

RIVERFRONT DISTRICT GUIDELINES

Local Guidelines

RIVERFRONT ALCOHOL BEVERAGE LICENSE

Objectives and Criteria for License Allocation

The Indiana state legislature enacted I.C. 7.1-3-20 et. seq. (Act). The Act permits the Indiana Alcohol and Tobacco Commission (ATC) to issue liquor licenses (one, two, or three-way) (Riverfront Licenses) in the McCORDSDVILLE RIVERFRONT REDEVELOPMENT DISTRICT. The McCordsville Redevelopment Commission (MRDC) will recommend to the Town Council President of the Town of McCordsville (“Town Council President”) applications for liquor licenses the MRDC believes will strengthen the economic vitality of the riverfront district.

Background

The MRDC has determined that the creation of a Riverfront Development District, under I.C. 7.1-3-30 et seq. (Act) will help further the aims of the MRDC by removing barriers to development in the downtown district. Through the creation of this district, the MRDC will be able to attract additional development opportunities to the district, expand the tax base through additional development and create more opportunities for the people of McCordsville, Hancock County, and surrounding areas to spend time in and enjoy the various venues present in this redeveloped district.

The Act permits the Indiana Alcohol and Tobacco Commission to issue liquor licenses (one, two, and three-way) within the District, above the normal number granted to McCordsville. The MRDC believes that granting additional three-way liquor licenses within the District will enable the creation of new food and beverage businesses which will create economic opportunities in the area and will lengthen the useful life of the downtown district into the evening hours. The lack of availability of such licenses is considered to be a barrier to development.

The Act allows the ATC to grant an unlimited number of licenses within the district, subject to limitations set by the locality. Additionally, the Act proscribes that no local fees or assessments may be added to those set by the ATC. The application process for a license within the district is the same set forth for licenses elsewhere in the community with the additional requirement that a recommendation from the community be provided to the ATC prior to their granting of the license. The authority for this recommendation is to be determined locally.

Purposes and Goals

The Town, through implementation of the Act, this Policy and of the Riverfront Development District, seeks to achieve the following:

1. Enhance McCordsville's **regional appeal** by encouraging the location and operation of a diverse mix of restaurants and entertainment venues in the riverfront district.
2. Removes a significant barrier to **Downtown development**.
3. Provide an experience that encourages repeat visits by residents and visitors.
4. Assist in reinforcing the existing physical fabric of Downtown to create a **sense of place** and **gathering areas**.
5. 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 by Exhibit A attached to the enabling legislation.
2. The District shall allow for the granting of **10** three-way Riverfront Development District licenses. The McCordsville Town Council will have the authority to grant additional licenses within the District by Resolution.
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 Redevelopment Commission. The permits shall not be pledged as collateral or subject to any lien, judgment, property settlement agreement, or third party claim.**
4. Applicants shall enter into a formal written commitment in the form and under the terms as set forth by the MRDC.
5. The applicant will comply with local application procedures as well as those required by the State of Indiana and the ATC.

Criteria and Factors

The recommendation of the MRDC will be based on the following general criteria:

1. Granting of the license will benefit the purposes of the district.

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.

Additionally, the MRDC will consider several other factors including but not limited to the following in making a recommendation:

The Commission will consider:

1. 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,
2. the restaurant's ability to draw people to McCordsville and, specifically, the riverfront area,
3. the number and nature of the jobs added to or retained in the McCordsville employment base,
4. the restaurant focus on a dining and entertainment experience rather than an alcohol consumption experience,
5. financial and ownership strength, which may best be demonstrated by a business plan,
6. history of operation,
7. reputation in the McCordsville community and, if from other than McCordsville, the Applicant's reputation in other communities,
8. the control and participation of the owners of the Applicant in the day to day operation of the business,
9. the location of the restaurant,
10. the size, floor plan, and layout of the restaurant and exterior dining areas, if any,
11. any physical improvements to the restaurant, and
12. the expected timetable for work and business commencement.

Application procedure

The application process is as follows:

1. Applicant will complete a Riverfront License application and submit it to the Town Manager of McCordsville.
2. The Town Manager of McCordsville will schedule a meeting with the MRDC to consider the proposed application and propose a formal written commitment.
3. The MRDC will make a recommendation for either approval or rejection of the license application to the Town Council President.
4. The Town Council President will review the MRDC recommendation and make a determination for approval or rejection that will be forwarded to the ATC. 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 this letter of recommendation.

Other Considerations

Please outline any other factors which may aid the MRDC in the consideration of your application.