the optimal time. We're committed to offering competitive pricing that aligns with our customers' budgets while ensuring they recognize the superior value and quality of our products. Our marketing campaigns will exemplify quality in every image, promotion, and publication, creating an indelible impression of excellence.

Our segment strategy capitalizes on our strengths, targeting areas where local competition, service, and distribution channels align seamlessly with More Brewery's unique offerings. We're

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not merely entering the market; we're positioned to redefine it. Our strategy hinges on fostering robust relationships with suppliers, distributors, and retailers. Through regular engagements, we'll ensure we're not only meeting but exceeding their expectations, creating a network of passionate More Brewery advocates.

While we acknowledge the challenges of entering a competitive, monopolistic market, we're prepared to address them proactively with an aggressive yet sophisticated marketing strategy. This approach will be seamlessly integrated with our other business functions, creating a unified force that will drive More Brewery to the forefront of the industry. With our distinctive offerings and unwavering commitment to quality, we're poised not just to participate in the market, but to revolutionize it.

The North River Development is a transformative expansion zone. As outlined by MKM Design, this visionary project is set to reshape downtown Fort Wayne with a dynamic mix of residential, retail, and entertainment spaces along the riverfront. The city's commitment, coupled with significant planning and land remediation, signals strong municipal backing and promising long-term investment returns.

A Market Primed for Craft Beer

As reported by WANE News, previous plans for a brewpub in this specific area have generated widespread public interest but lacked executional expertise. **More Brewing Co. is uniquely positioned to fill this gap.** With a proven business model and growing brand recognition in the Midwest, our brewery offers not just beer, but a destination experience that resonates with today's urban consumers.

Promotion Strategy

Our promotion strategy will be a powerful force in establishing More Brewery as the premier choice for quality, refreshing, and health-conscious beer enthusiasts. We'll strategically target diverse market segments with tailored messaging, but our core promise remains consistent: unparalleled quality, invigorating freshness, and a commitment to health in every image, promotion, and publication.

We'll ignite a social revolution around our brand, emphasizing the joy of sharing More Brewery's exceptional beers with friends, family, and colleagues. Our campaigns will not merely

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inform; they will inspire and engage, driving our organization's vision forward with unwavering determination. We're prepared to adapt swiftly to market changes, ensuring we always stay ahead of the curve.

In a competitive market, mediocrity is not an option. We pledge to deliver only the highest caliber promotional materials that truly reflect the superior nature of our products. Our brochures, sales literature, and digital presence will be crafted to captivate and convince, leveraging our brand's strengths at every touchpoint.

Product Marketing: A Symphony of Benefits

Our product marketing will orchestrate a compelling narrative around the unparalleled benefits of More Brewery's offerings. We're not just selling beer; we're offering an opportunity to create unforgettable moments and elevate any social gathering. This powerful message will resonate through every aspect of our marketing efforts, from our dynamic advertising campaigns to our meticulous product delivery and eye-catching sales collateral.

We recognize the challenge of establishing ourselves as a beacon of quality in a crowded market. However, we're not just rising to this challenge – we're redefining it. Our unwavering focus on exceptional quality and customer satisfaction will set a new standard in the industry.

While our primary target is the discerning individual or group seeking premium, refreshing, and healthy beverage options, we remain vigilantly open to emerging opportunities. We're committed to providing our customers with a deep understanding and appreciation of our products, illuminating the myriad benefits that come with choosing More Brewery. Join us in raising the bar for what beer can be – let's toast to a future of unparalleled taste, quality, and shared experiences.

Pricing Strategy

At the outset, our pricing strategy will be largely influenced by prevailing market conditions. We aim to establish a pricing structure that incorporates industry-standard markups while accounting for our operational costs. To enhance our competitive position, More Brewery will offer volume-based discounts for bulk orders, aligning with industry practices. This approach is designed to foster customer loyalty and secure a strong market foothold.



APPLICATION FOR NEW OR TRANSFER PERMIT – RETAILER OR DEALER

State Form 51189 (R9 / 7-24)

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

INSTRUCTIONS:

1. Type or print legibly.
2. Include payment.
3. Do not complete shaded areas.
4. If there is no 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 44184), if applicable.
7. Please attach a Certificate of Existence from the Indiana Secretary of State. (Not applicable for sole proprietorships and simple partnerships.)

* 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.

SECTION 1: GENERAL INFORMATION

1.1. Permit type for which you are applying (See Section 12 for list of permit types.)

IC 7.1-3-20-9

1.2. Please briefly describe how the applicant qualifies for this permit type

Applicant is a full-service restaurant and craft brewery operation offering f

1.3. Permit number (Required for transfers.)

1.4. Application type

- ☒ New (fee schedule in Section 11)
☐ Transfer of ownership (\$250 transfer fee)

- ☐ Transfer of location (\$250 transfer fee)
☐ Transfer of ownership and location (\$500 transfer fee)

1.5. Name of applicant (individual or business entity)

MBC Fort Wayne LLC.

1.6. Doing business as (d/b/a)

More Brewing Co.

1.7. The applicant is a: (Check one)

- ☐ Sole Owner ☐ Limited Partnership ☐ Municipality ☐ Simple Partnership ☐ Limited Liability Partnership
☐ Club Association ☐ Corporation ☒ Limited Liability Company ☐ Club Corporation

1.8. Premises address

Street name and number

114 E 4TH ST

City / Town

Ft. Wayne

State

IN

ZIP code

46808

E-mail address

rickp1554@yahoo.com

Telephone number of premises

(419) 439-1554

1.9. Mailing address ☐ Same as above

NOTE: Notices from the ATC will be sent to the mailing address provided on this form. It is your responsibility to notify the ATC of any changes in mailing address.

Street name and number

13949 Aslan Psge

City / Town

Fort Wayne

State

IN

ZIP code

46845

E-mail address

rickp1554@yahoo.com

Telephone number of applicant

419-439-1554

1.10. What county is the proposed permit premises located in?

Allen County

1.11. Is the proposed permit premises located inside the corporate limits of a city / town?

☒ Yes ☐ No

1.12. If yes, please name the incorporated city / town.

Ft. Wayne

1.13. Is there at least 200 feet between the proposed permit premises and any church or school?

☒ Yes ☐ No

If no, please check the exception that applies:

- ☐ Church or school provided a written statement pursuant to IC 7.1-3-21-11 (Applies only to grocery store, drug store, restaurant, hotel, or catering hall.) (Copy of written statement must be attached to application.)

- ☐ Wall of the premises and wall of the church 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 application is for a retail restaurant permit located in a facility on the National Register of Historic Places
(Include documentation of the historic designation.)
- ☐ The application is for a retail restaurant permit located within the bounds of an historic district established by ordinance pursuant to IC 36-7-11-7. (Include documentation of the historic designation and a district map indicating the location of the premises within the historic district.)
- ☐ The application is for one of the following permit types:
- a) Mall under IC 7.1-3-20-24.4;
 - b) City market under IC 7.1-3-20-25;
 - c) Historic railway station under IC 7.1-3-20-16(e)(1);
 - d) Renovation under IC 7.1-3-20-16(e)(2); or
 - e) Food hall master under IC 7.1-3-20-29 or food hall vendor under 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 or school.

- | | | |
|-------|---|---|
| 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? | ☒ Yes ☐ No |
| 1.15. | As owner, do you manage the premises?
<i>If no, please complete Section 7, Manager's Questionnaire.</i> | ☒ Yes ☐ No |
| 1.16. | Do you sell tobacco products?
<i>If yes, please provide the Tobacco Sales Certificate number.</i> | ☐ Yes ☒ 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> | ☒ Yes ☐ 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)? | ☒ Yes ☐ 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. | Are all individuals with an interest in this application citizens of the United States? | ☒ Yes ☐ 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? | ☒ Yes ☐ No |
| 2.3. | Have any individuals with an interest in this permit been convicted of a felony or a misdemeanor?
(If yes, please attach a letter with conviction, court, date, and sentence information.) | ☐ Yes ☒ 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?
(If yes, please attach a letter detailing the conviction and/or violation, including permit number(s).) | ☐ Yes ☒ 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? | ☐ Yes ☒ 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?
(If yes, please provide the permit number(s) and an explanation.) | ☐ Yes ☒ 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)? | ☐ Yes ☒ 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> | ☒ Yes ☐ No |

Permit number(s)

LQ-10485, LQ-10731, LQ-11017

- | | | |
|------|--|---|
| 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 retailers permit is to be applicable or upon any of the property or fixtures on the premises or used in connection with the premises? | ☐ Yes ☒ 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 two percent (2%) 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 Suresh Patel		Social Security number *	Date of birth (mm/dd/yyyy) 09/15/1961	Citizen of United States ☒ Yes ☐ No
Address (number and street, city, state, and ZIP code) 14904 Remington Place Fort Wayne, IN 46814				
☐ Sole Owner ☐ Stockholder ☐ Partner ☒ Member ☐ Club Officer ☐ Corporate Officer				Percent of ownership 30%
3.2. Complete name Rakesh Patel		ber *	Date of birth (mm/dd/yyyy) 09-13-1980	Citizen of United States ☒ Yes ☐ No
Address (number and street, city, state, and ZIP code) 13949 Aslan Psge Fort Wayne, IN 46845				
☐ Sole Owner ☐ Stockholder ☐ Partner ☒ Member ☐ Club Officer ☐ Corporate Officer				Percent of ownership 20%
3.3. Complete name Hitesh Patel		ber *	Date of birth (mm/dd/yyyy) 11/24/1975	Citizen of United States ☒ Yes ☐ No
Address (number and street, city, state, and ZIP code) 626 River Front Dr, Defiance, OH 43512				
☐ Sole Owner ☐ Stockholder ☐ Partner ☒ Member ☐ Club Officer ☐ Corporate Officer				Percent of ownership 10%
3.4. Complete name Pratik Shah			Date of birth (mm/dd/yyyy) 11/14/1979	Citizen of United States ☒ Yes ☐ No
Address (number and street, city, state, and ZIP code) 2356 Dartmouth Bend Dr. Wildwood, MO 6301				
☐ Sole Owner ☐ Stockholder ☐ Partner ☒ Member ☐ Club Officer ☐ Corporate Officer				Percent of ownership 10%
3.5 Complete name Purvish Patel			Date of birth (mm/dd/yyyy) 08/15/1980	Citizen of United States ☒ Yes ☐ No
Address (number and street, city, state, and ZIP code) 126 Bennington Ln Bartlett , IL 60103				
☐ Sole Owner ☐ Stockholder ☐ Partner ☒ Member ☐ Club Officer ☐ Corporate Officer				Percent of ownership 15%
3.6 Complete name Sachin Patel			Date of birth (mm/dd/yyyy) 11/09/1978	Citizen of United States ☒ Yes ☐ No
Address (number and street, city, state, and ZIP code) 126 Bennington Ln Bartlett , IL 60103				
☐ Sole Owner ☐ Stockholder ☐ Partner ☒ Member ☐ Club Officer ☐ Corporate Officer				Percent of ownership 15%
3.7 Complete name		Social Security number *	Date of birth (mm/dd/yyyy)	Citizen of United States ☐ Yes ☐ No
Address (number and street, city, state, and ZIP code)				
☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer				Percent of ownership
3.8 Complete name		Social Security number *	Date of birth (mm/dd/yyyy)	Citizen of United States ☐ Yes ☐ No
Address (number and street, city, state, and ZIP code)				
☐ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer				Percent of ownership

SECTION 4: ESCROW REQUEST

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, a non-operational status pursuant to IC 7.1-3-1.1. All applicants must answer the following questions:

4.1.1 When will the permit premises for which you are applying be ready to open for business?

12/1/2026

(mm/dd/yyyy)

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).*

The project is a new construction development currently underway. Construction began in October 2025 and includes full building development, brewery installation, kitchen buildout, and interior finishes. The anticipated completion and opening timeline is December 2026. The applicant will place the permit into escrow until construction is complete and the premises is fully operational.

SECTION 5: RETAILER PERMIT QUESTIONS

(Skip to next section if you are not applying for a retailer permit.)

5.1. LIQUOR LIABILITY INSURANCE

All retailer permit holders must maintain liquor liability insurance that has total coverage of at least five hundred thousand dollars (\$500,000) or a liquor liability endorsement to a general liability insurance policy that has total coverage of at least five hundred thousand dollars (\$500,000) during the permit term.

Please attach proof of liquor liability insurance in the form of a certificate of insurance or policy declaration that clearly identifies the coverage amount and contains the following information: (1) the name of the insured/permit holder; (2) the address(es) of the permit location(s) for which the insurance coverage applies; and (3) the effective date and expiration date of the policy.

(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.)

5.2. MINORS

5.2.1 Will minors be present on the permit premises? *(If no, skip to next applicable section.)*

☒ Yes ☐ No

5.2.2 Please select the exception below that allows minors on the permit premises: *(See IC 7.1-5-7-11 for additional information.)*

- | | |
|---|--|
| ☐ Civic center | ☐ Convention center |
| ☐ Sports arena | ☐ Bowling center |
| ☐ Bona fide club | ☐ Boat |
| ☐ Dining car | ☐ Horse racetrack facility (holding a permit under IC 4-31-5) |
| ☐ Satellite facility (IC 4-31-2-20.5) | ☐ Catering hall that is not open to the public (IC 7.1-3-20-24) |
| ☐ Entertainment complex (IC 7.1-1-3-16.5) | ☐ Indoor golf facility |
| ☐ Indoor theater (IC 7.1-3-20-26) | ☐ Licensed premises owned or operated by a postsecondary educational institution as described in IC 21-17-6-1. |
| ☐ Senior residence facility campus (IC 7.1-3-1-29(c)) | ☐ Food hall master permit (IC 7.1-3-20-29) or food hall vendor permit (IC 7.1-3-20-30) |
| ☐ Recreational facility (such as a golf course, bowling center, or similar facility) whose principal business is recreational activity and not the sale of food and beverages | ☐ A hotel other than a part of a hotel that is a room in a restaurant in which a bar is located over which alcoholic beverages are sold or dispensed by the drink* |
| ☐ No alcoholic beverages are served across a bar and service is accomplished by an employee | ☐ A restaurant with full** separation between bar room and family room |
| ☐ A restaurant that has limited*** separation between bar room and family room and has minimum gross food sales of \$200,000 per year or 60% percent of gross food and alcoholic beverage sales (905 IAC 1-41-2) | ☒ A restaurant that has limited separation*** but is not subject to the minimum gross food sales set forth in 905 IAC 1-41-2 (artisan distiller, small brewer, or farm winery) |

* Please note that you will be required to have full** or limited*** separation at any bar that is located in a room in a restaurant if minors may be present in the restaurant and no other exception applies.

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

*** Limited separation is a structure or barrier that reasonably deters free access and egress without requirement for doors or gates separating the barroom and the family dining room.

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

(Excluding recreational facilities such as golf courses and tennis clubs)

- 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? ☒ Yes ☐ No
(If yes, please attach State Form 56312, Carry-out Supplement.)

5.7. CATERING HALL

- 5.7.1. Are you applying for a special three-way catering hall permit that will allow you to sell alcoholic beverages for on-premises consumption at a location that is used only for private catered events and has accommodations for at least 250 individuals? ☐ Yes ☒ No

5.8. CLUBS

- 5.8.1. If you are applying for a club permit, please select the appropriate club type: ☐ Social Club ☐ Fraternal 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 7.1-3-20-7? ☐ 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 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 REDEVELOPMENT, RIVERFRONT, RAILWAY STATION, MOTOR SPORTS DISTRICT, LAKE FRONT, DEVELOPMENT DISTRICT, RENOVATION PROJECT

- 5.11.1. If you are applying for a permit authorized by IC 7.1-3-20-16 or IC 7.1-3-20-16.8, do you meet the requirements for the designated permit? ☒ Yes ☐ No

IC 7.1-3-20-16(d)

- 5.11.2. Please specify the type of permit for which you are applying: _____
(Please see Section 11 for a list of permit types)

NOTE: 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>If you are applying for a permit in a publicly owned airport (IC 7.1-3-20-16(h)), union railway station (IC 7.1-3-20-16(c)), railway station (IC 7.1-3-20-16(e)), 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> <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>					
5.12. EXCURSION BOAT					
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?				☐ Yes ☐ No	
5.12.2. Are you requesting designation as a jumbo boat? (If yes, please attach a copy of the United States Coast Guard certification)				☐ Yes ☐ No	
5.12.3. For jumbo boat designation, is the boat at least 135 feet long and 35 feet wide?				☐ Yes ☐ No	
5.12.4. For jumbo boat designation, will the boat dock in more than one county?				☐ Yes ☐ No	
<i>If yes, please list each county:</i> _____					
5.13. HORSE TRACK FACILITY / SATELLITE					
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?				☐ Yes ☐ No	
Permit number of recognized meeting		Date of issuance (mm/dd/yyyy)		Date of expiration (mm/dd/yyyy)	
5.13.2. Are you applying for a satellite permit?				☐ Yes ☐ No	
License number of satellite facility		Date of issuance (mm/dd/yyyy)		Date of expiration (mm/dd/yyyy)	
5.14. CIVIC CENTER, MALL, MARKET					
5.14.1. Please check the permit type for which you are applying: ☐ Public facility of a stadium, exhibition hall, auditorium, theater, convention center, or civic center that qualifies for a permit under IC 7.1-3-1-25. ☐ An entertainment complex that qualifies for a permit under IC 7.1-3-1-25(e). ☐ Retail space in a mall pursuant to IC 7.1-3-20-24.4. ☐ Retail space in a city market pursuant to IC 7.1-3-20-25.					
5.15. FOOD HALL MASTER					
5.15.1. Do you meet the requirements set forth in IC 7.1-3-20-29?				☐ Yes ☐ No	
5.16. FOOD HALL VENDOR					
5.16.1. Are you applying for a one-way, two-way, or three-way permit?				☐ One-way ☐ Two-way ☐ Three-way	
5.16.2. List the permit number for the master food hall permit where the premises is located: _____					
5.16.3. What is the size of your vending space?				☐ Less than 1,000 square feet ☐ At least 1,000 square feet	
5.17. GAMING SITE					
5.17.1. 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?				☐ Yes ☐ No	
License number of gaming site		Date of issuance (mm/dd/yyyy)		Date of expiration (mm/dd/yyyy)	
5.18. DINING CAR					
5.18.1. Do you own a railroad as a public carrier or cars which are operated as part of railroad train?				☐ Yes ☐ No	
5.19. RACE TRACK					
5.19.1. 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?				☐ Yes ☐ 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 7.1-1-3-18.5 for more information on what qualifies as a grocery store.)

- ☐ 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.
- ☐ 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.
- ☐ 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.
- ☐ 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? ☐ Yes ☐ 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? ☐ Yes ☐ 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)

Rakesh Patel

7.2. Social Security number *

7.3. Date of birth (mm/dd/yyyy)

09-13-1980

7.4. Employee permit number of manager

7.5. Date of expiration (mm/dd/yyyy)

7.6. Home address (number and street, city, state, and ZIP code)

13949 Aslan Psge Fort Wayne, IN 46845

7.7. Are you a citizen of the United States? ☒ Yes ☐ No

7.8. Are you at least twenty-one (21) years old? ☒ Yes ☐ 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? ☐ Yes ☒ 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? ☐ Yes ☒ 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. ☐ Yes ☒ 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). ☐ Yes ☒ 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. ☐ Yes ☒ 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. ☐ Yes ☒ No

7.15. 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. ☐ Yes ☒ No

7.16. 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? <i>If yes, please list the permit number(s) below.</i>	☐ Yes ☒ No
Permit number(s)	
Signature of manager 	Date (mm/dd/yyyy) 03/26/202
SECTION 8: FLOOR PLAN	
INSTRUCTIONS: All applicants must submit a floor plan drawing on letter size (8½" 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 the drawing.	
NOTE: A floor plan of the licensed premises must be approved by the ATC 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/atc/isepp/contact-us/ .	
SECTION 9: CERTIFICATION OF APPLICANT	
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.	
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.	
Note: The applicant MUST sign this application unless the proper Power of Attorney forms are attached to this application.	
Signature of applicant 	Date signed (mm/dd/yyyy) 03/26/2026
Printed name of applicant Rakesh Patel	Title of applicant Member
SECTION 10: CERTIFICATION OF PREPARER (if applicable)	
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.	
Signature of preparer	Date signed (mm/dd/yyyy)
Printed name of preparer	Telephone number
SECTION 11: PAYMENT AND CONTACT INFORMATION	
Payment must be in the form of a business check, certified check, or money order made payable to the Indiana Alcohol and Tobacco Commission. Applications without payment will be returned. (See attached fee schedule.)	MAIL TO: Indiana Alcohol and Tobacco Commission 302 West Washington Street, Room E-114 Indianapolis, IN 46204 (317) 232-2430 www.in.gov/atc

SECTION 12. PERMIT TYPES				
Permit Type			Fee	Fee Statute
Dealer Permits	Drug store (IC 7.1-1-3-15)	Beer	\$500	IC 7.1-4-4.1-12
		Beer and wine	\$750	IC 7.1-4-4.1-12
		Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-12
	Grocery store (IC 7.1-1-3-18.5)	Beer	\$500	IC 7.1-4-4.1-12
		Beer and wine	\$750	IC 7.1-4-4.1-12
	Package liquor store (IC 7.1-3-10-4)	Beer, wine and liquor	\$1,000	IC 7.1-4-4.1-12
Retailer Permits	Restaurant (IC 7.1-3-20-9)	Beer or wine	\$500	IC 7.1-4-4.1-9
		Beer and wine	\$750	IC 7.1-4-4.1-9
		Beer, wine and liquor -- unincorporated area (209)	\$1,000	IC 7.1-4-4.1-9
		Beer, wine, and liquor -- incorporated area (210)	\$1,000	IC 7.1-4-4.1-9
		Beer, wine and liquor -- incorporated area small city (210-1)	\$1,000	IC 7.1-4-4.1-9
	Social club (IC 7.1-3-20-1)	Beer	\$500	IC 7.1-4-4.1-9
		Beer and wine	\$750	IC 7.1-4-4.1-9
		Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9
	Civic center (IC 7.1-3-1-25) Mall (IC 7.1-3-20-24.4) Market (IC 7.1-3-20-25)	Beer	\$500	IC 7.1-4-4.1-9
		Beer and wine	\$750	IC 7.1-4-4.1-9
		Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9
	Fraternal club	Beer	\$250	IC 7.4-4-4.1-10
		Beer and wine	\$250	IC 7.4-4-4.1-10
		Beer, wine, and liquor	\$250	IC 7.4-4-4.1-10
	Historic district (IC 7.1-3-20-16(g))	Beer and wine	\$750	IC 7.1-4-4.1-9
		Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9
	Economic redevelopment (IC 7.1-3-20-16(h) & (i))	Beer, wine, and liquor -- Jeffersonville or Clarksville (IC 7.1-3-20-16(h))	\$1,350	IC 7.1-3-20-16(h)
		Beer, wine, and liquor -- Portage (IC 7.1-3-20-16(i))	\$1,000	IC 7.1-4-4.1-9
	Hotel (IC 7.1-3-20-18)	Beer and wine	\$750	IC 7.1-4-4.1-9
		Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9
	Motor sports district (IC 7.1-3-20-16(k) and (l))	Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9
	Airport / railway (IC 7.1-30-20-16(b), (c), and (e))	Beer, wine, and liquor	\$1,000	IC 7.4-4-4.1-9
	State park	Beer, wine, and liquor	\$250	IC 7.1-4-4.1-9(d)
	Dining car (IC 7.1-3-6-6, IC 7.1-3-16-1, IC 7.1-3-11-1)	Wine	\$500	IC 7.1-4-4.1-11
		Beer, wine, and liquor	\$500	IC 7.1-4-4.1-11
	Race track (IC 7.1-3-6-16, IC 7.1-3-14-6)	Beer	\$500	IC 7.1-4-4.1-9
		Beer and wine	\$750	IC 7.1-4-4.1-9
	Excursion boat (IC 7.1-3-11-9, IC 7.1-3-6-11, IC 7.1-3-16-3)	Beer, wine, and liquor	\$500	IC 7.1-4-4.1-11
	Gaming site (IC 7.1-3-17.5)	Beer, wine, and liquor	\$25,000	905 IAC 1-43.1-2
	State fair (IC 7.1-3-21-14)	Beer, wine, and liquor	\$0	IC 7.1-3-21-14
	Catering hall (IC 7.1-3-20-24)	Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9

	Horse track (IC 7.1-3-17.7)	Beer, wine, and liquor	\$4,000	905 IAC 1-39-1
	Horse track satellite facility (IC 7.1-3-17.7)	Beer, wine, and liquor	\$2,000	905 IAC 1-39-1
	Development district (IC 7.1-3-20-16.8)	Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9
	Riverfront (IC 7.1-3-20-16(d)) and lakefront (IC 7.1-3-20-16(j))	Beer and wine	\$750	IC 7.1-4-4.1-9
		Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9
	Food hall (IC 7.1-3-20-29 to 30)	Food hall master	\$50,000	IC 7.1-4-4.1-20
		Food hall vendor (less than 1,000 sq ft)	\$2,500	IC 7.1-4-4.1-21
		Food hall vendor (1000 to 2000 sq ft)	\$5,000	IC 7.1-4-4.1-21
	Renovation (IC 7.1-3-20-16(e)(2))	Beer	\$500	IC 7.1-4-4.1-9
		Beer and wine	\$750	IC 7.1-4-4.1-9
		Beer, wine, and liquor	\$1,000	IC 7.1-4-4.1-9

**SUPPLEMENT TO APPLICATION FOR RETAIL PERMIT (CARRY-OUT INITIAL REQUEST)**State Form 56312 (R / 4-16)
ALCOHOL AND TOBACCO COMMISSION**INSTRUCTIONS:**

1. Only complete this form if you are requesting carry-out privileges for a retail permit.
2. Do not complete this form if your retail permit does not qualify for carry-out. See list at the end of the form to determine if your permit type is eligible for carry-out privileges.
3. Type or print legibly.
4. Any omission in this form or attachments will result in application being returned.
5. Include all required financial statements or affidavit of compliance.

STEP 1. GENERAL INFORMATION		FOR OFFICE USE ONLY
Business entity making this application MBC Fort Wayne LLC.	Contact E-mail rickp1554@yahoo.com	Date received (mm/dd/yy)
Doing business as (DBA) More Brewing Co.	Application type: ☒ New application ☐ Renewal application ☐ Transfer application	Processor reviewing
Business address (number and street, city, state, and ZIP code) 114 E 4th Street Fort Wayne, IN 46808		Reviewer
Mailing address (number and street, city, state, and ZIP code) 13949 Aslan Psge Fort Wayne, IN 46845		Permit type
Business Telephone number (419) 439-1554	Permit number (for renewal and transfer applications only)	Permit Number
		Original issue date (mm/dd/yy)
		Subtype: ☐ Gross Retail Income Req. ☐ GF/Exempt ☐ Affidavit of Compliance ☐ No carryout
		Due Date for Initial Report (mm/dd/yy)
		☐ Approved ☐ Denied
		Date (mm/dd/yy)
STEP 2. CHARACTER OF BUSINESS		
1) Please describe in detail the nature of your business at the permit premises, including all business functions at the premises. (Attach additional sheets if necessary. Forms that do not fully describe the business operations will be returned.) More Brewing will operate as a brewpub and full-service restaurant at the permit premises in Fort Wayne, Indiana. The business will engage in the on-site production of craft beer using commercial brewing equipment, and serving beer produced on the premises. In addition to brewing operations, a full food service menu will function as a restaurant prepared in a commercial kitchen. Food and beverages will be offered on premises in designated dining and bar areas.		
2) Is the permit location a supermarket, grocery store, or delicatessen that is primarily engaged in the retail sale of a general food line, which may include: a) canned and frozen foods; b) fresh fruits and vegetables; and c) fresh and prepared meats, fish, and poultry? ☐ Yes ☒ No		
3) Is the permit location a convenience store or food mart that is primarily engaged in: a) the retail sale of a line of goods that may include milk, bread, soda, and snacks; or b) the retail sale of automotive fuels and the retail sale of a line of goods that may include milk, bread, soda, and snacks? ☐ Yes ☒ No		
4) Is the permit location 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? ☐ Yes ☒ No		
5) Is the permit location 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? ☐ Yes ☒ No		
6) Is a license issued by the State Board of Pharmacy held at the permit location? ☐ Yes ☒ No		
If you answered yes to any question in #2 through #6 in Step 2 and you are applying for a new permit or transferring a permit to a new location, you <u>do not</u> qualify for carry-out privileges pursuant to IC 7.1-3-1-1.5.		

STEP 3. REQUEST FOR CARRYOUT PRIVILEGES

(Carry-out privileges may not be requested for permit types that limit sales to on-premises consumption only.)

1) Is this request for carry-out privileges for one of the following permit types: (If you answer yes to any of these, skip to Affidavit of Applicant - Step 4.)

- | | | |
|--|---|--|
| a) City market licensed under IC 7.1-3-20-25? | ☐ Yes | ☒ No |
| b) Marina licensed under IC 7.1-3-1-25? | ☐ Yes | ☒ No |
| c) State park IC 7.1-3-17.8? | ☐ Yes | ☒ No |
| d) Golf course? as described in IC 7.1-3-20-13.5 (A)? | ☐ Yes | ☒ No |
| e) Hotel as described in IC 7.1-3-20-18 or resort hotel as described in IC 7.1-3-20-21? | ☐ Yes | ☒ No |
| f) Restaurant that holds a brewer's permit under IC 7.1-3-2-7(5)? Brewery permit number: _____ | ☒ Yes | ☐ No |

2) Was the permit originally issued or transferred as to location or ownership before November 1, 2016? (If yes, skip to Affidavit of Applicant - Step 4.) ☐ Yes ☒ No

3) Complete this question for renewal applications (not including renewal applications that checked yes to question #1 or #2 in Step 3):

Do you understand that you may not sell alcoholic beverages for carry-out unless at least sixty percent (60%) of your gross retail income from the sale of alcoholic beverages is derived from the sale of alcoholic beverages for consumption on the licensed premises? (Please complete the financial statement below.)

☐ Yes ☐ No

Instructions for completing financial statement:

- Enter the date range for the financial statement. Date range should be the one hundred eighty (180) days or six (6) months preceding the date of the application.
- Provide both the dollar amount and percentage of:
 - Gross retail income from alcoholic beverages for on-premises consumption;
 - Gross retail income for alcoholic beverages for off-premises consumption (carry-out) (If you are not currently offering carry-out sales or have no carryout sales please list \$0 under dollar amount and 0 as percentage); and
 - Total retail sales for on-premises and off-premises alcoholic beverages sold. (Catering alcohol sales should not be included.)
- Incomplete financial statements will be returned.
- Financial statements may be audited by a certified public accountant or verified by the Indiana Department of Revenue.

Financial statement for renewals (not including renewals that checked yes to question #1 or #2 in Step #3)		
Date Range (mm/dd/yy): _____ to _____		
	Total dollar amount	Percentage
Gross retail income from alcoholic beverages for on-premises consumption		0.00%
Gross retail income from alcoholic beverages for off-premises consumption		0.00%
Total retail sales for alcoholic beverages	0.00	100%

4) Complete this question for the following:

- new applications;
- transfer applications; or
- renewal applications requesting *reinstatement* of carryout privileges.

a) Do you swear or affirm under penalties of perjury that during the first two (2) years of operations with carry-out privileges at least sixty percent (60%) of your projected gross retail income from the sale of alcoholic beverages will be derived from the sale of alcoholic beverages for consumption on the licensed premises?

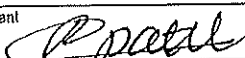
☒ Yes ☐ No

b) Do you understand that not more than one hundred eighty (180) days after the date the applicant begins or resumes alcoholic beverage sales with carry-out privileges, you shall provide a financial statement with sufficient information to show that during the first one hundred twenty (120) days of business operations with carry-out privileges, at least sixty percent (60%) of gross retail income from all alcoholic beverage sales was derived from sales of alcohol beverages for consumption on the premises?

☒ Yes ☐ No

STEP 4. AFFIDAVIT OF APPLICANT

I certify under penalties of perjury that I have reviewed this completed application and that the information contained herein and in any required attachment(s) is true and accurate.

Printed name of applicant Rakesh Patel	Signature of applicant 	Date (mm/dd/yy) 03-26-2026
--	---	--------------------------------------

STEP 5. CONTACT INFORMATION

MAIL COMPLETED FORM:

INDIANA ALCOHOL & TOBACCO COMMISSION
302 West Washington Street, Room E114
Indianapolis, Indiana 46204

ADDITIONAL CONTACT INFORMATION

Telephone: 317-232-2430
Website: www.in.gov/atc/

Unless specifically authorized by statute, no permittee may sell alcohol for carry-out on Sundays.

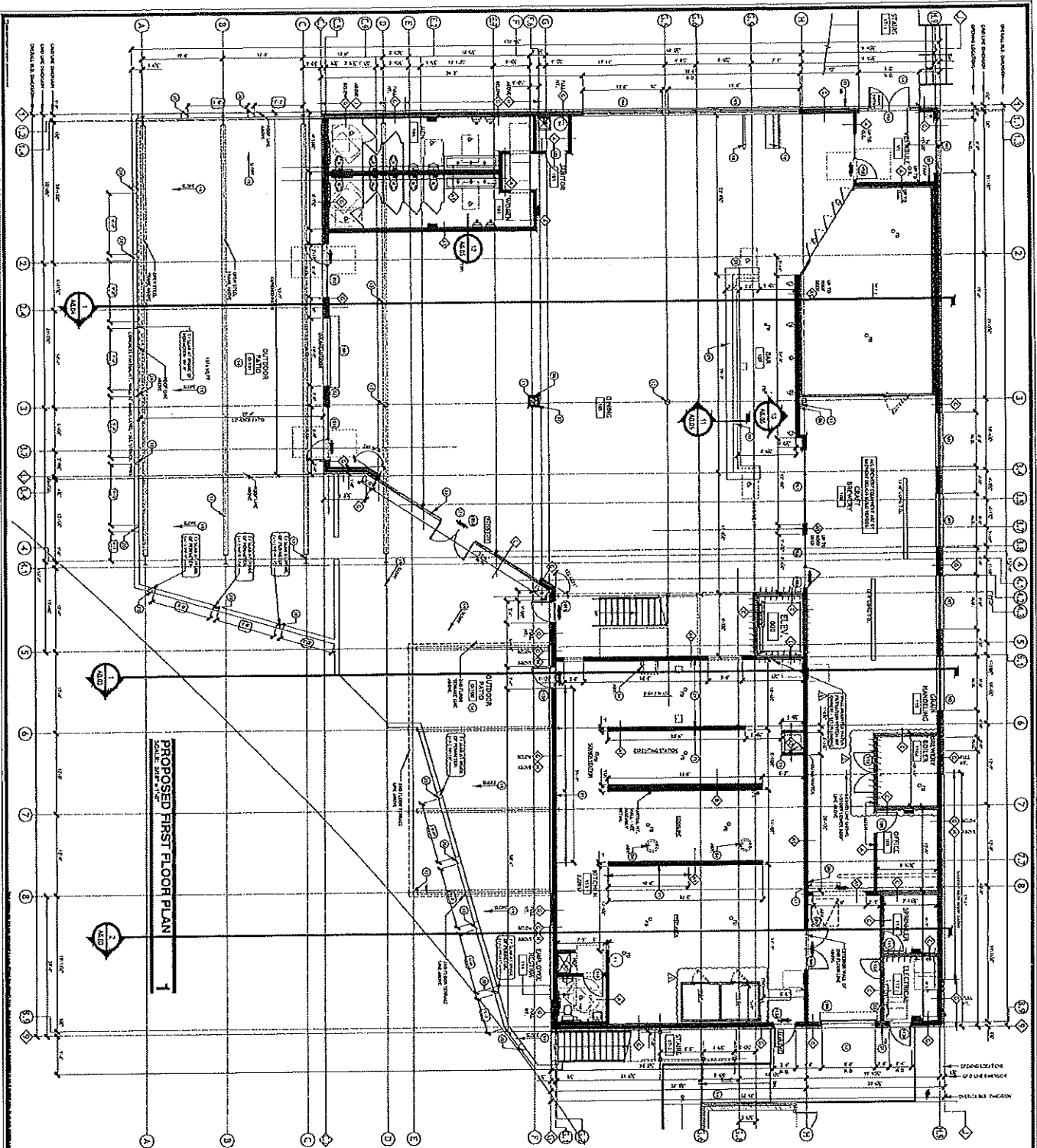
Wine may be removed from a wine retailer's licensed premises that does not request or does not qualify for carry-out under IC 7.1-3-20-9.5 if:

1. The wine meets the requirements of IC 7.1-3-20-9.6; and
2. The permittee holds a permit type that allows for carry-out.

Retail permit type	Carryout eligible?
Beer retailer	Yes
Wine retailer	Yes
Beer and wine retailer	Yes
Beer, wine, and liquor retailer (210)	Yes
Beer, wine, and liquor retailer (210-1)	No
Beer, wine, and liquor retailer (209)	Yes
Resort hotel	Yes
Hotel	Yes
Dining car	No
Racetrack	No
Social club	No
Fraternal club	No
Temporary beer and wine	No
Municipal Stadium	No
Civic center (other than a marina)	No
Civic center - marina	Yes
Supplemental catering	No
Catering hall	No
Excursion boat	No
Horse track	No
Horse track satellite facility	No
Gaming boat	No
Gaming boat adjacent landsite	No
Gaming site	No
City Market	Beer and wine only
Indiana state fair	No
Airport	No*
Railroad	No*
Riverfront/Historic river vessel	No*
Cultural center	No*
Historic district	No*
Economic redevelopment	No*
Lakefront	No*
Motor sports district	No*
Development district	No
State park permit	Yes
Temporary beer permit for brewer	Yes**

*If the holder of a permit holds both a permit issued under IC 7.1-3-20-16(c) through (l) and a permit for a brewery described in IC 7.1-3-2-7(5) and the permit premises are located on or adjacent one another, the permit holder may sell for carry-out beer manufactured at the brewery.

** Beer may only be carried out in sealed, unopened containers.



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
4. ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.
5. ALL FLOORS ARE CONCRETE UNLESS NOTED OTHERWISE.
6. ALL CEILINGS ARE 8' HIGH UNLESS NOTED OTHERWISE.
7. ALL ROOFS ARE FLAT UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
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PROPOSED 2-Story Building for 1400 Fourth LLC dba:

MoRE Brewing Company

114 E. 4th Street, Fort Wayne, IN
(SE Corner of N. Calhoun Street & E. 4th Street)

PA
PUBERT
ARCHITECTS

PROPOSED BY
M9RE
BREWING COMPANY

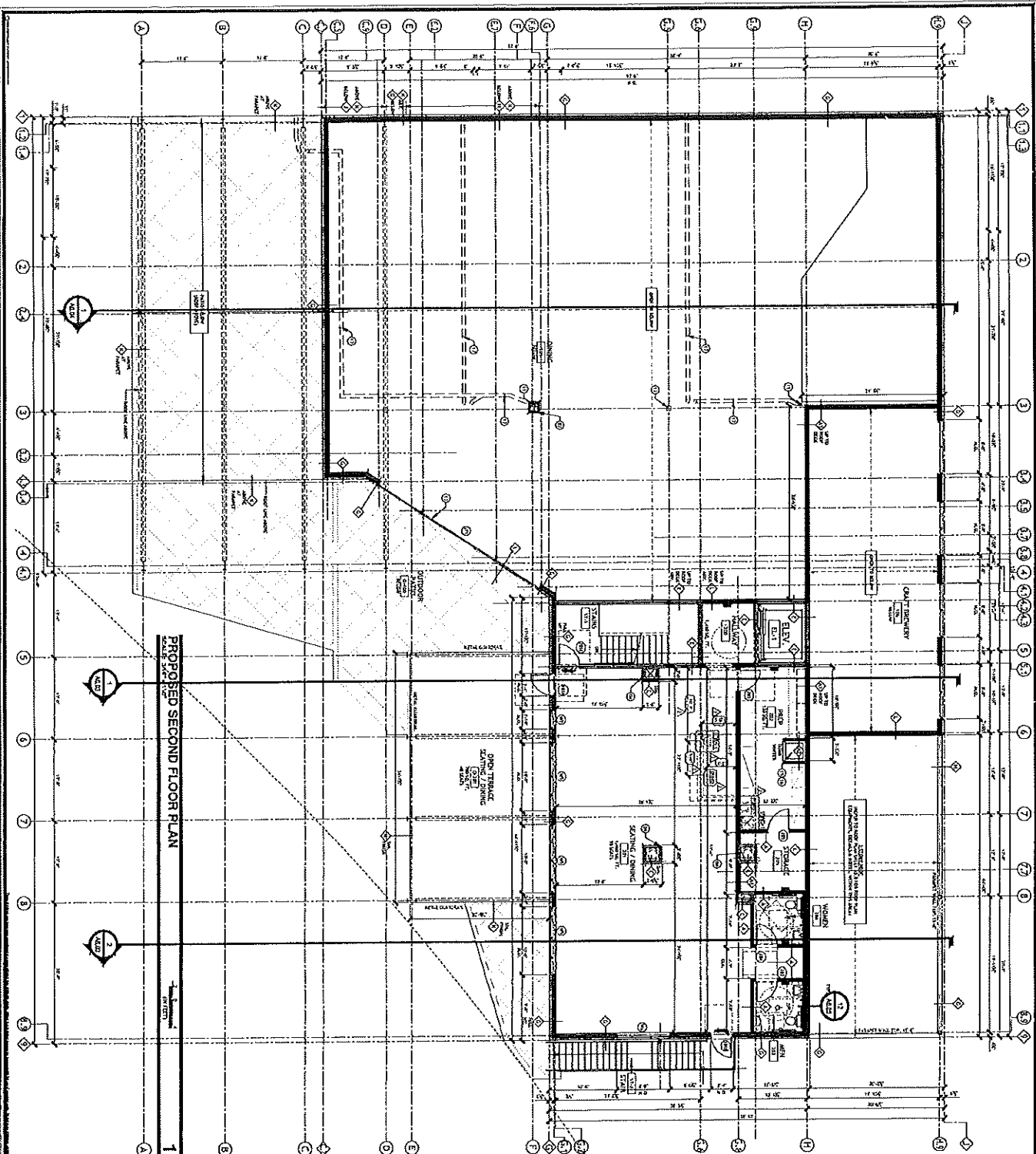
A3.01

3/4 PROJECT NUMBER
2333333

DATE: 12/31/2024

BY: [Signature]

FOR: [Signature]



NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND LOGISTICS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND SECURITY MEASURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND RECORDS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL AND LEGAL MATTERS.

**PROPOSED AND
NOTED
A3.02**

**MORE
BREWING COMPANY**

Proposed 2-Story Building for 1400 Fourth LLC dba:

MoRE Brewing Company

114 E. 4th Street, Fort Wayne, IN
(SE Corner of N. Calhoun Street & E. 4th Street)

**PA
PURSHITT
ARCHITECTS**

114 E. 4th Street
Fort Wayne, IN 46802



PROPERTY TAX CLEARANCE SCHEDULE - FORM NO. 1
(For a ☐ Person ☒ Business ☒ Corporation)

State Form 1462 (R6 / 7-10)
Approved by State Board of Accounts, 2011
INDIANA ALCOHOL AND TOBACCO COMMISSION

ATC permit number
Expiration date (month, day, year)

Name of individual or company		
1400 Fourth LLC.		
If transfer, give former name of business		
Mailing Address (street and number of rural route)		
13949 Asian Psge		
City	State	ZIP Code
Fort Wayne	IN	46845
Doing business as (DBA)		
More Brewing Co.		
Permit location (street address)		
114 E 4th Street		
City	State	ZIP Code
Fort Wayne	IN	46808
I, Treasurer of <u>Allen</u> County, hereby certify that the person or company named above has paid all property taxes in 20 <u>not yet assessed</u> (for 20 <u>not yet assessed</u> assessment) and property taxes for all prior years, or is exempt from property tax by reason of <u>not yet assessed</u>		
Signature of County Treasurer <u>Shirley Ann KB</u>		

TYPE (Check all that apply)	
☒ New ☐ Renewal ☐ Transfer (Check all that apply) ☐ Ownership ☐ Location ☐ Stock	
STATUS ☐ Permit escrow ☐ DBA change	
Date (month, day, year) <u>3/25/2010</u>	



PROPERTY TAX CLEARANCE SCHEDULE - FORM NO. 1
(For a ☐ Person ☒ Business ☒ Corporation)

State Form 1462 (R6 / 7-10)
Approved by State Board of Accounts, 2011
INDIANA ALCOHOL AND TOBACCO COMMISSION

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Name of individual or company		
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If transfer, give former name of business		
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13949 Asian Psge		
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Doing business as (DBA)		
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Signature of County Treasurer <u>Shirley Ann KB</u>		

TYPE (Check all that apply)	
☒ New ☐ Renewal ☐ Transfer (Check all that apply) ☐ Ownership ☐ Location ☐ Stock	
STATUS ☐ Permit escrow ☐ DBA change	
Date (month, day, year) <u>3/25/2010</u>	



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 114 E Forth St. (4th St.), Fort Wayne, IN 46808

(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

Emily Grubill Deputy Surveyor

Date (month, date, year)

3/25/26

State of Indiana
Office of the Secretary of State

CERTIFICATE OF EXISTENCE

To Whom These Presents Come, Greeting:

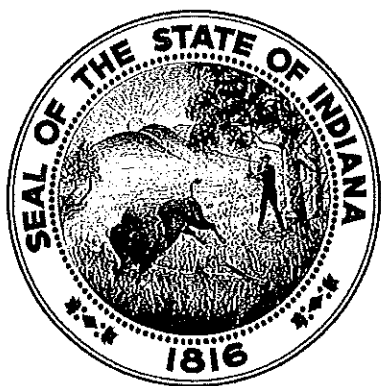
I, DIEGO MORALES, Secretary of State of Indiana, do hereby certify that I am, by virtue of the laws of the State of Indiana, the custodian of the corporate records and the proper official to execute this certificate.

I further certify that records of this office disclose that

1400 FOURTH, LLC

duly filed the requisite documents to commence business activities under the laws of the State of Indiana on April 28, 2022, and was in existence or authorized to transact business in the State of Indiana on October 03, 2025.

I further certify this Domestic Limited Liability Company has filed its most recent report required by Indiana law with the Secretary of State, or is not yet required to file such report, and that no notice of withdrawal, dissolution, or expiration has been filed or taken place. All fees, taxes, interest, and penalties owed to Indiana by the domestic or foreign entity and collected by the Secretary of State have been paid.



In Witness Whereof, I have caused to be affixed my signature and the seal of the State of Indiana, at the City of Indianapolis, October 03, 2025

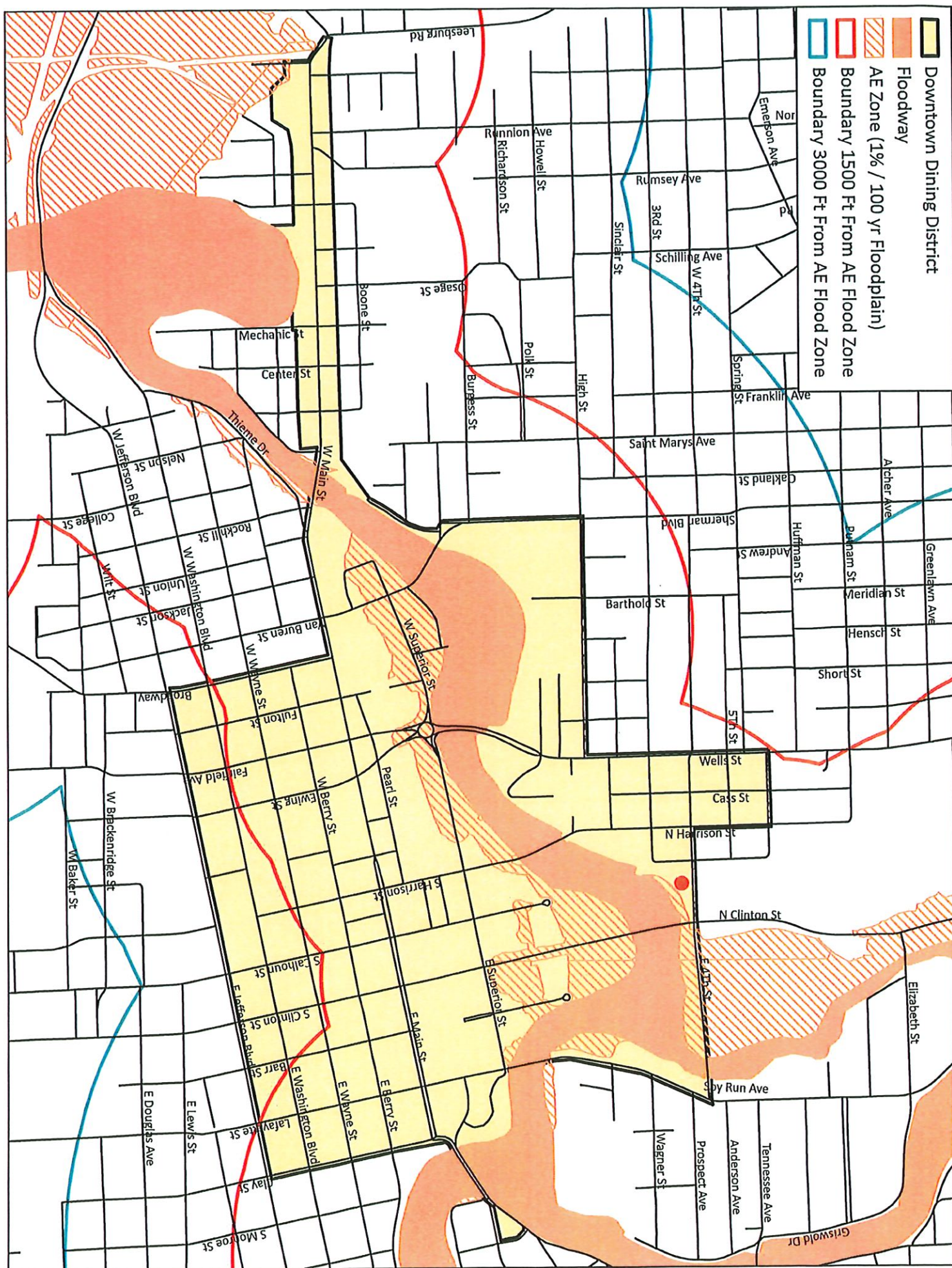
Diego Morales

DIEGO MORALES
SECRETARY OF STATE

202204281587935 / 20254658945

All certificates should be validated here: <https://bsd.sos.in.gov/ValidateCertificate>

Expires on November 02, 2025.



**CITY OF FORT WAYNE
AGREEMENT
WITH MORE BREWING
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, More Brewing ("Applicant") (the City and Applicant being collectively referred to herein as the "Parties"), regarding the establishment proposed at 114 East 4th 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 January 25, 2026, 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 : More Brewing

114 East 4th Street
Fort Wayne, IN 46808
PH: 419-439-1554
e-mail: rickp1554@yahoo.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

More Brewing

By: _____ Date: _____, 20____



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

March 31, 2026

Indiana Alcohol Beverage Commission
Indianapolis, Indiana

Dear Indiana Alcohol Beverage Commission:

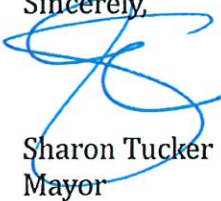
The City of Fort Wayne approved the establishment of a Riverfront Dining District, as outlined in the included map and Resolution S-17-16.

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

I am writing to recommend More Brewing, located at 114 E. 4th Street, Fort Wayne, Indiana 46808 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

DIGEST SHEET

TITLE OF RESOLUTION: A Resolution Approving a Downtown Dining District Liquor License and Formal Written Commitment for **More Brewing**.

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 More Brewing, located within the boundaries of the Downtown Dining District. The license will allow the service and consumption of alcoholic beverages in accordance with Downtown Dining District regulations and applicable state and local laws, supporting programming, events, and visitor experience at the venue.

EFFECT OF PASSAGE: Approval will authorize More Brewing 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 expanded beverage service during approved events and operating hours.

EFFECT OF NON-PASSAGE: More Brewing will not be authorized to operate under a Downtown Dining District Liquor License and will remain subject to existing alcohol service limitations and thus limiting their plans for expanded entertainment opportunities.

ASSIGNED TO COMMITTEE:

MEMORANDUM

TO: Fort Wayne City Council

FROM: Andrea R Robinson, PhD; Economic Development

DATE: March 27, 2026

RE: Request for Approval of a Downtown Dining District Liquor License and Formal Written Commitment - More Brewing

BACKGROUND

More Brewing is a hospitality establishment located within the boundaries of the Downtown Dining District. The business contributes to the continued growth and diversification of downtown Fort Wayne's entertainment and hospitality offerings, providing a destination experience that complements nearby restaurants, retail establishments, and cultural venues.

As part of ongoing efforts to support downtown activation and provide amenities aligned with the Downtown Dining District framework, More Brewing has submitted a request for approval of a Downtown Dining District Liquor License and the associated Formal Written Commitment.

The Downtown Dining District supports economic vitality in the downtown core by encouraging responsible alcohol service that complements dining, entertainment, and cultural experiences, while maintaining appropriate regulatory standards.

REQUEST

The request seeks City Council approval to authorize More Brewing 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 regulations, the terms of the Formal Written Commitment, and all applicable state and local laws.

The license would be limited to approved times, service areas, and operational parameters consistent with Downtown Dining District standards.

PUBLIC PURPOSE AND BENEFIT

Approval of this request supports several public objectives, including:

- Supporting continued investment and business activity within the Downtown Dining District
- Expanding hospitality and visitor amenities that contribute to downtown vibrancy
- Enhancing the overall experience for residents and visitors in the downtown core
- Encouraging responsible, regulated alcohol service aligned with established City policy
- Supporting small business development and retention within the downtown environment

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

COMPLIANCE AND OVERSIGHT

More Brewing will be required to comply with:

- All Downtown Dining District rules and regulations
- The approved Formal Written Commitment
- Applicable Indiana Alcohol and Tobacco Commission requirements
- All local ordinances governing alcohol service, health, and public safety
- Operational requirements including maintaining required ratios of food to alcohol sales, minimum days of operation, and participation in the Downtown Improvement District

Failure to comply with these requirements 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 More Brewing, finding the request to be consistent with Downtown Dining District goals, existing policy, and public benefit.