

**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, Rudy's 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 Rudy's and hereby provides the required local recommendation to the Indiana Alcohol and Tobacco Commission for a 221-3 Riverfront license to be issued to Rudy's; and

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 That this resolution shall be in full force and effect from and after its passage and approval by the Mayor, unless rescinded by resolution by this legislative body.

Council Member

APPROVED AS TO FORM AND LEGALITY

Malak Heiny, City Attorney



CITY OF FORT WAYNE

Downtown Dining District Liquor License Application

Business Entity Making this Application: Rudy's LLC

Applicant's Name: Rudolph (Rudy) A. Mahara

Applicant's Address: 1236 Fairfield Ave City: Ft. Wayne State: IN Zip: 46802

Applicant's Phone (daytime): 260-413-1723 Email: Rudy.Mahara.SRA@gmail.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.



1. Description of Plans to Improve Facility

This current operating facility, Rudy's, is a beer and wine garden that was built to comply with previous smoking laws that restricted smoking to outside areas only. With the recent amendment to the Fort Wayne city smoking ordinance, we are requesting a **three-way liquor license** to expand our offerings and allow for indoor cigar smoking under the new "**cigar lounge**" designation.

Facility Improvements and Changes

The changes to the building structure will be minimal. The primary improvement involves adapting an existing private apartment upstairs into a public cigar smoking area. This adaptation will initially require no new construction.

2. Expected Timetable for Work and Business Commencement

Rudy's commits to becoming fully operational under the new three-way liquor license and cigar lounge designation within **30 days** of the final license grant by the Indiana Alcohol and Tobacco Commission (ATC).

3. Overall Concept and Unique Features of the Proposed Establishment

A Historic Anchor in Brackenridge Village

Rudy's is located at 409 West Brackenridge Street in one of Fort Wayne's historic districts. Housed in a meticulously restored building dating back to 1890, Rudy's stands as the commercial pioneer of the "Brackenridge Village" vision, a mixed-use block designed to blend unique small businesses with high-end residential living. Since opening in 2012, Rudy's represented the first wave of private investment in this area. At our grand opening, late Mayor Tom Henry famously noted that Rudy's was the "first domino" in the revitalization of downtown Fort Wayne, transforming a once-distressed neighborhood into a thriving community centerpiece.

A Unique Downtown Destination

Situated directly across from Parkview Field, Rudy's is a cornerstone of the downtown experience. We serve as a vital host for community events, including the Indiana Wine Festival 5K, and have an impeccable reputation for supporting local



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 <u>Rudy's LLC</u>	
If transfer, give former name of business	
Mailing Address (street and number of rural route) <u>409 W. Backenridge St</u>	
City <u>Fort Wayne</u>	State <u>IN</u>
Doing business as (DBA) <u>Rudy's</u>	
Permit location (street address) <u>409 W. Backenridge St</u>	
City <u>Fort Wayne</u>	State <u>IN</u>
I, Treasurer of <u>Allen</u> County, hereby certify that the person or company named above has paid all property taxes in 20 <u>NA</u> (for 20 <u>NA</u> assessment) and property taxes for all prior years, or is exempt from property tax by reason of _____	
Signature of County Treasurer <u>Shirley D. Denny</u>	
Date (month, day, year)	

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



INDIANA ALCOHOL AND TOBACCO COMMISSION

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

Name of individual or company <u>Rudy's LLC</u>	
If transfer, give former name of business	
Mailing Address (street and number of rural route) <u>409 W. Backenridge St</u>	
City <u>Fort Wayne</u>	State <u>IN</u>
Doing business as (DBA) <u>Rudy's</u>	
Permit location (street address) <u>409 W. Backenridge St</u>	
City <u>Fort Wayne</u>	State <u>IN</u>
I, Treasurer of <u>Allen</u> County, hereby certify that the person or company named above has paid all property taxes in 20 <u>NA</u> (for 20 <u>NA</u> assessment) and property taxes for all prior years, or is exempt from property tax by reason of _____	
Signature of County Treasurer <u>Shirley D. Denny</u>	
Date (month, day, year)	

TYPE (Check all that apply)
☒ New ☐ Renewal ☐ Transfer (Check all that apply) ☐ Ownership ☐ Location ☐ Stock
STATUS ☐ Permit escrow ☐ DBA change

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>1-27-26</u>

charities and civic organizations. Our facility draws significant tourism, welcoming out-of-town guests from local hotels who seek a premium, authentic Fort Wayne atmosphere.

The "Cigar Bar" Evolution

The core concept of Rudy's is to provide a sophisticated, inclusive environment where a diverse clientele—ranging from business professionals and political leaders to social groups and charitable organizations—can gather. Our facility is a hub for networking, business deal finalization, and life celebrations.

The transition to a full **three-way liquor license** is the essential next step in our evolution. A true cigar connoisseur's experience is defined by the pairing of premium tobacco with specific spirits, such as bourbon, scotch, or rum. By evolving from a beer and wine garden into a full-service cigar bar, we will:

- **Enhance the Patron Experience:** Meet the high expectations of our clientele by offering a complete selection of spirits.
- **Ensure Competitive Viability:** Adapt to the 2026 cigar lounge ordinances by providing a year-round, indoor smoking environment that allows us to compete with modern venues.
- **Preserve Historic Integrity:** By adapting the upstairs space without major structural changes, we maintain the historic character of the 1890s structure while maximizing its utility.

Commitment to Community

Rudy's is more than a business; it is a community institution that has proven its commitment to Fort Wayne's growth for over 14 years. Granting this three-way liquor license will ensure that Rudy's remains a vibrant, competitive, and culturally significant destination in the heart of our city.

-Thank you for considering this application. Rudy Mahara Sr.

4. Level of Control and Participation in Day-to-Day Operations

Rudy's LLC is currently 100% owned by Sue and Rudy Mahara. As the managing member and co-owner, **Rudy Mahara Sr. is directly involved and responsible for 100% of the day-to-day operations** of the business.

Management Structure and Oversight

Direct owner involvement ensures consistent implementation of operational policies, compliance with all state and local

Key personnel supporting daily operations include:

- **Rudy Mahara Sr. (Owner/Operator):** Provides constant on-site supervision, strategic direction, financial management, and ultimate decision-making authority for the establishment.
- **Shop Manager:** Oversees shifts, manages inventory, and handles immediate customer relations.
- **Social Media Advisor:** Manages marketing and community engagement efforts.
- **Qualified Staff:** A dedicated team of 5 to 15 employees, depending on the season, including expert bartenders and trained tobacconists, ensures smooth service delivery.

This hands-on management model guarantees that the facility operates efficiently and effectively, maintaining the establishment's positive impact on the downtown Fort Wayne community.

5. Focus on Cultural Experience and Social Engagement

At Rudy's, the operational focus is centered on the **cultural experience of premium cigar appreciation and social networking**, rather than the high-volume consumption of alcohol. Our establishment is designed as a "third place", a destination between home and work where the pace of life slows down.

The Ritual of Relaxation and Mindfulness

The core of our guest experience is the unique, meditative nature of cigar smoking. Unlike high-turnover bars, a cigar lounge encourages mindfulness and decompression. The act of enjoying a premium cigar requires time and patience; as the saying goes, *"A cigar never takes your time, it gives you time."* Our facility provides a sanctuary for slow, deep breathing and mental clarity, offering a proven method for guests to decrease stress and clear the mind in a sophisticated environment.

A Hub for Social Unity and Networking

Cigar smoking serves as a powerful social equalizer. Our operations prioritize an atmosphere conducive to:

- **Professional Networking:** We provide a quiet, upscale venue where business deals are finalized and professional relationships are forged.

- **Civic and Social Discourse:** Rudy's brings together a highly diversified group of people who may have little else in common, fostering a sense of community and unity that is unique to the "cigar lounge" culture.
- **Structured Gatherings:** Our business model focuses on hosting purposeful events, including charitable fundraisers, political forums, Bible studies, and business meetings.

Alcohol as a Complementary Component

Under our operational plan, alcohol is served as a **complementary pairing** to the cigar experience, much like wine is paired with a fine meal. The request for a three-way liquor license is intended to provide the traditional spirits (such as high-end bourbon and scotch) that cigar connoisseurs expect as part of the total sensory experience. By focusing on the quality of the pairing rather than the quantity of consumption, we ensure that Rudy's remains a sophisticated cultural asset to the downtown district.

6. Contribution to Downtown Vitality and Tourism

Rudy's is not merely a local establishment; it is a nationally recognized destination that actively draws visitors into the heart of Fort Wayne. Our unique programming and high-profile events serve as a significant engine for downtown foot traffic and hotel occupancy.

National and Regional Tourism Draw

Rudy's has gained national acclaim within the tobacco and hospitality industries for our innovative "Cigar Train" excursions, operated in partnership with the local railroad museum. These all-day events, traveling from Pleasant Lake to Hillsdale, Michigan, have featured national figures in the cigar industry and attracted enthusiasts from across the United States. These visitors utilize Fort Wayne as their "home base," staying in downtown hotels and dining in local restaurants, further supporting the district's economy.

Major Community Events and Street Festivals

We are a primary participant in the "Tour de Fort," one of downtown's largest social events. During this event, we facilitate the closure of Brackenridge Street to accommodate over 1,500 attendees, creating a vibrant, festival-style atmosphere that showcases the revitalization of our historic neighborhood.

Civic and International Hosting

Rudy's serves as an informal "embassy" for Fort Wayne, hosting high-level cultural and professional exchanges, including:

- **International Delegations:** We have hosted multicultural exchanges for representatives from our Sister Cities of Gera, Germany, and Plock, Poland.
- **Statewide Conferences:** In 2016, we hosted the social headquarters for the Fraternal Order of Police (FOP) State Conference, bringing law enforcement officers from every corner of Indiana to downtown Fort Wayne.
- **Fraternal Organizations:** Through my active leadership in the Masons, Scottish Rite, and the Shrine, I regularly draw regional members to our club, many of whom travel specifically to visit our unique facility.

A Pillar of the Downtown Experience

By offering an experience that cannot be found elsewhere in the region, Rudy's acts as a "magnetic" anchor for the downtown district. Granting a three-way liquor license will allow us to host even larger national industry figures and more sophisticated corporate events, ensuring that Rudy's remains a primary reason for visitors to choose Fort Wayne as their destination in 2026 and beyond.

7. Proposed Permit Holder's Experience and Qualifications

The permit holder, Rudy Mahara Sr., possesses a diverse and extensive background in hospitality management, financial services, and community leadership, ensuring a high level of professional oversight for this three-way liquor license.

Hospitality and Management Foundations

Mr. Mahara's experience in the industry began with Continental Restaurant Systems, where he served as an instructor for their management training school in Champaign, Illinois. In this capacity, he was responsible for training the management teams that launched Mountain Jack's restaurant in Fort Wayne. His early career also included serving as a national leadership trainer for the Sigma Phi Epsilon fraternity, traveling across the country to provide strategic guidance to undergraduate officers.

Financial Stewardship and Professional Integrity

A graduate of both Vincennes University and Purdue University (Finance and Labor Relations), Mr. Mahara built a successful career in the financial sector. After serving as a District Manager for The Equitable, he founded Mahara Wealth Partners in 2000, a financial planning and wealth management firm he operated

until its sale in 2022. This 22-year history of financial stewardship demonstrates the fiscal responsibility and ethical standards required to hold a state liquor permit.

Proven Track Record with Rudy's LLC

Since founding Rudy's in 2012, Mr. Mahara has maintained an impeccable record as an owner-operator. Under his leadership, Rudy's has become a staple of the downtown landscape, operating with full compliance and a commitment to excellence for over 14 years.

Community Leadership and Civic Engagement

Mr. Mahara's deep commitment to Fort Wayne is evidenced by decades of service, including:

- **Youth and Military Support:** Helping establish the local Boys & Girls Club in 1990 and founding a Family Support Unit for the 293rd National Guard Unit from Fort Wayne during their deployment to Iraq.
- **Executive Leadership:** Serving in leadership roles within the Anthony Wayne Rotary Club, the National Association of Insurance and Financial Professionals, the Freemasons, the Scottish Rite, and the Shrine.
- **National Events:** In 2025, Mr. Mahara successfully coordinated the Fort Wayne stop of the National Congressional Christmas Tree. This event drew over 5,000 people to Brackenridge Street, demonstrating his ability to manage large-scale crowds and complex public events safely and professionally.

Staff Training and Compliance

The operations at Rudy's are supported by a highly qualified team. All staff members are trained as professional tobaccoists and hold current, valid Indiana employee permits (bartender licenses). This ensures that every individual involved in the sale of alcohol and tobacco is fully educated on state laws and responsible service protocols.

**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 409 W. Brackenridge St., Fort. Wayne, IN 46802

(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 Gresham, Deputy Surveyor

Date (month, date, year)

1/27/26

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
01/29/2026 03:31 PM

Business Details

Business Name: RUDY'S LLC Business ID: 2012031600277
Entity Type: Domestic Limited Liability Company Business Status: Active
Creation Date: 03/16/2012 Inactive Date:
Principal Office Address: 1236 Fairfield Ave., Fort Wayne, IN, 46802, USA Expiration Date: Perpetual
Jurisdiction of Formation: Indiana Business Entity Report Due Date: 03/31/2026
Years Due: 2026/2027

Governing Person Information

Title	Name	Address
Member	Rudolph Mahara	1236 Fairfield Ave., Fort Wayne, IN, 46802, USA

Registered Agent Information

Type: Individual
Name: Rudolph Mahara
Address: 1236 Fairfield Ave., Fort Wayne, IN, 46802, USA



REGISTERED RETAIL MERCHANT CERTIFICATE

INDIANA DEPARTMENT OF REVENUE
100 N SENATE AVE
INDIANAPOLIS IN 46204-2253
(317) 232-2240

RUDYS
409 W BRACKENRIDGE ST
FORT WAYNE IN 46802-3313

FEIN 45-5170555
LOC ID 0144464888-001
ISSUED September 03, 2025
EXPIRES October 01, 2027

IS AUTHORIZED TO COLLECT INDIANA RETAIL SALES TAX AT THE
ADDRESS ABOVE IF DIFFERENT FROM BELOW.

THIS LICENSE:
IS NOT TRANSFERRABLE TO ANY OTHER PERSON.
IS NOT SUBJECT TO REBATE.
IS VOID IF ALTERED.



RUDYS LLC
PO BOX 10989
FORT WAYNE IN 46855-0989

M. Kevin Gully

COMMISSIONER

MUST BE DISPLAYED BY MERCHANT IN THE LOCATION SHOWN

(Cut or Fold Here)

PERMIT

STATE OF INDIANA

ALLEN COUNTY DEPT OF HEALTH

No: AFS-12-0995

DATE OF EXPIRATION

PERMIT FEE

RECEIPT NO

ESTABLISHMENT NO

DATE OF ISSUE

SECTION

PERMIT

AFS-12-0995

PERMIT

TO WHOM IT MAY CONCERN:

THE ALLEN COUNTY DEPT OF HEALTH HEREBY GRANTS

A PERMIT TO: RUDY'S LLC, FORT WAYNE IN, 46802
(NAME AND ADDRESS OF PERMITTEE)

TO OPERATE: RUDY'S LLC
(NAME OF ESTABLISHMENT)

AN ANNUAL FOOD SERVICE
(TYPE OF ESTABLISHMENT)

AT 409 W BRACKENRIDGE ST FORT WAYNE, IN 46802
(ADDRESS OF ESTABLISHMENT)



Alcohol and Tobacco Commission

302 West Washington Street, Room E114
Indianapolis, Indiana 46204
(317) 232-2430

EMPLOYEE PERMIT RECORD

PERMIT NUMBER	ISSUE DATE	EXPIRATION DATE
BR1917371	02/10/2025	03/12/2028

MICHAEL CLAY CARSON CUNDIFF
7912 Tipperary Trl
FORT WAYNE IN 46815

THIS IS NOT A PERMIT

STATE FORM 43122 (02 / 10-15)

StateFoodSafety
Food Safety Training & Certification



Certificate of Completion

Is Awarded to

Susan Mahara

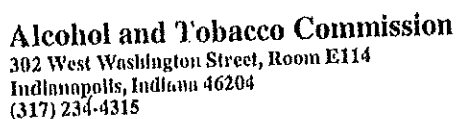
*In recognition for completing
Food Handler Training
INDIANA Version*



Certificate ID: 20dgi-k8f408a

Issued: 06/26/2025

Expires: 06/25/2028



TOBACCO SALES CERTIFICATE

Certificate Number	ORIGINAL Issue Date	Expire Date
TC09481001	2/21/2011	02/21/2026

**Rudy's
Rudy Mahara
409 W. Brackenridge St
Fort Wayne IN 46802**

The holder of this tobacco sales certificate is hereby authorized to sell tobacco products at the above designated premises in accordance with, and subject to, the Indiana Code and all acts supplemental or amendatory thereto and the rules, regulations, and orders of the Alcohol and Tobacco Commission. This certificate is the property of the Commission and is subject to revocation and/or suspension by the Commission. If you are required by law to have a tobacco sales certificate, it is a Class A infraction if you sell or distribute tobacco products without a valid certificate.

Jessica Allen
Chair
Alcohol and Tobacco Commission

54596-10000-142252/10-10



BEER & WINE RETAILER - RESTAURANT PERMIT

NO CARRYOUT		ISSUE DATE	EXPIRE DATE
PERMIT NUMBER	COUNTY		
RR0227810	Allen	6/4/2025	06/10/2026

RUDOLPH MAHARA
d/b/a RUDY'S
409 W BRACKENRIDGE ST
FORT WAYNE IN 46802-

The above named permittee is hereby authorized to sell as a Beer & Wine Retailer - Restaurant at and in the above designated premises in accordance with, and subject to, Title 7.1 of the Indiana Code and all acts supplemental or amendatory thereto and the rules, regulations, and orders of the Alcohol and Tobacco Commission. This permit is subject to revocation and/or suspension by the Commission at any time.

Jessica Allen, Chair
Alcohol and Tobacco Commission

STATE FORM 49172 (02-10)



APPLICATION FOR NEW OR TRANSFER PERMIT -- RETAILER OR DEALER

State Form 51189 (R9 / 7-24)

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.

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

SECTION 1: GENERAL INFORMATION

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

Downtown Dining District Liquor License (210) IC 7-1-4-4.1-9

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

1.3. Permit number (Required for transfers.)

Located in Downtown Dining District - sell cigars, chocolate, 500000

1.4. Application type

- ☒ New (see 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)

Rudolph (Rudy) Mahara

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

Rudy's LLC

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

409 West Brookview St.

City / Town

Fort Wayne

State

IN

ZIP code

46802

E-mail address

Rudolphs_shop@gmail.com

Telephone number of premises

260-451-0115

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

City / Town

State

ZIP code

E-mail address

Telephone number of applicant

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

Allen

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

☒ Yes ☐ No

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

Fort Wayne

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

☐ 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.)

- ☐ 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? If no, please complete Section 7, Manager's Questionnaire.	☐ Yes ☒ No
1.16.	Do you sell tobacco products? If yes, please provide the Tobacco Sales Certificate number.	☒ 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? Answering "No" to this question will result in the denial of this application.	☒ 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?
If yes, list permits below. (Attach additional sheet if necessary.) ☐ Yes ☒ No

Permit number(s)

Rudzy's LLC has two way

- 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 7.1-3-21-0 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 *Rudolph (Rudy) A. Mahara* birth *mm/dd* *02/14/1953* Citizen of United States ☒ Yes ☐ No
Address (number and street, city, state, and ZIP code)
1236 Fairfield Ave, Fort Wayne IN 46802

☒ Sole Owner ☐ Stockholder ☐ Partner ☐ Member ☐ Club Officer ☐ Corporate Officer Percent of ownership *100*

3.2. 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

3.3. 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

3.4. 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

3.5 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

3.6 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

3.7 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?

02/01/2026
(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).

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

☐ Yes ☒ No

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

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 7.1-3-20-28) | ☐ 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? *N/A* ☐ 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? *N/A* ☐ 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? *N/A* ☐ Yes ☐ No

5.6. CARRYOUT OF ALCOHOLIC BEVERAGES

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

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? *N/A* ☐ 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

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(l) or (j), 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(b)), 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? 5.12.2. Are you requesting designation as a jumbo boat? (If yes, please attach a copy of the United States Coast Guard certification) 5.12.3. For jumbo boat designation, is the boat at least 135 feet long and 35 feet wide? 5.12.4. For jumbo boat designation, will the boat dock in more than one county? <i>If yes, please list each county:</i> _____	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	
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.)

1. GROCERY STORE

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)

CUNDIFF, MICHAEL C.

7.2. Social Security number *

[REDACTED]

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

11/12/1975

7.4. Employee permit number of manager

BR1917371

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

03/12/2028

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

7912 TIPPERARY TRL, FORT WAYNE, IN 46815

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.

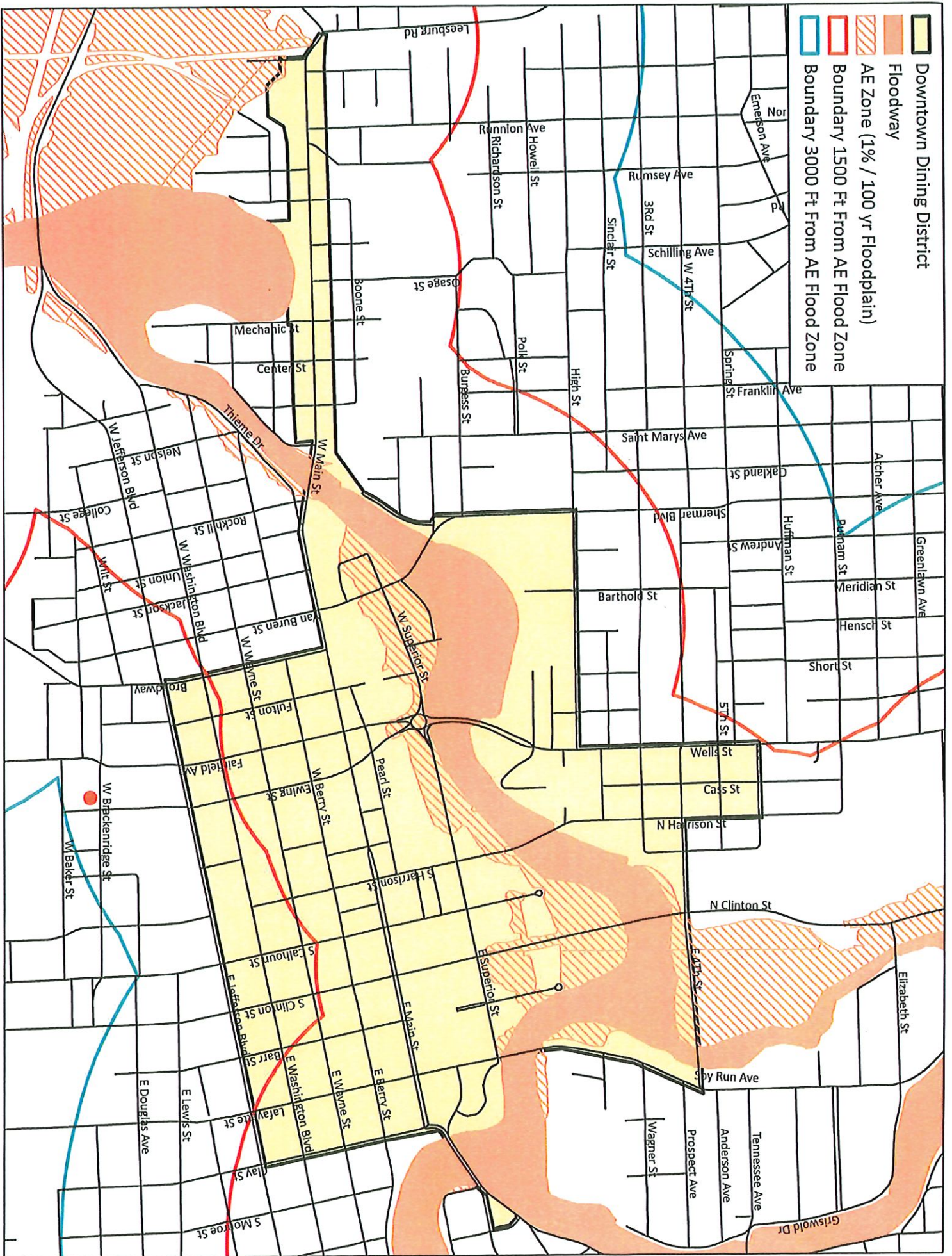
☐ Yes ☒ No

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? If yes, please list the permit number(s) below.	☐ Yes ☒ No
Permit number(s)	
Signature of manager 	Date (mm/dd/yyyy) 1/25/2026
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/iseep/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) 1/25/26
Printed name of applicant Rudolph (Rudy) A. Mahara	Title of applicant owner
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



**CITY OF FORT WAYNE
AGREEMENT
WITH RUDY'S
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, Rudy's ("Applicant") (the City and Applicant being collectively referred to herein as the "Parties"), regarding the establishment proposed at 409 W. Brackenridge, Fort Wayne, IN 46802. 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 :

Rudy's
409 W. Brackenridge
Fort Wayne, IN 46802
PH: 260-451-0115
e-mail: rudyms.shop@gmail.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

Rudy's

By: _____ Date: _____, 20____



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

March 27, 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 Rudy's, located at 409 W. Brackenridge, Fort Wayne, Indiana 46802 receive a Riverfront Liquor license from the Indiana Alcohol and Tobacco Commission.

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

Sincerely,

A handwritten signature in blue ink, appearing to be "S. Tucker", is written over the printed name.

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

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 - Rudy's Cigar Bar

BACKGROUND

Rudy's Cigar Bar 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, Rudy's Cigar Bar 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 Rudy's Cigar Bar 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

Rudy's Cigar Bar 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 Rudy's Cigar Bar, finding the request to be consistent with Downtown Dining District goals, existing policy, and public benefit.

DIGEST SHEET

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

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 Rudy's, 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 Rudy's 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: Rudy's 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: