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4 A RESOLUTION APPROVING THE MUNICIPAL RIVERFRONT
5 DEVELOPMENT DOWNTOWN DINING DISTRICT LIQUOR LICENSE
6 AGREEMENT

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

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

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

19 WHEREAS, Rootbeer Thoughts, LLC., applied for a Downtown Dining District
20 Liquor License, a copy of which is attached hereto as Exhibit 2 and is prepared
21 to enter into a formal written agreement with the City of Fort Wayne, a copy of
22 which is attached hereto as Exhibit 1; and

23 WHEREAS, the application and agreement meet the criteria established by
24 Resolution R-106-15 as adopted by Common Council;

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

27 Section1. That the City of Fort Wayne Common Council hereby approves the
28 "Downtown Dining District" application and agreement between The City of Fort
29 Wayne and Rootbeer Thoughts, LLC., and hereby provides the required local
30 recommendation to the Indiana Alcohol and Tobacco Commission for a 221-3
Riverfront license to be issued to Rootbeer Thoughts, LLC.; and

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2 passage and approval by the Mayor, unless rescinded by resolution by this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

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6 _____
Council Member

7 APPROVED AS TO FORM AND LEGALITY

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10 Malak Heiny, City Attorney
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**CITY OF FORT WAYNE
AGREEMENT
WITH ROOTBEER THOUGHTS, LLC.
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, ROOTBEER THOUGHTS, LLC, ("Applicant") (the City and Applicant being collectively referred to herein as the "Parties"), regarding the establishment proposed at 816 Calhoun Street, 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 April 15, 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 :

Rootbeer Thoughts, LLS
Marcus Daniel
816 Calhoun Street
Fort Wayne, IN 46802
PH: 260-602-8508
e-mail: info@bridgeportfw.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

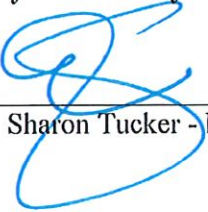
and charges, of every kind and nature, both known and unknown, whether now existing or hereafter arising, that Applicant has or may at any time in the future have against Indemnitees, or any of them, under this Agreement. In no event shall the City or the Downtown Improvement District be liable for any 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:


Sharon Tucker - Mayor

Date:

8/6, 2026

Rootbeer Thoughts, LLC.

By:

Marcus Daniel

Date:

_____, 20____



CITY OF FORT WAYNE

SHARON TUCKER, MAYOR

Downtown Dining District Liquor License Application

Business Entity Making this Application: Rootbeer Thoughts LLC

Applicant's Name: Marcus Daniel

Applicant's Address: 311 South Seminole circle City: Fort Wayne State: IN Zip:

Applicant's Phone (daytime): 260 602-8508 Email: info@bridgeportfw.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.

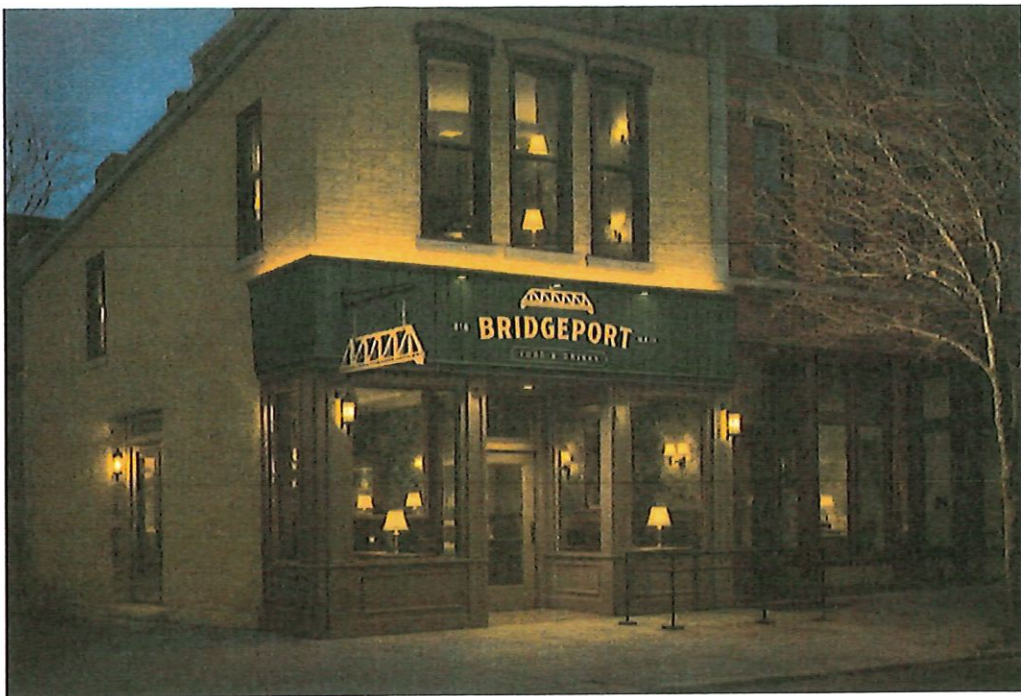
I hereby release and discharge the City of Fort Wayne, together with their respective subsidiaries, affiliates, employees, agents, directors and other related parties, from any and all rights and obligations, duties, claims, debts, actions, causes of action or liabilities arising out of, or relating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

Applicant's Signature: Marianne Jenkins (POA) Date: 4-15-26
Printed Name: Marianne Jenkins Title: POA-Preparer
(POA)

Provide description (including renderings) of plans you have to improve the facility in which you will operate

Pint and Slice is already a beautiful footprint in downtown Fort Wayne. I plan on making the space a bit more sophisticated. By adding a full kitchen to the space Bridgeport will execute its vision of fresh pastas, seasonal small plates, and high lighting some of the best local products we have.





2. The expected timetable for work and business commencement

To be very optimistic. I would like to be open by the end of May. How the world is moving, maybe at the end of July.

3. Explain the overall concept and unique features of the proposed establishment

RootBeer Thoughts LLC d/b/a Bridgeport will be an upscale dining restaurant owned by Marcus Daniel that offers small plates with a range of food styles that have influences from American, Asian, and Spanish as well as regional flavors. Marcus is uniquely positioned to bridge the high-end culinary world of New York City with the local market knowledge of Fort Wayne. He ran Indiana's top-rated fine dining restaurant Joseph Decuis as Executive Chef for 7 years and he is now seeking to create an equally refined but more casual restaurant that continues to uphold the

highest standards for execution. The restaurant's drink menu will have a strong emphasis on craft prohibition-style cocktails, local craft beers, and a variety of wines.

4. Describe the level of control and participation the owners will have in the day-to-day operation of the business.

I will have complete control over every aspect of services and day to day operations. I will seek accounting expertise for bookkeeping and tax purposes.

5. Explain how your operation plans to focus on a dining, entertainment or cultural experience rather than an alcohol consumption experience

Bridgeport's dining experience will be more socially involved, with more of a family-style concept. Small plates are a way to enjoy a meal together. An option of a larger format entrée will also be offered, such as a 36 oz braised sticky glazed short rib over fried rice served with paratha and Korean pickled cucumbers. The comfort of the inviting décor and the quality of food will continue to draw guests back throughout the year while the seasons change. The changing of the seasons allows **Bridgeport** to paint the same canvas with an ever-changing color palette.

Fort Wayne has a lot of restaurants to choose from. Bridgeport will be able to stand out from the crowd by giving small plates of different regional cooking that change throughout the seasons to allow guests to taste inspiring cooking. As an example, for special dinners, the restaurant would consider this as the number one unique experience to have. **Roasted Suckling pig** for eight to twelve people with seasonal vegetables and other sides. **Whole Roasted Chickens** or **Fried chicken**, of course, the sides will be tailored by the seasons and special to types of dinner. For example, the **Suckling pig** could be surrounded by sticky rice, papaya salad, plantains, and various sauces or Latin dishes.

I have formed relationships with the local cigar clubs and put on cigars events while I was at Joseph Decuis. Since leaving I have put on events at Rudy's cigar shop and other cigars events throughout the city. I have patterned with the local art scene. The local Archive downtown put on their first ever award show for local creatives. I was voted top five for the category of Culinary Arts.

6. Describe how your venue/operation will draw people to Downtown Fort Wayne

Bridgeport is a restaurant that will be an institution of great food and drink. **Bridgeport** will be a dining destination that Fort Wayne is proud to have claimed residence in its beautiful downtown. What is unique to **Bridgeport** outside of the beautiful dining room. Bridgeport will be known as a restaurant with integrity. It will be known as a place where you will be proud to bring a family from out of town to showcase what Fort Wayne truly has to offer and that can stand next to any other restaurant in the Midwest and the Country.

Where **Bridgeport** will stand out is to offer dishes that are unique to the owner's journey including fresh pastas and a whole roasted suckling pig, He has spent years living and becoming immersed in the cultures of food destination cities like Chicago and New York. He has worked and strived for Michelin-star restaurants and has eaten his way through restaurants that have edible menus, passion fruit noodles with Russian King crab to some hole-in-the-wall deep into restaurants in Chinatown in New York that have provided some of the most authentic Chinese cuisine. His experiences were displayed for 7 years cooking at Joseph Decuis.

7. Provide information regarding the proposed permit holder's related experience

Since leaving Joseph Decuis in January of 2023 Marcus has been doing pop-ups to market Bridgeport. He has participated in cooking competitions like The World Food Championships in Indianapolis as Bridgeport. More recently this year, he has been consulting for the Giegers restaurants out in Roanoke, In. While consulting in another restaurant named The Local Saloon, they acquired The Copper Still. Marcus wrote the menu, recipe tested and set up procedures. I handled back-of-house ordering, while overseeing hiring and training. While there, he was asked by Todd Smith from Mitchell's to help open a speakeasy concept for him. Again, Marcus developed the menu, recipe tested, order, trained and set everything up as efficiently as possible. While Mitchell's was

going on he was asked by Jerry Rangos that owns George's/Salsa Grill and Jason Fabini owner of Black Canyon to come and help. He has been consulting for their menu and plan on opening the restaurant with them.

Joseph Decuis Roanoke, Indiana, Executive Chef, 2016-2023, New American, top rated restaurant in Indiana, AAA-rated restaurant, multiple 4 diamond awards by Wine Spectator

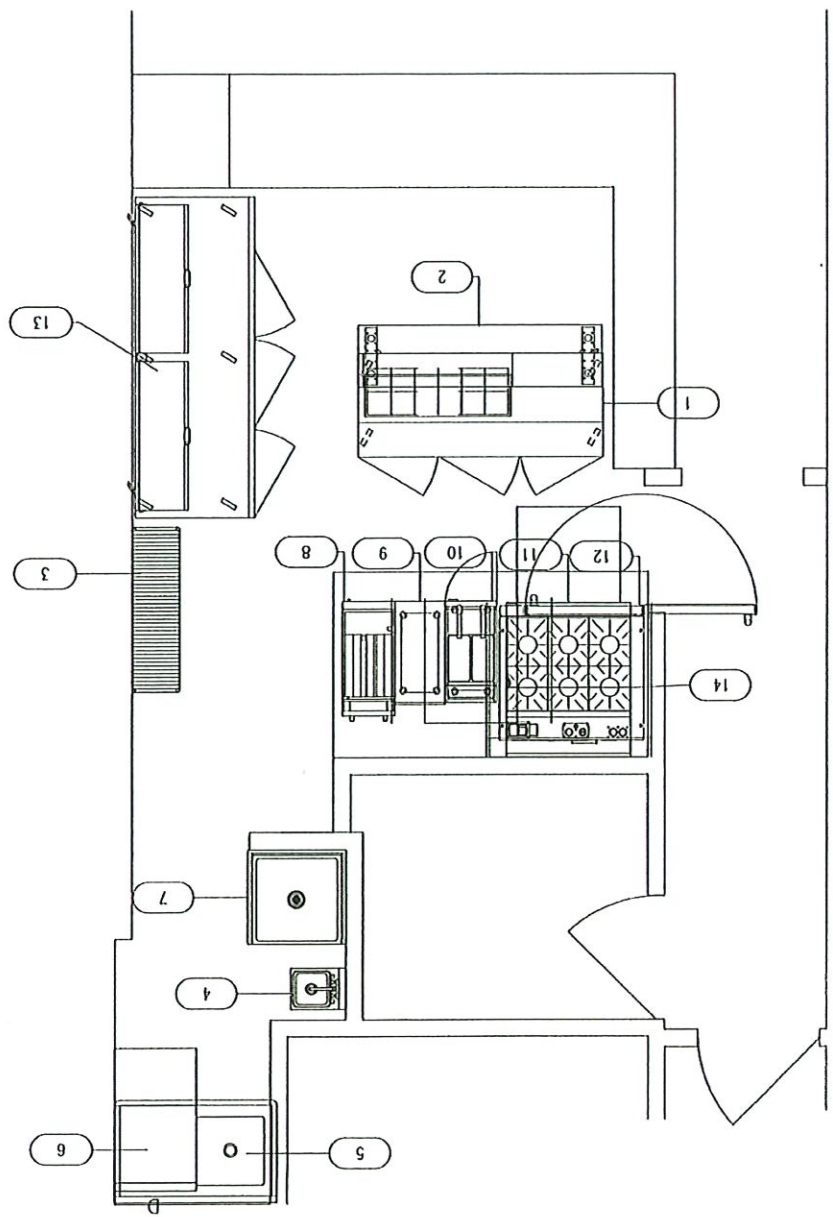
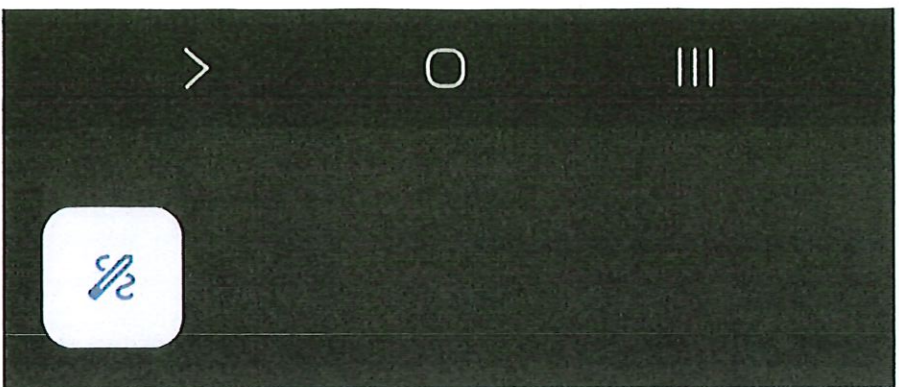
- Invited to cook at the prestigious James Beard house in New York City
- Supervise multiple locations, including our fine dining that serves up to 120 covers a night, our emporium that serves lunch for up to 100 guests while coordinating with our Inns and Farmstead where we serve breakfast, and a partnership with St. Elmo's in Indianapolis, Indiana.

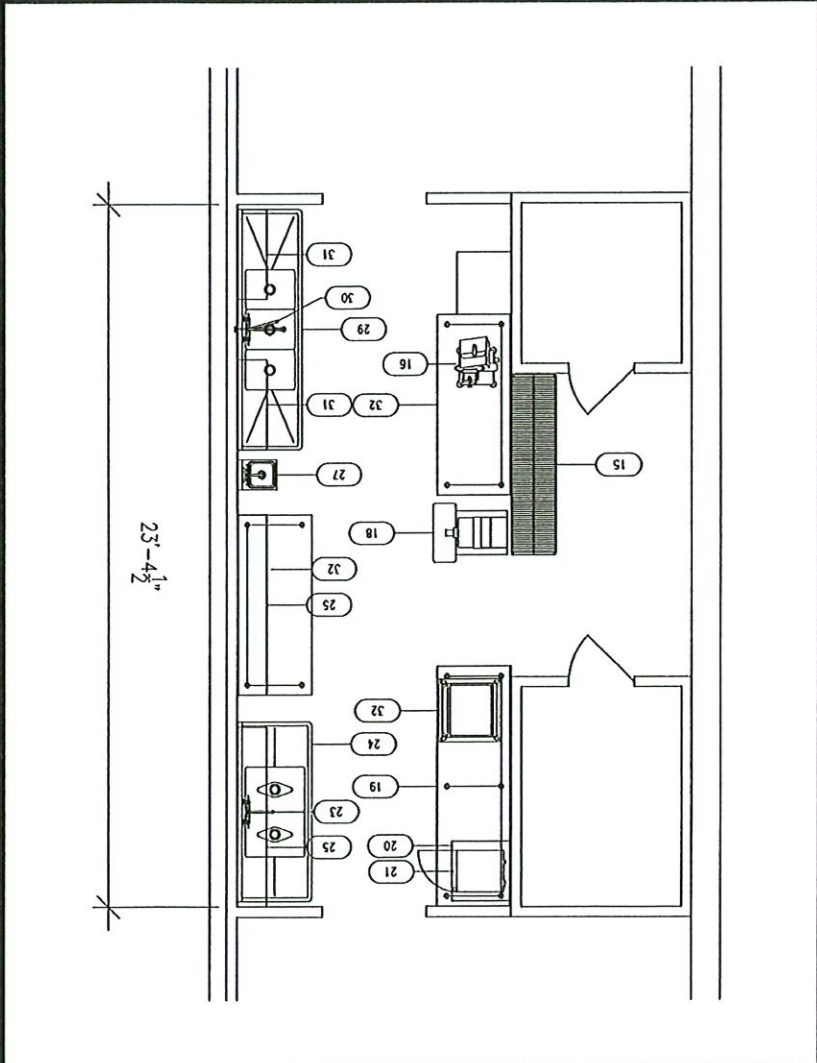
The Breslin Bar & Grill, Ace Hotel, New York City; AM Chef – 2015-2015, Gastropub, one Michelin star

- Transferred from the John Dory; worked the line to learn all stations. weekday breakfast and weekend brunch served up to 350 covers per shift.
- The John Dory Oyster Bar, Ace Hotel, New York City, Sous Chef - 2012-2015, small plates, seafood, two stars/recommended, New York Times.
 - Supervised a staff of 20+ while managing service with 300+ covers per night
 - Oversaw kitchen operations, including but not limited to, ordering, receiving and inspecting all products received.
 - Created multiple dishes approved by Chef April Bloomfield.
- Phood on Main, Riverside CA, Sous Chef - 2010-2012, casual American, Los Angeles suburbs
 - Managed lunch and dinner service and staff, including creating and pricing daily specials, and overseeing all kitchen operations.
- Orchard Ridge Country Club, Fort Wayne, Indiana, Kitchen Manager, 2006-2010, fine dining, private club
 - Responsible for opening/closing the kitchen, managing food preparation, and supervising line cooks, holding all accountable to Executive Chef standards.
- The Summit Club, Fort Wayne, Tournant Chef, 2004-2008, seasonal fine dining, banquet
 - Promoted from prep cook to Tournant Chef
 - Successfully executed all stations for a seasonal dinner menu, including nightly specials, supporting banquets of 350+ guests.
- Chop's Steak and Seafood, Fort Wayne, Indiana, Line Cook, 2006-2008, new American, steakhouse
 - Successfully operated multiple stations handling 120+ covers per night.

Education Ivy Tech Community College; A.M.'s, Hospitality Administration & Culinary

Arts





DIGEST SHEET

TITLE OF RESOLUTION: A Resolution Approving a Municipal Downtown Dining District Liquor Formal Written Commitment for Rootbeer Thoughts, LLC, d/b/a Bridgeport

DEPARTMENT REQUESTING RESOLUTION: Economic Development

SYNOPSIS OF RESOLUTION: This resolution requests approval of a Municipal Downtown Dining District Liquor License Formal Written Commitment for Rootbeer Thoughts, LLC, d/b/a Bridgeport, a new restaurant that will open in the building formerly occupied by Pint and Slice within the Downtown Dining District. Bridgeport will offer a refined yet casual dining experience featuring a family-style concept and shareable small plates.

EFFECT OF PASSAGE: Approval will authorize Rootbeer Thoughts, LLC, d/b/a Bridgeport, 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. The approval will support the restaurant opening and allow alcoholic beverage service as part of its planned dining operations.

EFFECT OF NON-PASSAGE: Rootbeer Thoughts, LLC, d/b/a Bridgeport, will not be authorized to operate under a Downtown Dining District Liquor License. This may limit the restaurant's ability to fully implement its proposed concept and beverage program at the former Pint and Slice location.

ASSIGNED TO COMMITTEE:

MEMORANDUM

TO: Fort Wayne City Council

FROM: Andrea R Robinson, PhD; Economic Development

DATE: August 6, 2026

RE: Request for Approval of a Municipal Riverfront Development Downtown Dining District Liquor License Agreement - Rootbeer Thoughts, LLC d/b/a Bridgeport

BACKGROUND

Rootbeer Thoughts, LLC, doing business as Bridgeport, plans to open a new restaurant in the downtown building formerly occupied by Pint and Slice. The property is located within the boundaries of the Downtown Dining District and has an established history as a restaurant location.

Bridgeport will offer a refined, yet casual dining experience centered on family-style service and small plates intended for sharing. In connection with the restaurant opening, Rootbeer Thoughts, LLC has submitted a request for approval of a Downtown Dining District Liquor License Formal Written Commitment.

PUBLIC PURPOSE AND BENEFIT

Approval of this request supports several public objectives, including:

- Returning an established downtown restaurant space to active use
- Adding a distinctive family-style and small-plate dining option downtown
- Supporting pedestrian activity, visitor traffic, and complementary downtown businesses
- Encouraging investment and continued economic vitality in the downtown core

The request is consistent with prior Downtown Dining District approvals for restaurant uses and supports the district's goal of maintaining an active and diverse downtown dining environment.

COMPLIANCE AND OVERSIGHT

Rootbeer Thoughts, LLC d/b/a Bridgeport 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 and public safety

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 Formal Written Commitment for Rootbeer Thoughts, LLC d/b/a Bridgeport, finding the request to be consistent with Downtown Dining District goals, existing policy, and public benefit considerations.