

CITY OF HOBART
RIVERFRONT DISTRICT ALCOHOLIC BEVERAGE PERMIT GUIDELINES
EFFECTIVE November 1, 2023

Objectives and Criteria
For License Allocation

The Indiana state legislature enacted I.C. 7.1-3-20-16(d) (Act), which allows the Indiana Alcohol and Tobacco Commission (ATC) to issue alcoholic beverage permits (one, two, or three-way) (Riverfront Licenses) in the HOBART CITY RIVERFRONT DISTRICT. Under ATC rules, the Mayor recommends sites in the riverfront district where permits may be issued by the ATC.

The Mayor will be guided by the guidelines set out in this document in determining those sites which meet the qualifications in this Policy and are appropriate for Riverfront Licenses.

Purposes and Goals

The purpose behind these Guidelines is to encourage the location and operation of a diverse mix of restaurants that provide a wide range of dining experiences in the riverfront district.

The purpose of these Guidelines is also to assist small business owners. These business owners invest not only in their business but also in our community.

The City, through implementation of the Act and this Policy, seeks to achieve the following:

1. Enhance Hobart's regional appeal by encouraging the opening, location or operation of a diverse mix of restaurants and entertainment venues in the Riverfront District.
2. Use the license allocation program to encourage recipients to make improvements to their buildings, support the Riverfront Improvement District, participate in unified marketing efforts, encourage a healthy and fun atmosphere in the Riverfront District, and to complement other redevelopment efforts.
3. Remove a significant barrier to Downtown development.
4. Provide an experience that encourages repeat visits by residents and visitors.
5. Assist in reinforcing the existing physical fabric of Downtown to create a sense of place and gathering areas.
6. Provide opportunity for economic development, increase the tax base and create jobs.

DISTRICT REQUIREMENTS

1. The District will be geographically defined to conform to the requirements of the Act and as shown in Attachment A.
2. The City shall allow for the granting of ten (10) additional three-way Riverfront Development District licenses as per Resolution No. 2023-22.
3. Permits are not transferable, not portable within or without the District and any renewal is subject to compliance with the terms of these Local Rules and any agreement negotiated with the

Board of Works. The permits shall not be pledged as collateral or subject to any lien, judgment, property settlement agreement, or third party claim.

4. Applicants receiving three-way licenses within the District will be required to sell a minimum of 51% of their total sales in food annually. Upon request, applicants will have to demonstrate that this requirement has been met at the location for which the license has been granted.

5. The Applicant will comply with local application procedures as well as those required by the State of Indiana and the ATC.

6. Applicants will be full dues paying members of the Riverfront Dining Marketing Fund, if and when it is established; the dues for which shall not exceed \$1,000.00 per year for each restaurant. Membership will also be available to other businesses on a voluntary basis.

7. The restaurant must comply with all building, health, zoning laws, ordinances and all rules and regulations of the ATC.

8. The restaurant must provide acknowledgement from the City Planning Department approving the zoning of the building and its compatibility with the use the Applicant is proposing.

9. The restaurant is responsible for all outside cleaning, maintenance, and debris pick up, which includes cigarettes and snow removal of surrounding area and public walkways.

10. The applicant will obtain and maintain all liability and other insurance coverages required by the ATC and submit a certificate of insurance to the Mayor's office prior to commencement of business.

11. The applicant will enter into a written commitment with the City to comply with these Guidelines and any lawful conditions that the City may impose on the operation of the applicant's restaurant.

12. The applicant shall pay an application fee as determined in the City's fee ordinance. The Mayor's review will not commence until such fee is paid.

Factors

The recommendation of the Mayor will be based on several factors.

Corporate Condition and Operations. The Mayor will consider the Applicant's (1) financial and ownership strength, which may best be demonstrated by a business plan, (2) history of operation, (3) the nature of the jobs added to or retained in the Hobart employment base.

Restaurant Operations. The Mayor will consider the Applicant's (1) experience operating a restaurant similar to that proposed, (2) the diversity of the restaurant and its proposed menu, (3) the restaurant's ability to draw people to Hobart and, specifically, the riverfront area, and (4) the focus of the restaurant to provide a dining experience rather than an alcohol consumption experience.

Location and Physical Elements. The Mayor will consider (1) the location of the restaurant, (2) the size, floor plan, and layout of the restaurant and exterior dining areas, if any, (3) the Applicant's plans to improve the facility in which they will operate and the consistency of such plans with the nature and architecture of the riverfront area, (4) any physical improvements to the restaurant, and (5) the expected timetable for work and business commencement which is one year from the day of approval.

Other Considerations. The City encourages Applicants to include in the Application any other factors that will aid the Mayor in evaluating the application. All other considerations, favorable and unfavorable, will be considered.

Included with this document is an application that summarizes the numerous requirements, which will be considered when weighing an application for a Riverfront License. It will aid the Mayor in determining the merit of an application and developing any conditions upon which the recommendation is made. The application should serve as a guide to assist the Mayor in evaluating the request according to the criteria set forth by the State and the City of Hobart.

Application procedure.

The application process is as follows:

1. The Applicant will meet with the Mayor (or designated staff member) to review the application requirements and the proposed location. All communications concerning the application shall be made through the Mayor (or designated staff member).
2. The Applicant will complete a Riverfront License application and submit it along with a check for the application fee to the Hobart Mayor's office.
3. The Mayor (or designated staff member) will schedule a meeting with the applicant. The applicant (or their representative) is required to attend this meeting. No decision or approval will be made at this meeting.
4. The Mayor will review the application and make a determination for approval or rejection that will be forwarded to the ATC. There is no time frame for the Mayor's decision, but it is anticipated to be within 30 days from the meeting referenced in #3 above. This recommendation is a required part of the applicant's application to the ATC.

It is understood that the ATC will not take action on a three-way Riverfront District License without the Mayor's letter of recommendation.

Please submit application to: Mayor's Office
 Hobart City Hall
 414 Main Street
 Hobart, IN 46342

**ATTACHMENT
'A'**

■ = RIVERFRONT DISTRICT
(All business zoned property within
1500ft of river and within boundaries of
SR 130/Downtown redevelopment area)

B-3 = SHADED AREA

B-2 = NON-SHADED AREA

