



City of Columbus Redevelopment Commission



Application For Columbus Riverfront District Permit

This ownership entity is: (Check one)

- Sole Owner
- Simple Partnership
- Corporation LLC
- Limited Partnership Municipality
- Limited Liability Partnership Club Association Refund
- Limited Liability Company Club Corporation

Information Type: (Check all that apply)

Applicant Property Owner Tenant/Lessee

Name: KAYS FAMILY GROUP LLC DBA YATS COLUMBUS

Address: 325 4th St. Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812.372.1533 Fax No.: _____

E-mail Address: kaysfamilygroupllc@gmail.com

FOR OFFICE USE ONLY
Date received
Reviewed by
Date reviewed
Local Board hearing date
Commission approved
Remarks

Additional Types: (Check all that apply)

Applicant Property Owner Tenant/Lessee

Name: _____

Address: _____
(number) (street) (city) (state) (zip)

Phone No.: _____ Fax No.: _____

E-mail Address: _____

Applicant Property Owner Tenant/Lessee

Name: _____

Address: _____
(number) (street) (city) (state) (zip)

Phone No.: _____ Fax No.: _____

E-mail Address: _____

Property Information:

Property Size: _____ acres or 1726 square feet

Zoning: RIVERFRONT DISTRICT

Address: 325 4th ST COLUMBUS INDIANA 47201
(number) (street) (city) (state) (zip)

Or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

Property ID Number: _____

Please answer the following questions as Appendices:

1. Describe how the restaurant will draw people to Columbus and, specifically, the riverfront area?
2. Describe how the restaurant focuses on a dining and entertainment experience rather than an alcohol consumption experience?
3. List the number and the nature of the jobs added to or retained in the Columbus employment base?
4. What type of reputation does the Applicant have in the Columbus community and, if from other than Columbus, the Applicant's reputation in other communities? Explain.
5. What kind of control and participation do the owners have in the day to day operation of the business?
6. What is the history of the operation?
7. Please include a business plan that includes financial and ownership strengths.
8. Submit a plan that includes the size, floor plan, and layout of the restaurant and exterior dining areas, if any.
9. What, if any, plans are there to improve the facility in which you will operate with the nature and architecture of the riverfront area?
10. What physical improvements, if any, are you making to the restaurant?
11. What is the expected timetable for work and business commencement?
12. Please outline any other factors which may aid the Redevelopment Commission in the consideration of your application.

APPENDICES

1. We are already an established restaurant in the downtown area. People come downtown specifically to eat at YATS.
2. Most of our customers come to YATS for our dining and entertainment. We host several events throughout the month that bring customers to our restaurant. We already serve beer and wine, alcohol sales will enhance our diners experience.
3. We employ 2 full time and 6 part time employees. All of our jobs require customer service skills, money management, cleaning and inventory.
4. The Kays Family are from Columbus. We are respected community members, and as an existing business we are involved in many community events.
5. Elizabeth Kays is the President of Kays Family Group, and co-owner of YATS. Charlie Kays is the General Manager and is co-owner. Liz and Charlie work at YATS Monday through Friday, and also work during special week-end events. Yats owners are involved in all aspects of our business.
6. YATS is an established franchise which began in Indianapolis. We have been at our location since July 24, 2013. We have a long-term lease at this location.
7. Since we have been in business for quite some time, our business plan and financial plan have proven to be solid. Our ownership strengths include our many years of experience in the food & beverage business, and Charlie's years of experience with the YATS brand in Indianapolis. Our annual sales total approximately \$600,000, with expanded growth anticipated through liquor sales.
8. Our restaurant is approximately 1726 sq. ft. . I have included a rough floor plan. Please let me know if more details are needed.
9. We are located in a Cummins office building. Any changes would come through them.
10. We will be adjusting some of our bar service area to accommodate liquor service. Very little change will be required.
11. We are already open daily.
12. As previously stated, we believe that our existing customer base will be enhanced by us being able to offer a more expanded drink menu, and we will be able to draw new customers to the downtown area. We don't want to be a bar...we want to be a restaurant that offers a full food and beverage experience.

Permits are not transferable, not portable within or without the district and any renewal are 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.

Applicants receiving three-way licenses within the District will be required to sell a minimum of \$150,000 in gross food sales annually. As part of the yearly license renewal, applicants will have to demonstrate that this requirement has been met at the location for which the license has been granted.

Supporting Information:

- please include 8 hard copies of the application for review.
- Include appendix
- complete the checklist.

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



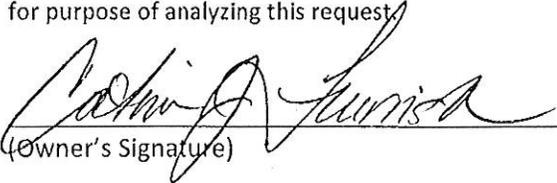
(Applicant's Signature)

4/2/15

(Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Columbus Redevelopment Commission to enter this property for purpose of analyzing this request.



(Owner's Signature)

4/8/15

(Date)

(Owner's Signature)

(Date)

**Columbus Redevelopment Commission
Columbus Riverfront District Permit Checklist**

All Columbus Riverfront District Permit applications will be under review by the License Review Committee and the Columbus Redevelopment Commission. The application shall be accompanied by a total of 8 copies to be submitted.

The applicant is responsible for contacting the Columbus Redevelopment Commission to mutually identify any information that is not applicable. The applicant is required to provide any other information requested by the Redevelopment, Redevelopment Commission members, and the license review committee to demonstrate compliance with the requirements of the Riverfront District Permit.

1. _____ the ownership entity.
2. _____ information type;
3. _____ contact information;
4. _____ property size in acres or square feet;
5. _____ property address or general location stating street corner, subdivision lot number, etc;
6. _____ property ID number;
7. _____ history of the operation;
8. _____ number of jobs and nature of jobs added to the community;
9. _____ type of reputation and explanation;
10. _____ detailed site plan that includes the size, floor plan, and layout of the restaurant and exterior dining areas;
11. _____ plan of any improvements to the facility;
12. _____ plan of physical improvements to the facility;
13. _____ timetables for work and business commencement;
14. _____ owner's day to day operations of the business;
15. _____ business plan that includes financial and ownership strengths;
16. _____ other factors to consider;
17. _____ restaurants focus;
18. _____ restaurants ability to draw people;
19. _____ sign and date of applicant and property owner(s);
20. _____ eight hard copies of application;
21. _____ filled out Application for New or Transfer Permit from the Indiana ATC
22. _____ envelope addressed to Heather Pope, Director of the Redevelopment Commission (address below)

SUBMIT TO:

Heather Pope
Director
Columbus Redevelopment Commission
123 Washington St.
Columbus, IN 47201