

TEMPORARY RESOLUTION NO. 61-18

PERMANENT RESOLUTION NO. 63-18

A RESOLUTION ACCEPTING THE PETITIONS AND BYLAWS OF THE LANCASTER DOWNTOWN SPECIAL IMPROVEMENT DISTRICT (SID) AND DECLARING IT NECESSARY TO IMPROVE MAIN STREET, COLUMBUS STREET, BROAD STREET BETWEEN CERTAIN TERMINI

WHEREAS, petitions from the owners of at least 60% of the front footage abutting the proposed Lancaster Downtown Special Improvement District described in Section 1, petitioning on improvements and a copy of the articles of incorporation were submitted to the City on July 12, 2018, pursuant to Ohio Revised Code 1710.02; and

WHEREAS, the improvements are described in Exhibit A attached hereto; and

WHEREAS, the City has 60 days to approve the petitions and Articles of Incorporation pursuant to Ohio Revised Code 1710.02; and

WHEREAS, Ohio Revised Code 1710 (Special Improvement District) works in conjunction with Ohio Revised Code 727.12 (Assessments); and

WHEREAS, the costs for the improvements are on file with the Clerk of Council pursuant to Ohio Revised Code 727.12; and

WHEREAS, the petitions request an assessment of \$10.50 per lineal foot for 2019; \$10.75 per lineal foot for 2020; \$11.00 per lineal foot for 2021; \$11.25 per lineal foot for 2022; and \$12.00 per lineal foot for 2023; and

WHEREAS, the City must pass a Resolution of Necessity for said improvements pursuant to Ohio Revised Code 727.12

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO

SECTION 1. The City hereby approves the signed petitions of the owners of at least 60% of the front footage abutting the Lancaster Downtown Special Improvement District (SID) described as Main Street between Memorial Drive and High Street, Columbus Street between Wheeling Street and Walnut Street, and Broad Street between Wheeling Street and Walnut Street, attached as Exhibit B and the accompanying Articles of Incorporation pursuant to Ohio Revised Code 1710.02 attached as Exhibit C, creating the Lancaster Downtown Special Improvement District. The signed petitions are attached as Exhibit D.

SECTION 2. It is hereby declared necessary pursuant to Ohio Revised Code Chapter 727 to improve the Lancaster Downtown SID described in Section 1, through improvements consisting of Economic Development and Maintenance as set forth in the Initial Service Plan attached hereto as Exhibit A.

SECTION 3. The plans, specifications, profiles, and estimate of cost of the improvements, prepared by the existing SID Board are now on file in the office of the Clerk of Council, are approved.

SECTION 4. The City shall pay \$10.50 per lineal foot for 2019; \$10.75 per lineal foot for 2020; \$11.00 per lineal foot for 2021; \$11.25 per lineal foot for 2022; and \$12.00 per lineal foot for 2023 for special assessments of City owned property in the District for the five-year period. The remaining costs will be by special assessment to the remaining properties bounding and abutting the improvement in the Lancaster Downtown SID and shall be \$10.50 per lineal foot for 2019; \$10.75 per lineal foot for 2020; \$11.00 per lineal foot for 2021; \$11.25 per lineal foot for 2022; and \$12.00 per lineal foot for 2023 over the five-year period.

SECTION 5. The SID Director, as designated by the SID Board, is authorized and directed to prepare and file in the office of the Clerk of Council the estimated special assessments of the cost of the improvement described in this resolution. Those estimated special assessments shall be based upon the estimate of cost of the improvement now on file in the office of the Clerk of Council and shall be prepared pursuant to the provisions of this resolution. When the estimated special assessments have been so filed, the Clerk of Council shall cause notice of the adoption of this resolution and the filing of the estimated special assessments to be served in the manner provided by law on the owners of all lots and lands to be assessed.

SECTION 6. The special assessments to be levied shall be paid according to the following payment schedule: in five annual installments, with interest on the unpaid principal amount of each special assessment at the same rate or rates of interest as shall be borne by securities to be issued in anticipation of the collection of the total of the unpaid special assessments or, if such securities are not issued, at the rate or rates of interest determined by the Council when it passes the assessing ordinance levying those special assessments; provided that the owner of any property assessed may pay the special assessment within thirty (30) days after passage of the assessing ordinance.

SECTION 7. The City does not intend to issue securities.

SECTION 8. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law.

SECTION 9. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: 7/16/18 after 1st reading. Vote: Yeas 8 Nays 0

Approved: 7/16/18

Clerk: Jessie Lynn Sandy

Offered by: Tom [Signature]

[Signature]
President of Council

[Signature]
Mayor

Second by: 

Requested by Finance Committee



CITY OF LANCASTER, OHIO
LAW DIRECTOR AND CITY PROSECUTOR
RANDALL T. ULLOM

July 12, 2013

Teresa L. Sandy
Clerk of Council
City Hall
104 East Main Street
Lancaster, Ohio 43130

Dear Clerk Sandy,

On behalf of the Lancaster Downtown SID, please accept the filing of the plans, specifications, profiles, and estimates of costs for the improvements to the district to be available for public review.

I have also attached my acknowledgment of receipt of petitions totaling at least 60% of the front footage and the Articles of Incorporation.

Sincerely,

Stephanie L. Hall
Assistant Law Director & City Prosecutor



**Downtown Lancaster Special Improvement District
Initial Services Plan (approved by SID Board 03.21.18)**

The Downtown Lancaster Special Improvement District, Inc. will operate as a nonprofit corporation and engage in economic development and maintenance activities to retain, expand, and attract business investment in Downtown Lancaster.

Professional staff shall work for Downtown Lancaster Special Improvement District Inc and shall function as its operating unit.

The mission of the Downtown Lancaster Special Improvement District is to conceive, initiate, and manage economic development programs that contribute to the sustained revitalization of Downtown Lancaster.

Downtown Lancaster Special Improvement District Basic Services

The primary goal of the Downtown Lancaster SID is to develop value added programs for Downtown Lancaster property owners and businesses by providing basic services to SID participating owners of real property within the district. These services are designed to increase real estate activities, improve public perception, and move the revitalization of Downtown Lancaster forward.

The following services shall be performed by the Downtown Lancaster Special Improvement District, Inc, over the next 5 years beginning January 1, 2019 through December 31, 2023.

BASIC SERVICES

Advisory Services

The Downtown Lancaster Special Improvement District will provide advisory services to property owners and businesses in the district consisting of:

- Planning and Business Development
- Financial strategies and programs
- Feasibility analyses
- Site/property evaluation and acquisition
- Government consents and participation
- Market research and analysis
- Marketing strategies and programs
- Land use and master planning
- Project organization and consultation
- Technical services
- Construction planning and property management

BASIC SERVICES (continued)

Economic Development

The Downtown Lancaster Special Improvement District will pursue a 6 part economic development strategy consisting of the following elements:

1. Maintenance and continual updating of the property inventory of the Downtown Lancaster SID. This will include adding to the existing inventory both qualitative and quantitative data that will aid in the marketing of individual properties and of the District as a whole. (Current Reality)
2. Continued Strategic Planning for Downtown SID. Using data collected and the adopted 10 year Downtown Vision plan, create a Best Use list for available Downtown properties and properties needing significant reinvestment.
3. Continued Participation in the Development Process. Seek opportunities to recruit businesses to the District and identify and work with property owners and developers interested in new construction or renovation. Continued work with the Lancaster Historic District and support of enforcement of current design guidelines. Creation of a comprehensive public parking plan. Creation of a business retention plan for the district.
4. Marketing to targeted groups. Create a marketing strategy to market available Downtown investment opportunities to targeted groups, developers, and individuals. This includes close working relationships with realtors and property owners who have property listed. Work with the community to dispel misconceptions about the District and tell our story in an effort to improve public opinion, perception and to re-engage the public in the idea of a vibrant and alive Downtown.
5. Creation of a one stop Investor Resource Center. Create and maintain a list of incentives available within the district as well as information on permitting, incentives, funding options, and general access to other business and entrepreneurial resources.
6. Development of new partnerships and programs and continuation of current partnerships and programs: Through resources and public/private partnerships available to the SID, develop and continue programs that will aid in the development and revitalization of Downtown, including loan partnerships, façade improvement loans/grants, marketing of available options like the county RLF, expedited permitting, CRAs, historic tax credits, grants, CDBG, Clean Ohio funds, and fee waivers.

BASIC SERVICES (continued)

Maintenance

The Downtown Lancaster Special Improvement District will continue the following maintenance activities in the district:

- Planter maintenance (planting, watering, mulching, weeding, pruning)
- Sidewalk cleaning
- Litter and debris removal
- Trash collection
- Snow and ice removal
- Bench maintenance
- Sidewalk maintenance
- Maintenance of decorations and street-scape

Organization

The Downtown Lancaster Special Improvement District will represent the interests of downtown property owners to local public sector officials.

Appendix A

Downtown Lancaster Special Improvement District Planning Priorities

OVERVIEW:

There are many organizations which are interested in the development of the Lancaster's Downtown. These include the property and business owners, City Council, Special Improvement District (SID) members, Destination Downtown Lancaster, The Chamber of Commerce, the Visitors & Convention Bureau, Decorative Arts Center, Ohio Glass Museum, Fairfield Heritage Association, Downtown service clubs and the Performing Arts Center Committee members. There are many exciting activities and programs that are sponsored on behalf of these groups in Downtown Lancaster throughout the year that make a vibrant and attractive Downtown important.

The Lancaster Special Improvement District was formed and the members elected to assess themselves for the purpose of maintaining and improving Downtown, as follows:

PURPOSES FOR FORMING THE SID (Articles of Incorporation):

1. To encourage and participate in programs that will maintain, improve and build the downtown area of the City of Lancaster as a viable place of business, cultural and recreational activity.
2. To assist the City of Lancaster, Fairfield County and other agencies and groups in providing programming which will preserve the economic well-being and opportunities in the downtown area of the City of Lancaster.
3. To encourage and participate in programs to preserve the aesthetic, architectural and historic character of the downtown area of the City of Lancaster.

SID BASIC SERVICES (Articles of Incorporation)

Economic Development:

1. Specifically define what exists downtown.
2. Determine what can be done to make spaces more marketable in the downtown district.
3. Participate in the development process.
4. Marketing to target groups.
5. Development of new revitalization programs.

SID Maintenance:

1. Planter maintenance and weeding
2. Sidewalk sweeping and cleaning
3. Litter and Debris removal
4. Trash emptying
5. Snow shoveling

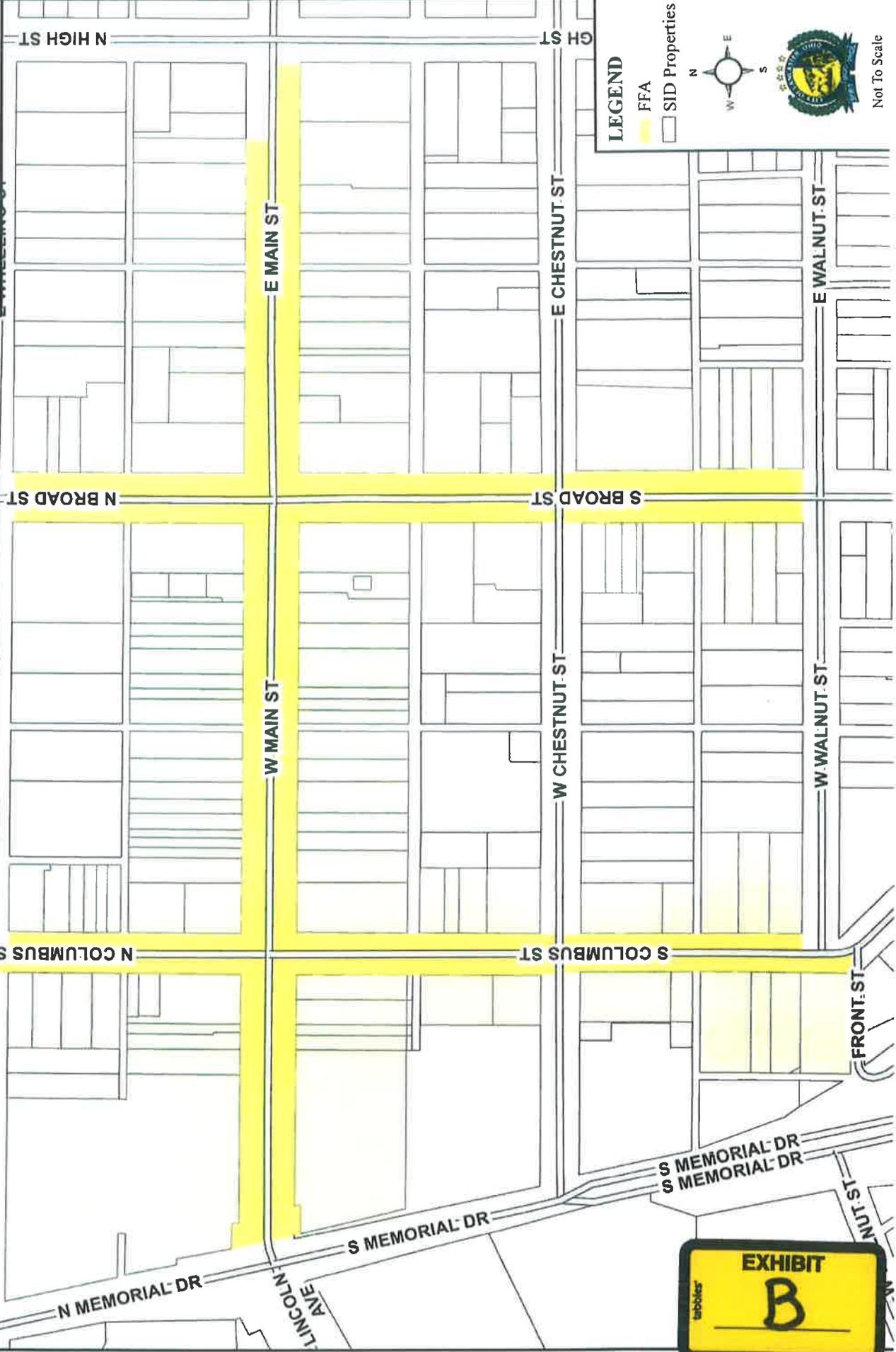
SID Organization:

Represent the interests of downtown property owners to local public sector officials.

SERVICE PLAN FOR 2019-2023:

1. Sweep and clean sidewalks, remove litter and debris and empty trash receptacles
2. Maintain and weed planters (tree wells)
3. Remove snow and de-ice sidewalks
4. Market the Downtown
5. Conduct economic development functions for Downtown including but not limited to:
 - A. Pursue more public off-street parking
 - B. Promote retail stores
 - C. Complete an available property inventory
 - D. Complete key information for prospective investors in Downtown
 - E. Recruit property owners and tenants
 - F. Investigate and pursue grant writing opportunities
 - G. Brand Downtown

Downtown Lancaster Special Improvement District



LEGEND

- FFA
- SID Properties

Not To Scale





DISTRICT DESCRIPTION AND MAP

The approximate boundaries of the **Downtown Lancaster Special Improvement District** are from Memorial Drive to High Street, and from Wheeling Street to Walnut Street, as is depicted on the following map.



Prescribed by **J. Kenneth Blackwell**
Ohio Secretary of State
Central Ohio: (614) 466-3910
Toll Free: 1-877-SOS-FILE (1-877-767-3453)

www.state.oh.us/eos
e-mail: busosrv@sos.state.oh.us

Expedite this Form: (extra cost)	
<input type="radio"/> Yes	PO Box 1990 Columbus, OH 43216 <small>*** Requires an additional fee of \$100 ***</small>
<input type="radio"/> No	PO Box 870 Columbus, OH 43216

INITIAL ARTICLES OF INCORPORATION
(For Domestic Profit or Non-Profit)
Filing Fee \$125.00

THE UNDERSIGNED HEREBY STATES THE FOLLOWING:

(CHECK ONLY ONE (1) BOX)

<input type="checkbox"/> (1) Articles of Incorporation Profit (113-ARP) ORC 1701	<input checked="" type="checkbox"/> (2) Articles of Incorporation Non-Profit (114-ARP) ORC 1702	<input type="checkbox"/> (3) Articles of Incorporation Professional (170-ARP) Profession ORC 1705
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2004 JUN 16 PM 12:31

Complete the general information in this section for the box checked above.

FIRST: Name of Corporation Downtown Lancaster Special Improvement District, Inc.

SECOND: Location Lancaster Fairfield
(City) (County)

Effective Date (Optional) _____ Date specified can be no more than 90 days after date of filing. If a date is specified, the date must be a date on or after the date of filing.
(month/day/year)

Check here if additional provisions are attached

Complete the information in this section if box (1) or (2) is checked. Completing this section is optional if box (1) is checked.

THIRD: Purpose for which corporation is formed
See attached

Complete the information in this section if box (1) or (3) is checked.

FOURTH: The number of shares which the corporation is authorized to have outstanding (Please state if shares are common or preferred and their par value if any)

(No. of Shares)	(Type)	(Par Value)

(Refer to Instructions if needed)

Completing the information in this section is optional

FIFTH: The following are the names and addresses of the individuals who are to serve as Initial Directors.

(Name) _____

(Street) _____ *NOTE: P.O. Box Addresses are NOT acceptable.*

(City) _____ (State) _____ (Zip Code) _____

(Name) _____

(Street) _____ *NOTE: P.O. Box Addresses are NOT acceptable.*

(City) _____ (State) _____ (Zip Code) _____

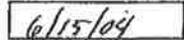
(Name) _____

(Street) _____ *NOTE: P.O. Box Addresses are NOT acceptable.*

(City) _____ (State) _____ (Zip Code) _____

REQUIRED
Must be authenticated
(signed) by an authorized
representative
(See instructions)


Authorized Representative


Date

Matthew E. Johnson
(print name)


Authorized Representative


Date

(print name)


Authorized Representative


Date

(print name)

Complete the information in this section if box (1) (2) or (3) is checked.

ORIGINAL APPOINTMENT OF STATUTORY AGENT

Downtown Lancaster Special Improvement District, Inc.

The undersigned, being at least a majority of the incorporators of _____ hereby appoint the following to be statutory agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is

SAS Agent for Service, Inc.

At _____
109 N. Broad St.
(Street) NOTE: P.O. Box Addresses are NOT acceptable.

Lancaster, Ohio 43130
(City) (Zip Code)

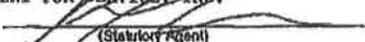
Must be authenticated by an authorized representative

	<u>6/15/04</u>
Authorized Representative <u>Matthew E. Johnson</u>	Date
<input type="text"/>	<input type="text"/>
Authorized Representative	Date
<input type="text"/>	<input type="text"/>
Authorized Representative	Date

ACCEPTANCE OF APPOINTMENT

The Undersigned, SAS Agent for Service, Inc., named herein as the Statutory agent for, Downtown Lancaster Special Improvement District, Inc. hereby acknowledges and accepts the appointment of statutory agent for said entity.

SAS AGENT FOR SERVICE, INC.

By Signature: 
(Statutory Agent)
Rick I. Snider, its Treasurer

ARTICLE THIRD ATTACHMENT**Purpose for which corporation is formed:**

1. To govern a special improvement district created pursuant to ORC Chapter 1710.
2. To encourage and participate in programs that will maintain, improve and build the downtown area of the City of Lancaster as a viable place of business, cultural and recreational activity.
3. To assist the City of Lancaster, Fairfield County and other agencies and groups in providing programming which will preserve the economic well being and opportunities in the downtown area of the City of Lancaster.
4. To encourage and participate in programs to preserve the aesthetic, architectural and historic character of the downtown area of the City of Lancaster.
5. To engage in any lawful act or activity for which corporations may be formed under ORC Chapter 1702 and amendments thereto, as may be deemed appropriate by the trustees of the Corporation, and to exercise any powers or rights now or hereafter conferred on nonprofit corporations under the laws of the State of Ohio which are in furtherance of any of the purposes for which the Corporation is formed.
6. To engage in any lawful act or activity for which corporations may be formed under ORC Chapter 1710 and amendments thereto as may be deemed appropriate by the trustees of the corporation.
7. The above enumerated purposes shall be interpreted in connection with the limitation that the Corporation is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

Exhibit C



Prescribed by **J. Kenneth Blackwell**

Ohio Secretary of State
Central Ohio: (614) 466-3910
Toll Free: 1-877-SOS-FILE (1-877-767-3453)

www.state.oh.us/sos
e-mail: bussserv@sos.state.oh.us

Expedite this Form: (Select One)	
<input type="radio"/> Yes	PO Box 1390 Columbus, OH 43216 *** Requires an additional fee of \$100 ***
<input type="radio"/> No	PO Box 1028 Columbus, OH 43216

**Certificate of Amendment by
Shareholders or Members
(Domestic)
Filing Fee \$50.00**

2006 FEB 24 PM 11 24

(CHECK ONLY ONE (1) BOX)

<input type="checkbox"/> (1) Domestic for Profit Amended (122-AMAP)	<input type="checkbox"/> Amendment (125-AMDS)	<input checked="" type="checkbox"/> (2) Domestic Non-Profit Amended (126-AMAN)	<input type="checkbox"/> Amendment (126-AMD)
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Complete the general information in this section for the box checked above.

Name of Corporation Downtown Lancaster Special Improvement District, Inc.

Charter Number 1470850

Name of Officer Jeff Siggler

Title Executive Director

Please check if additional provisions attached.

The above named Ohio corporation, does hereby certify that:

A meeting of the shareholders directors (non-profit amended articles only)

members was duly called and held on _____ (Date)

at which meeting a quorum was present in person or by proxy, based upon the quorum present, an affirmative vote was cast which entitled them to exercise _____ % as the voting power of the corporation.

In a writing signed by all of the shareholders directors (non-profit amended articles only)

members who would be entitled to the notice of a meeting or such other proportion not less than a majority as the articles of regulations or bylaws permit.

Clause applies if amended box is checked.

Resolved, that the following amended articles of incorporations be and the same are hereby adopted to supercede and take the place of the existing articles of incorporation and all amendments thereto.

Exhibit C

All of the following information must be completed if an amended box is checked.
 If an amendment box is checked, complete the areas that apply.

FIRST: The name of the corporation is: Downtown Lancaster Special Improvement District, Inc.

SECOND: The place in the State of Ohio where its principal office is located is in the City of:
Lancaster Fairfield
 (city, village or township) (county)

THIRD: The purposes of the corporation are as follows:
 see attached

FOURTH: The number of shares which the corporation is authorized to have outstanding is: _____
 (Does not apply to box (2))

REQUIRED
 Must be authenticated
 (signed) by an authorized
 representative
 (See instructions)


 Authorized Representative

3/21/06
 Date

Jeff Siegler
 (Print Name)

 Authorized Representative

 Date

 (Print Name)

ATTACHMENT TO ARTICLE THIRD OF
THE AMENDED ARTICLES OF INCORPORATION
OF
DOWNTOWN LANCASTER SPECIAL
IMPROVEMENT DISTRICT, INC.

The Corporation is organized to operate exclusively for charitable and educational purposes (but not including the operation of a full secondary educational institution or a vocational school) within the meaning of 501(c)(3) of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue Law) and more specifically as follows:

1. To govern a special Improvement district created pursuant to ORC Chapter 1710.
2. To encourage and participate in programs that will maintain, improve and build the downtown area of the City of Lancaster as a viable place of business, cultural and recreational activity.
3. To assist the City of Lancaster, Fairfield County and other agencies and groups in providing programming which will preserve the economic well being and opportunities in the downtown area of the City of Lancaster.
4. To encourage and participate in programs to preserve the aesthetic, architectural and historic character of the downtown area of the City of Lancaster.
5. To engage in any lawful act or activity for which corporations may be formed under ORC Chapter 1702 and amendments thereto, as may be deemed appropriate by the trustees of the Corporation, and to exercise any powers or rights now or hereafter conferred on nonprofit corporations under the laws of the State of Ohio which are in furtherance of any of the purposes for which the Corporation is formed.
6. To engage in any lawful act or activity for which corporations may be formed under ORC Chapter 1710 and amendments thereto as may be deemed appropriate by the trustees of the corporation.
7. The above enumerated purposes shall be interpreted in connection with the limitation that the Corporation is organized exclusively for charitable, religious, educational and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

And further as follows:

8. In no event shall any part of the net earnings of the Corporation inure to the benefit of, or be distributable to, its Trustees or officers or to other private persons, except that the corporation shall be authorized and empowered to pay reasonable

Exhibit C

compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles.

9. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office.
10. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (i) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue law or (ii) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue Law).
11. Upon dissolution of the Corporation, the Board of Trustees shall, after paying or making provision for the payment of all the liabilities of the Corporation, dispose of all of the assets of the Corporation exclusively for the purposes of the Corporation to such organization or organizations organized and operated exclusively for charitable, educational, religious or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code (or the corresponding provision of any future United States Internal Revenue law), as the Board of Trustees shall determine; provided, however, that should the Board of Trustees fail to agree upon a distribution then the assets shall escheat to the State of Ohio for public purposes.

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

The undersigned, being the owners of at least sixty percent (60%) of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the area described in the Articles of Incorporation described below and attached hereto as **Exhibit A**, hereby petition for the renewal of the Downtown Lancaster Special Improvement District (the "District") pursuant to R.C. Ch. 1710.

The District shall be administrated by the Downtown Lancaster Special Improvement District, Inc. (the Corporation), an Ohio not-for-profit corporation, which shall use its best efforts to accomplish the goals in the Articles of Incorporation, Code of Regulations and By-Laws, attached hereto as **Exhibits A, B and C** respectively.

A map showing generally the boundaries of the District is attached as **Exhibit D**. A definitive list of the properties included in the District, identified by tax identification number, is attached as **Exhibit E**. The list of properties shall govern in case of any discrepancies between the list and the map.

By signing this petition, the undersigned agrees to the Initial Services Plan attached hereto as **Exhibit F** for the provision of professional services to the Downtown Lancaster Special Improvement District, Inc.

By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

Steve Wigton

Print Name

Print Name of Owner

Steve Wigton

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Petition

To the City Council of the City of Lancaster, Ohio Petition for the creation of the Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

Print Name

Thomas J. Fortin

Print Name of Owner

Signature

[Handwritten Signature]

Signature

Print Name

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

Signature of Owner
(Individual owner(s))

Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

240 W Main LLC
Print Name of Owner



Signature

Eric Wagenbrener, Manager
Print Name of Owner

Signature

Print Name of Owner

Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

Signature of Owner

(Individual owner(s))

DANIEL O'CONNOR

Print Name

Daniel O'Connor

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner

(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Dan O'Connor
 O'Conner Properties LLC
 6517 St Rte #204 NW
 Thornville, Ohio 43076

Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
053-50339-00	40.00	40.00	\$ 420.00	\$ 430.00	\$ 440.00	\$ 450.00	\$ 480.00
			(\$10.50/FF)	(\$10.75/FF)	(\$11.00/FF)	(\$11.25/FF)	(\$12.00/FF)
Total	40.00	40.00	\$ 420.00	\$ 430.00	\$ 440.00	\$ 450.00	\$ 480.00

Property Address
 135 N. Columbus Street

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

The undersigned, being the owners of at least sixty percent (60%) of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the area described in the Articles of Incorporation described below and attached hereto as **Exhibit A**, hereby petition for the renewal of the Downtown Lancaster Special Improvement District (the "District") pursuant to R.C. Ch. 1710.

The District shall be administrated by the Downtown Lancaster Special Improvement District, Inc. (the Corporation), an Ohio not-for-profit corporation, which shall use its best efforts to accomplish the goals in the Articles of Incorporation, Code of Regulations and By-Laws, attached hereto as **Exhibits A, B and C** respectively.

A map showing generally the boundaries of the District is attached as **Exhibit D**. A definitive list of the properties included in the District, identified by tax identification number, is attached as **Exhibit E**. The list of properties shall govern in case of any discrepancies between the list and the map.

By signing this petition, the undersigned agrees to the Initial Services Plan attached hereto as **Exhibit F** for the provision of professional services to the Downtown Lancaster Special Improvement District, Inc.

By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

Signature of Owner
(Individual owner(s))

Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Fairfield County Visitors' Convention Bureau
Print Name of Owner

Jonett J. Haberfield
Signature

Jonett J Haberfield, Executive Director
Print Name of Owner

Signature

Print Name of Owner

Signature

Petition

To the City Council of the City of Lancaster, Ohio Petition for the creation of the Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

Print Name

Bryan M. Everitt, Member

Print Name of Owner

Signature

Bryan M. Everitt

Signature

Print Name

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

201500018437
Filed for Record in
FAIRFIELD COUNTY, OH
GENE WOOD, COUNTY RECORDER
10-20-2015 At 02:39 pm.
LAND CONTR 96.00
OR Book 1695 Page 3862 - 3869

Lease 5th Sg - Pt 44+45

LAND INSTALLMENT CONTRACT

THIS AGREEMENT, made at Lancaster, Ohio, this 15 day of September, 2015, by and between Cheryl L. Norris, fka Cheryl L. Howell, married, hereinafter sometimes referred to as SELLER, and LAN Holdings, an Ohio limited liability company, hereinafter sometimes referred to as BUYER,

WITNESSETH;

SELLER, in consideration of the sum of Seventy Five Thousand Dollars and 00/100 (\$75,000.00) to be paid by BUYERS in the manner hereinafter provided, and of the other promises and covenants of BUYERS, does for itself, its successors and assigns, hereby agree to sell to BUYERS, their heirs and assigns, the following described property:

See Exhibit "A" attached hereto and incorporated by reference

Parcel Numbers: 053-50371-00 and 053-50373-00
Known as: 217 and 217 ½ South Columbus Street, Lancaster, Ohio 43130

SELLER further agrees to give immediate possession of the aforementioned premises to BUYERS, and further agrees upon payment of said purchase price of Seventy Five Thousand Dollars and 00/100 (\$75,000.00), as herein provided, and faithful compliance of BUYERS with all the other covenants and conditions herein upon their part to be kept and performed, to then convey to BUYERS, their heirs or assigns, all of SELLER'S present right, title and interest in said premises by a good and sufficient deed of general warranty, free and clear of all liens and encumbrances, except all valid easements, rights of way and leases of record, if any, and legal highways, and further excepting those created by or assumed by BUYERS, and further excepting all real estate taxes which BUYERS assume and agree to pay, as herein provided. In consideration thereof, BUYERS hereby assume and agree to pay, as herein provided. In consideration thereof, BUYERS hereby agree to purchase the above-described premises and to pay SELLER therefor the principal sum of Seventy Five Thousand Dollars and 00/100 (\$75,000.00) in the following manner: Five Thousand Dollars (\$5,000.00) cash down on the

date of execution of this agreement; with the remainder of the purchase price in the sum of Seventy Thousand Dollars and 00/100 (\$70,000.00), and interest at the rate of four percent (4.00%) per annum, to be paid in consecutive monthly installments (based on a 30 year amortization schedule) of not less than Three Hundred Thirty Four and 19/100 Dollars (\$334.19) each, with the first of said installments due and payable November 1, 2015, and continuing thereafter on the 1st day of each succeeding month until October 1, 2020, at which time the entire remaining balance of the purchase price and any interest accrued thereon, if any, shall be paid in full. All payments shall be applied as follows: first, to reimbursement of SELLER for any funds advanced for BUYERS for this obligation hereunder; second, to the payment of interest; and third, to reduction of principal. Said monthly installments are to be deposited to an account at a financial institution of SELLER'S choosing with account and routing information to be provided to BUYERS. Upon satisfactory payment of agreed upon amount by BUYERS, SELLERS shall deliver to BUYERS legal title to property through a deed of general warranty.

It is mutually covenanted and agreed by and between the parties hereto as follows:

(1) Real estate taxes and other real property assessments shall be prorated to the date hereof, with SELLER paying such portion accruing prior thereto and with BUYERS assuming and agreeing to pay all of the same accruing thereafter. BUYERS shall also pay any agricultural use valuation tax recoupments. SELLER designates BUYER to act as her agent and representative for purposes of Lancaster's Special Improvement District during the course of this Agreement.

(2) If BUYERS fail to pay such taxes, assessments or any other charge herein upon their part to be paid, SELLER may pay the same for the account of BUYERS and the same shall become a part of the indebtedness due under this Agreement and shall be paid by BUYERS to SELLER on the first installment date after SELLER notifies BUYERS of said payment.

(3) BUYERS shall not assign, encumber or transfer their interest under this contract, nor lease or underlet said premises or any part thereof, without the prior written approval of SELLER. Such approval shall not be unreasonably withheld.

(4) BUYERS shall not commit any waste of the premises or do any act to cause depreciation of the same.

(5) BUYERS shall keep and maintain said premises and any improvements thereon at all

times during the continuance of this agreement in as good state of condition and repair as the same now are, reasonable wear and tear thereon excepted.

(6) BUYERS may pay more than the installments required of them at any time, so as to accelerate the final payment of the principal sum.

(7) BUYERS understand that their use and enjoyment of the premises and the making of any improvements thereon are governed by the covenants, conditions and restrictions of record, a copy of which BUYERS have received and reviewed prior to the execution hereof and which are incorporated herein by reference as if fully set forth.

(8) SELLER, or its representatives, shall, during the continuance of this agreement, have the privilege of entering in and upon said premises with notice of no less than Twenty Four (24) hours given to BUYER so as to inspect the condition of the same. SELLER shall be able to maintain her personal property in the two-bay garage of the premises until May, 2016 at no cost.

(9) SELLER has made no representations or statements concerning the condition of the premises, the value thereof, the use that can be made of them, the improvements thereon or anything concerning the same other than that which is included in this contract upon which BUYERS have relied. SELLER is transferring the property as is and has allowed BUYER to perform any inspections desired to satisfy them as to the condition of the property.

(10) SELLER represents that there are no encumbrances against said premises other than real estate taxes for the year 2014 and thereafter, and all valid easements, rights of way and leases of record, if any, and legal highways.

(11) BUYERS shall obtain and pay for such evidence of title as BUYERS deem appropriate. Any such title evidence shall show in SELLER marketable title in fee simply free and clear of all liens and encumbrances except:

- (a) Those created by or assumed by BUYERS;
- (b) Those specifically set forth in this contract;
- (c) Zoning ordinances;
- (d) Legal highways, if any; and
- (e) Covenants, restrictions, conditions and easements of record.

If title to all or part of the real estate is unmarketable, as determined by Ohio law with reference to the Ohio State Bar Association's standards of title examination, or is subject to liens,

encumbrances, easements, conditions, restrictions or encroachments other than those excepted by this contract, SELLER shall within thirty (30) days after written notice thereof, remedy or remove any such defect, lien, encumbrance, easements, conditions, restriction or encroachment or obtain title insurance affirmatively insuring over such defect.

(12) SELLER may mortgage the premises, but SELLER shall keep any mortgage thereon in good standing. BUYERS may, at their option, cure any default of SELLER'S mortgage, and all sums so paid by BUYERS shall be credited by SELLER as payment on this contract.

(13) BUYER shall cause a copy of this contract to be recorded in the proper records within twenty (20) days of its execution at BUYERS' cost.

(14) SELLER represents that there are no pending orders of any public agency against the premises described herein.

(15) SELLER shall, at least once each year or on demand, but not more than twice per year, furnish to BUYERS a statement showing the amount credited to interest and principal and the balance due.

(16) BUYERS agree to carry at their expense casualty insurance on any improvements on said premises and liability insurance during the term of this agreement. The name of SELLER is to be endorsed on said policy or policies with BUYERS as named insured, and a loss, if any, under the insurance herein required to be carried by BUYERS, is to be payable first to SELLER, and second, to BUYERS as their respective interests may appear, with copies of said insurance policy or policies to be delivered to and held by SELLER. Such policies of insurance shall contain a ten (10) day cancellation notification clause for the benefit of SELLER.

(17) If BUYERS shall fail or neglect to pay any of the said installments of purchase money within fifteen (15) days after the same is due and payable, BUYERS shall pay a late charge of 5% of the delinquent payment. If BUYERS shall fail or neglect to pay any of the said installments of purchase money within thirty (30) days after the same is due and payable, or shall fail to pay the taxes charged and assessed against the same, or fail to immediately reimburse SELLER for payment of same, or shall in any manner disaffirm this contract, or shall become bankrupt, insolvent or make any assignments for the benefit of creditors, or shall fail to abide by any other obligations in this contract upon their part to be performed, or should any action or

proceeding be filed in any court to enforce any lien on, claim against, or interest in the premises seeking to reach the interest of BUYERS therein, upon the happening of any such event, or events, SELLER at its option and without notice to BUYERS, such notice being herein expressly waived, may declare the balance of said purchase money to be immediately due and payable, or at its option, may terminate this agreement and thereupon all payments made by BUYERS shall be retained by SELLER as and for liquidated damages for breach and nonperformance of this agreement by BUYERS and as rent and compensation for their use and occupancy of said premises, and further, upon such termination of this agreement by SELLER, the same shall thereby become null and void, and all right, title, interest, claim and demand of BUYERS in and to said premises shall thereupon immediately cease and determine. And at which time it shall be lawful for SELLER to re-enter into and upon said premises and again have, repossess and enjoy the same as though this agreement had not been made, and any occupancy or possession of BUYERS after such termination of this agreement shall be an occupancy at the sufferance of SELLER, and further, any failure or delay upon the part of SELLER to terminate this agreement in the event of any default or breach thereof by BUYERS shall not operate as a waiver in the event of any subsequent default or breach. Provided, however, the rights reserved to SELLER in this paragraph shall be in addition to the rights and subject to the limitations of Revised Code Section 5313.01 et seq. relevant to land installment contracts, if the same is hereafter determined to be applicable.

(18) SELLER'S remedies provided herein are not exclusive and SELLER at its election may pursue all other available remedies, whether legal or equitable.

(19) This agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties hereto, whether or not herein so expressed and provided.

(20) Time is of the essence of this contract as to all the provisions and stipulations herein.

(20) This agreement may be executed in counterparts and in duplicate originals. If executed in counterparts, this agreement shall be effective immediately upon its execution by all Parties.

(21) All parties hereby acknowledge receipt of a full and complete copy of this agreement, and declare that no promises, representations or agreements, except those herein

contained or referred to, have been made or relied upon.

IN WITNESS WHEREOF, the parties have hereunto set their hands to multiple counterparts hereof, each of which shall be deemed to be an original, effective on the date and year first above written.

Cheryl L. Norris
Cheryl L. Norris, fka Cheryl L. Howell, Seller

[Signature]
Joe Norris
Husband of Seller; to release dower interest

STATE OF *WV*
Fulton COUNTY, SS:

BE IT REMEMBERED that on the *25th* day of *Sept*, 2015, before me, the subscribed, a Notary Public in and for said County and State, personally appeared the above-named Cheryl L. Norris, fka Cheryl L. Howell, who acknowledged the signing of the foregoing Land Installment Contract to be her voluntary act and deed for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Connie L. Casto
Notary Public

STATE OF *WV*
Fulton COUNTY, SS:

BE IT REMEMBERED that on the *25th* day of *Sept*, 2015, before me, the subscribed, a Notary Public in and for said County and State, personally appeared the above-named Joe Norris, who acknowledged the signing of the foregoing Land Installment Contract to be his voluntary act and deed for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Connie L. Casto
Notary Public

LAN Holdings, LLC,
an Ohio limited liability company, Buyer

By: *Bryan M. Everitt*
Bryan M. Everitt, Member

LAN Holdings, LLC,
an Ohio limited liability company, Buyer

By: *Brad Grywalski*
Brad Grywalski, Member

STATE OF OHIO,
FAIRFIELD COUNTY, SS:

BE IT REMEMBERED that on the 11th day of September, 2015, before me,
the subscribed, a Notary Public in and for said County and State, personally appeared the above-
named Bryan M. Everitt, Member of LAN Holdings, LLC, who acknowledged the signing of the
foregoing Land Installment Contract to be his voluntary act and deed and the voluntary act and
deed of the company for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
official seal on the day and year last aforesaid.



JUDITH L. COMPETTI
NOTARY PUBLIC
STATE OF OHIO
Commission expires
March 10, 2018

Judith L. Competti
Notary Public - State of Ohio

STATE OF OHIO,
FAIRFIELD COUNTY, SS:

BE IT REMEMBERED that on the 25th day of September, 2015, before me,
the subscribed, a Notary Public in and for said County and State, personally appeared the above-
named Brad Grywalski, Member of LAN Holdings, LLC, who acknowledged the signing of the
foregoing Land Installment Contract to be his voluntary act and deed and the voluntary act and
deed of the company for the purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
official seal on the day and year last aforesaid.



JUDITH L. COMPETTI
NOTARY PUBLIC
STATE OF OHIO
Commission expires
March 10, 2018

Judith L. Competti
Notary Public - State of Ohio

This instrument prepared by:
Bryan M. Everitt, Attorney at Law
DAGGER, JOHNSTON, MILLER, OGILVIE & HAMPSON
144 East Main Street, P.O. Box 667
Lancaster, Ohio 43130-0667

EXHIBIT A

Situated in the City of Lancaster, County of Fairfield, and State of Ohio, and bounded and described as follows:

Parcel One:

Being Thirty-five (35) feet off the South end of Lot Number Forty-five (45) according to the new numbering and Lot Number Four (4) according to the old numbering of lots in the Fifth Square in the City of Lancaster, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 2, Recorder's Office, Fairfield County, Ohio.

Parcel Number: 053-50373-00
Known as: 217 South Columbus Street, Lancaster, Ohio 43130

Parcel Two:

Being Thirty-five (35) feet off the South end of the East half of Lot Number Forty-four (44) according to the new numbering and Lot Number Three (3) according to the old numbering of lots in the Fifth Square in the City of Lancaster, Ohio, excepting eight (8) feet along the West side of said East half of Lot Number Three (3) for an alley, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 2, Recorder's Office, Fairfield County, Ohio.

Parcel Number: 053-50371-00
Known as: 217½ South Columbus Street, Lancaster, Ohio 43130

Prior Instrument Reference: Volume 657, Page 798 and Volume 1520, Page 3699, Official Records, Fairfield County, Ohio.

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER OF LAND, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS
BY AD DATE 10/16/15
053-50373.00
053-50371.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

The undersigned, being the owners of at least sixty percent (60%) of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the area described in the Articles of Incorporation described below and attached hereto as **Exhibit A**, hereby petition for the renewal of the Downtown Lancaster Special Improvement District (the "District") pursuant to R.C. Ch. 1710.

The District shall be administrated by the Downtown Lancaster Special Improvement District, Inc. (the Corporation), an Ohio not-for-profit corporation, which shall use its best efforts to accomplish the goals in the Articles of Incorporation, Code of Regulations and By-Laws, attached hereto as **Exhibits A, B and C** respectively.

A map showing generally the boundaries of the District is attached as **Exhibit D**. A definitive list of the properties included in the District, identified by tax identification number, is attached as **Exhibit E**. The list of properties shall govern in case of any discrepancies between the list and the map.

By signing this petition, the undersigned agrees to the Initial Services Plan attached hereto as **Exhibit F** for the provision of professional services to the Downtown Lancaster Special Improvement District, Inc.

By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

Signature of Owner

(Individual owner(s))

Jennifer Walters

Print Name



Signature

Print Name

Signature

Print Name

Signature

Signature of Owner

(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Fairfield Homes/Recovery Center
 Jennifer Walters
 603 W Wheeling St
 Lancaster, OH 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
201 S Columbus St	053-50368.10	146.5	146.50	\$ 1,538.25	\$ 1,574.88	\$ 1,611.50	\$ 1,648.13	\$ 1,758.00

Total 146.50 \$ 1,538.25 \$ 1,574.88 \$ 1,611.50 \$ 1,648.13 \$ 1,758.00

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Signature of Owner
(Individual owner(s))

Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Fairfield National Bank
Print Name of Owner Div of Park National

SW, PRESIDENT
Signature

Stephen Wells
Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Steve Wells
 Fairfield National Bank/Park National Bank
 143 W. Main Street
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
0 E. Main Street	053-50402-00	23.00	23.00	\$ 241.50	\$ 247.25	\$ 253.00	\$ 258.75	\$ 276.00
0 E. Main Street	053-50401-00	18.00	18.00	\$ 189.00	\$ 193.50	\$ 198.00	\$ 202.50	\$ 216.00
0 E. Main Street	053-50403-00	19.00	19.00	\$ 199.50	\$ 204.25	\$ 209.00	\$ 213.75	\$ 228.00
145 W. Main Street	053-50446-00	28.00	28.00	\$ 294.00	\$ 301.00	\$ 308.00	\$ 315.00	\$ 336.00
143 W. Main Street	053-50447-00	38.67	38.67	\$ 406.04	\$ 415.70	\$ 425.37	\$ 435.04	\$ 464.04
137 W. Main Street	053-50448-00	44.00	44.00	\$ 462.00	\$ 473.00	\$ 484.00	\$ 495.00	\$ 528.00
Total			170.67	\$ 1,792.04	\$ 1,834.70	\$ 1,877.37	\$ 1,920.04	\$ 2,048.04

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

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Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

Fairfield Federal Savings and Loan Association of Lancaster
Print Name

Print Name of Owner

Mary K. Snider, President
Signature

Signature

Mary K. Snider, President
Print Name

Print Name of Owner

7-3-18
Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Mary Snider
 Fairfield Federal S & L
 111 E. Main Street
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
109, 111 E. Main Street	053-50466-00	82.50	82.50	\$ 866.25	\$ 886.88	\$ 907.50	\$ 928.13	\$ 990.00
0 E. Main Street	053-50467-00	41.25	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
125 E. Main Street	053-50469-00	41.25	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
122 E. Main Street	053-50481-00	43.40	43.40	\$ 455.70	\$ 466.55	\$ 477.40	\$ 488.25	\$ 520.80
128 N. Broad Street	053-50457-00	65.00	65.00	\$ 682.50	\$ 698.75	\$ 715.00	\$ 731.25	\$ 780.00

Total 273.40 \$ 2,870.70 \$ 2,939.05 \$ 3,007.40 \$ 3,075.75 \$ 3,280.80

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Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

St. John's Episcopal Church
Print Name

Print Name of Owner

Thomas E. Hammer
Signature

Signature

Thomas E. Hammer
Print Name

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

St. John's Church
 134 N. Broad Street
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
128 N. Broad Street	053-50458-00	40.00	40.00	\$ 420.00	\$ 430.00	\$ 440.00	\$ 450.00	\$ 480.00
134 N. Broad Street	053-58300.00	Exempt						
0 N Broad St	053-58305.00	Exempt						
Total			40.00	\$ 420.00	\$ 430.00	\$ 440.00	\$ 450.00	\$ 480.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

The undersigned, being the owners of at least sixty percent (60%) of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the area described in the Articles of Incorporation described below and attached hereto as **Exhibit A**, hereby petition for the renewal of the Downtown Lancaster Special Improvement District (the "District") pursuant to R.C. Ch. 1710.

The District shall be administrated by the Downtown Lancaster Special Improvement District, Inc. (the Corporation), an Ohio not-for-profit corporation, which shall use its best efforts to accomplish the goals in the Articles of Incorporation, Code of Regulations and By-Laws, attached hereto as **Exhibits A, B and C** respectively.

A map showing generally the boundaries of the District is attached as **Exhibit D**. A definitive list of the properties included in the District, identified by tax identification number, is attached as **Exhibit E**. The list of properties shall govern in case of any discrepancies between the list and the map.

By signing this petition, the undersigned agrees to the Initial Services Plan attached hereto as **Exhibit F** for the provision of professional services to the Downtown Lancaster Special Improvement District, Inc.

By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

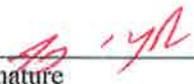
Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

Jeffrey C. Yaker

Print Name

Print Name of Owner



Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

EXHIBIT G

**Real Property Assessment
Downtown Lancaster Special Improvement District Inc.**

Heather Yakes
Skyhunt Holdings LLC
132 E Main St
Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
132 E. Main Street	053-50483-00	42.00	42.00	\$ 441.00	\$ 451.50	\$ 462.00	\$ 472.50	\$ 504.00
Total			42.00	\$ 441.00	\$ 451.50	\$ 462.00	\$ 472.50	\$ 504.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))



Print Name

Steven Davis

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

*Does Not Include
 County Auditor
 Fee*

Fairfield County Commissioners
 210 E. Main Street Room 301
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
145 E. Main Street	053-50472-00	82.50	82.50	\$ 866.25	\$ 886.88	\$ 907.50	\$ 928.13	\$ 990.00
239, 241 W. Main Street	053-50334-00	293.50	293.50	\$ 3,081.75	\$ 3,155.13	\$ 3,228.50	\$ 3,301.88	\$ 3,522.00
145 E. Main Street	053-50471-00	41.25	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
145 E. Main Street	053-50473-00	41.00	41.00	\$ 430.50	\$ 440.75	\$ 451.00	\$ 461.25	\$ 492.00
Total			458.25	\$ 4,811.63	\$ 4,926.19	\$ 5,040.75	\$ 5,155.31	\$ 5,499.00

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

Canaan Park Properties, LLC
Print Name

Print Name of Owner

By: [Signature]
Signature *Matthew B. Johnson, authorized*
in 6/20/08

Signature

Print Name

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Matt Johnson
 Cannon Park Properties
 109 N. Broad Street, Suite 200
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
109 N. Broad Street	053-50455-10	14.70	14.70	\$ 154.35	\$ 158.03	\$ 161.70	\$ 165.38	\$ 176.40
109 N. Broad Street	053-50455-20	8.63	8.63	\$ 90.62	\$ 92.77	\$ 94.93	\$ 97.09	\$ 103.56
				(\$10.50/FF)	(\$10.75/FF)	(\$11.00/FF)	(\$11.25/FF)	(\$12.00/FF)
Total			23.33	\$ 244.97	\$ 250.80	\$ 256.63	\$ 262.46	\$ 279.96

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
 (Individual owner(s))

George Abdalla

 Print Name

George Abdalla

 Signature

 Print Name

 Signature

 Print Name

 Signature

Signature of Owner
 (Entity owner(s))

 Print Name of Owner

 Signature

 Print Name of Owner

 Signature

 Print Name of Owner

 Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

LARRY GERSTNER
Print Name
Larry Gerstner
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

LARRY GERSTNER
Print Name of Owner
Larry Gerstner
Signature
MANAGING MEMBER
LANCASTER BUILDINGS ENTERPRISES,
LLC

Print Name of Owner

Signature

Print Name of Owner

Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Therese W Ryckman

Print Name

Therese W Ryckman

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Therese Ryckman
 163 E. Main Street
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
135 W. Main Street	053-50449-00	41.25	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
Total		41.25	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))



Print Name

DAVID JONES

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

DAVID & JONAS POA Joyce Jones

Print Name Joyce Jones POA

Signature

TRIPLE 5 PROPERTIES

Print Name

Signature

Print Name

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Amy Eymann

Print Name of Owner



Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Amy Eymann
 Fairfield County Foundation
 162 E. Main Street
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
162 E. Main Street	053-58325-00	97.50	97.50	\$ 1,023.75	\$ 1,048.13	\$ 1,072.50	\$ 1,096.88	\$ 1,170.00

Total 97.50 \$ 1,023.75 \$ 1,048.13 \$ 1,072.50 \$ 1,096.88 \$ 1,170.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

[Handwritten signature]

DAN R. SINGER

Signature

[Handwritten signature]

DAN R. SINGER

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Dan Singer
 222 S. Broad Street Corp
 222 S. Broad Street
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
222 S. Broad Street	053-50601-00	30.50	30.50	\$ 320.25	\$ 327.88	\$ 335.50	\$ 343.13	\$ 366.00
0 S. Broad Street	053-50600-90	22.00	22.00	\$ 231.00	\$ 236.50	\$ 242.00	\$ 247.50	\$ 264.00
0 S. Broad Street	053-50600-80	30.00	30.00	\$ 315.00	\$ 322.50	\$ 330.00	\$ 337.50	\$ 360.00
0 S. Broad Street	053-50601-90	36.00	36.00	\$ 378.00	\$ 387.00	\$ 396.00	\$ 405.00	\$ 432.00
0 S. Broad Street	053-50601-80	48.00	48.00	\$ 504.00	\$ 516.00	\$ 528.00	\$ 540.00	\$ 576.00
200, 204 S. Columbus Street	053-50375-00	140.00	140.00	\$ 1,470.00	\$ 1,505.00	\$ 1,540.00	\$ 1,575.00	\$ 1,680.00
Total			306.50	\$ 3,218.25	\$ 3,294.88	\$ 3,371.50	\$ 3,448.13	\$ 3,678.00

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

ANNA RUFF
Print Name


Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

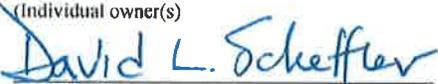
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Signature of Owner
(Individual owner(s))

Print Name

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

David Scheffler
 112 E. Main Street Suite 300
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
110-112 E. Main Street	053-52394-00	21.00	21.00	\$ 220.50	\$ 225.75	\$ 231.00	\$ 236.25	\$ 252.00
110-112 E. Main Street	053-52395-00	21.00	21.00	\$ 220.50	\$ 225.75	\$ 231.00	\$ 236.25	\$ 252.00
110-112 E. Main Street	053-52396-00	21.00	21.00	\$ 220.50	\$ 225.75	\$ 231.00	\$ 236.25	\$ 252.00
110-112 E. Main Street	053-52397-00	21.00	21.00	\$ 220.50	\$ 225.75	\$ 231.00	\$ 236.25	\$ 252.00
Total			84.00	\$ 882.00	\$ 903.00	\$ 924.00	\$ 945.00	\$ 1,008.00

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Petition
To the City Council of the City of Lancaster, Ohio
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By signing this petition, the undersigned agrees to the Initial Services Plan attached hereto as **Exhibit F** for the provision of professional services to the Downtown Lancaster Special Improvement District, Inc.

By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

Signature of Owner
(Individual owner(s))

David L. Scheffler, Mayor
Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

David L. Scheffler
Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

City of Lancaster
 104 E. Main Street Rm 201
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
0 W. Main Street	053-58515-00	41.25	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
211 W. Main Street	053-58520-00	28.00	28.00	\$ 294.00	\$ 301.00	\$ 308.00	\$ 315.00	\$ 336.00
0 Broad Street	053-58001-00	82.50	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
0 Broad Street	053-58001-00	181.50	90.75	\$ 952.88	\$ 975.56	\$ 998.25	\$ 1,020.94	\$ 1,089.00
0 Broad Street	053-58005-00	82.50	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
0 Broad Street	053-58005-00	181.50	90.75	\$ 952.88	\$ 975.56	\$ 998.25	\$ 1,020.94	\$ 1,089.00
0 W. Main Street	053-58010-00	82.50	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
0 W. Main Street	053-58010-00	181.50	90.75	\$ 952.88	\$ 975.56	\$ 998.25	\$ 1,020.94	\$ 1,089.00
104 E. Main Street	053-58015-00	82.50	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
104 E. Main Street	053-58015-00	181.50	90.75	\$ 952.88	\$ 975.56	\$ 998.25	\$ 1,020.94	\$ 1,089.00
237 S. Broad Street	053-50598-00	43.00	43.00	\$ 451.50	\$ 462.25	\$ 473.00	\$ 483.75	\$ 516.00
128 S. Broad Street	053-58335-00	92.50	92.50	\$ 971.25	\$ 994.38	\$ 1,017.50	\$ 1,040.63	\$ 1,110.00
0 Broad Street	053-58330-00	50.00	50.00	\$ 525.00	\$ 537.50	\$ 550.00	\$ 562.50	\$ 600.00
0 Broad Street	053-58340-00	50.30	50.30	\$ 528.15	\$ 540.73	\$ 553.30	\$ 565.88	\$ 603.60
134 W. Main Street	053-50400-00	45.00	45.00	\$ 472.50	\$ 483.75	\$ 495.00	\$ 506.25	\$ 540.00
140 W. Main Street	053-50399-00	37.00	37.00	\$ 388.50	\$ 397.75	\$ 407.00	\$ 416.25	\$ 444.00
Total		915.05	915.05	\$ 9,608.03	\$ 9,836.79	\$ 10,065.55	#####	\$10,980.60

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

The undersigned, being the owners of at least sixty percent (60%) of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the area described in the Articles of Incorporation described below and attached hereto as **Exhibit A**, hereby petition for the renewal of the Downtown Lancaster Special Improvement District (the "District") pursuant to R.C. Ch. 1710.

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By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

Signature of Owner

(Individual owner(s))

Rosemary Hajos

Print Name

Rosemary Hajos

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner

(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Rosemary Hajost
 Leonard Hajost Trust
 1151 N. High Street
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
150 W. Main Street	053-50396-00	30.00	30.00	\$ 315.00	\$ 322.50	\$ 330.00	\$ 337.50	\$ 360.00
Total			30.00	\$ 315.00	\$ 322.50	\$ 330.00	\$ 337.50	\$ 360.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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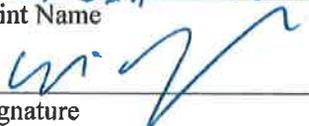
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Signature of Owner
(Individual owner(s))

WILLIAM EDWARDS
Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Will Edwards
 J&W Edwards Rentals LLC
 1750 Rushcreek Rd SW
 Amanda, OH 43102

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
117 N. Columbus Street	053-50350-00	18.00	18.00	\$ 189.00	\$ 193.50	\$ 198.00	\$ 202.50	\$ 216.00
Total		18.00	18.00	\$ 189.00	\$ 193.50	\$ 198.00	\$ 202.50	\$ 216.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Signature of Owner
(Entity owner(s))

Tracie L. Dowdy
Print Name

Print Name of Owner

Tracie L. Dowdy
Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Print Name

Print Name of Owner

Signature

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Tracie Dowdy
 113 N Columbus Street
 Lancaster, OH 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
113 N. Columbus Street	053-50351-00	34.50	34.50	\$ 362.25	\$ 370.88	\$ 379.50	\$ 388.13	\$ 414.00
Total		34.50	34.50	\$ 362.25	\$ 370.88	\$ 379.50	\$ 388.13	\$ 414.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

BEV COOK Agent
Print Name
NINE-FIFTEEN LAND CO. LLC
Bev Cook
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Bev Cook
 Nine Fifteen Land Company
 400 E. Walnut Street
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
129-133 N. Columbus St	053-50338-00	47.00	47.00	\$ 493.50	\$ 505.25	\$ 517.00	\$ 528.75	\$ 564.00
Total		47.00	47.00	\$ 493.50	\$ 505.25	\$ 517.00	\$ 528.75	\$ 564.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Fairfield County Heritage Association

Print Name of Owner

Jammy D. DiBina, Exec Director

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Tammy Drobina
 Fairfield Heritage Association
 105 E Wheeling St
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
137 E. Main Street	053-58320-00	41.25	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00
Total		41.25	41.25	\$ 433.13	\$ 443.44	\$ 453.75	\$ 464.06	\$ 495.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Aaron D. Len

Print Name

Aaron D. Len
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

EXHIBIT G

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Project Restoration
 Aaron Leu
 203 S Broad Street
 Lancaster, OH 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
203 S. Broad Street	053-50386-00	26.95	26.95	\$ 282.98	\$ 289.71	\$ 296.45	\$ 303.19	\$ 323.40
				(\$10.50/FF)	(\$10.75/FF)	(\$11.00/FF)	(\$11.25/FF)	(\$12.00/FF)
Total		26.95	26.95	\$ 282.98	\$ 289.71	\$ 296.45	\$ 303.19	\$ 323.40

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Bradley A. Clark
Print Name

Bradley A. Clark
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Brad Clark
 207 S. Broad Street LLC
 PO Box 608
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
207 S. Broad Street	053-50391-00	23.50	23.50	\$ 246.75	\$ 252.63	\$ 258.50	\$ 264.38	\$ 282.00
Total		23.50	23.50	\$ 246.75	\$ 252.63	\$ 258.50	\$ 264.38	\$ 282.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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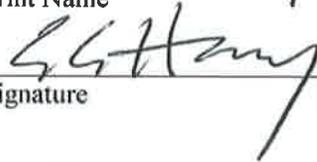
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Signature of Owner
(Individual owner(s))

Erin Harvey

Print Name



Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Amy Lacy
Print Name
Amy Lacy
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
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Signature of Owner
(Individual owner(s))

W. Matt Brady
Print Name

[Signature]
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Matt Brady
 Minute Bar Real Estate Co
 149 W. Main Street
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
151 W. Main Street	053-50443-00	19.00	19.00	\$ 199.50	\$ 204.25	\$ 209.00	\$ 213.75	\$ 228.00
149 W Main Street	053-50445.00	26.00	26.00	\$ 273.00	\$ 279.50	\$ 286.00	\$ 292.50	\$ 312.00
Total			45.00	\$ 472.50	\$ 483.75	\$ 495.00	\$ 506.25	\$ 540.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
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Signature of Owner
(Individual owner(s))

Brad Hetch, Lm
Print Name

[Signature]
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

**Real Property Assessment
Downtown Lancaster Special Improvement District Inc.**

Brad Hutchinson
Mithoff Companies
4805 Scooby Lane
Carroll, Ohio 43112



Property Address
159 E. Main Street
162 W. Main Street

Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment					Assessment Year 2023
			Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	
053-50487-00	114.50	114.50	\$ 1,202.25	\$ 1,230.88	\$ 1,259.50	\$ 1,288.13	\$ 1,374.00	
053-58039-40	264.00	132.00	\$ 1,386.00	\$ 1,419.00	\$ 1,452.00	\$ 1,485.00	\$ 1,584.00	
Total		246.50	\$ 2,588.25	\$ 2,649.88	\$ 2,711.50	\$ 2,773.13	\$ 2,958.00	

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

The undersigned, being the owners of at least sixty percent (60%) of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the area described in the Articles of Incorporation described below and attached hereto as **Exhibit A**, hereby petition for the renewal of the Downtown Lancaster Special Improvement District (the "District") pursuant to R.C. Ch. 1710.

The District shall be administrated by the Downtown Lancaster Special Improvement District, Inc. (the Corporation), an Ohio not-for-profit corporation, which shall use its best efforts to accomplish the goals in the Articles of Incorporation, Code of Regulations and By-Laws, attached hereto as **Exhibits A, B and C** respectively.

A map showing generally the boundaries of the District is attached as **Exhibit D**. A definitive list of the properties included in the District, identified by tax identification number, is attached as **Exhibit E**. The list of properties shall govern in case of any discrepancies between the list and the map.

By signing this petition, the undersigned agrees to the Initial Services Plan attached hereto as **Exhibit F** for the provision of professional services to the Downtown Lancaster Special Improvement District, Inc.

By signing this petition, the undersigned hereby represents that it is the owner of the property identified on **Exhibit G** attached hereto and incorporated herein by reference or is authorized to sign this petition on behalf of the owner.

Signature of Owner
(Individual owner(s))

William Smith
Print Name

Wla
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Billy Smith
 121 Main Street LLC/Fox Den Management Company
 2863 Morning Dew Lane
 Lancaster, OH 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
121 W. Main Street	053-50453-00	20.60	20.60	\$ 216.30	\$ 221.45	\$ 226.60	\$ 231.75	\$ 247.20
154-160 W. Main Street	053-50395-00	52.50	52.50	\$ 551.25	\$ 564.38	\$ 577.50	\$ 590.63	\$ 630.00
				(\$10.50/FF)	(\$10.75/FF)	(\$11.00/FF)	(\$11.25/FF)	(\$12.00/FF)
Total		73.10		\$ 767.55	\$ 785.83	\$ 804.10	\$ 822.38	\$ 877.20

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

David Doyden
Print Name

[Signature]
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Dave Dryden
 Dryden Investments
 123 S. Broad Street Suite 300
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
123 S. Broad Street	053-50423-00	84.75	84.75	\$ 889.88	\$ 911.06	\$ 932.25	\$ 953.44	\$ 1,017.00
133, 137 S. Broad Street	053-50424-00	110.00	110.00	\$ 1,155.00	\$ 1,182.50	\$ 1,210.00	\$ 1,237.50	\$ 1,320.00
Total			194.75	\$ 2,044.88	\$ 2,093.56	\$ 2,142.25	\$ 2,190.94	\$ 2,337.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Tony Santino
Print Name

Tony Santino
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Tony Santino
 CC3 Properties LLC
 1472 Meadows Drive
 Lancaster, OH 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
122 N. Columbus Street	053-50431-00	21.00	21.00	\$ 220.50	\$ 225.75	\$ 231.00	\$ 236.25	\$ 252.00
Total		21.00	21.00	\$ 220.50	\$ 225.75	\$ 231.00	\$ 236.25	\$ 252.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

The undersigned, being the owners of at least sixty percent (60%) of the front footage of property that abuts upon any street, alley, public road, place, boulevard, parkway, park entrance, easement, or other existing public improvement within the area described in the Articles of Incorporation described below and attached hereto as **Exhibit A**, hereby petition for the renewal of the Downtown Lancaster Special Improvement District (the "District") pursuant to R.C. Ch. 1710.

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Signature of Owner
(Individual owner(s))

Leah Blains
Print Name

Leah Blains
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

EXHIBIT G

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

JL8586 LLC
 c/o Leah Blevins
 147 W Main St
 Lancaster, OH 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
147 W. Main Street	053-50444-00	\$ 23.50	\$ 23.50	\$ 246.75	\$ 252.63	\$ 258.50	\$ 264.38	\$ 282.00
Total		\$ 23.50	\$ 23.50	\$ 246.75	\$ 252.63	\$ 258.50	\$ 264.38	\$ 282.00

123.5

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Print Name

Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

ANDREW COOK

Print Name of Owner



Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Andrew Cook
 Dagger Law Firm/New Bailey Inc
 144 E. Main Street
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
140 E. Main Street	053-50484-00	32.00	32.00	\$ 336.00	\$ 344.00	\$ 352.00	\$ 360.00	\$ 384.00
144 E. Main Street	053-50485-00	41.50	41.50	\$ 435.75	\$ 446.13	\$ 456.50	\$ 466.88	\$ 498.00
136 E. Main Street	053-50486-00	50.00	50.00	\$ 525.00	\$ 537.50	\$ 550.00	\$ 562.50	\$ 600.00
Total			123.50	\$ 1,296.75	\$ 1,327.63	\$ 1,358.50	\$ 1,389.38	\$ 1,482.00

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

JAMES A. HUBER
Print Name

James A. Huber
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Jim Huber
 Olde Town Center
 1244 Harrison Pond
 New Albany, Ohio 43054

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment					Assessment Year 2023
				Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	
134 N. Columbus Street	053-50426-00	56.60	56.60	\$ 594.30	\$ 608.45	\$ 622.60	\$ 636.75	\$ 679.20	
124 N. Columbus Street	053-50428-00	23.40	23.40	\$ 245.70	\$ 251.55	\$ 257.40	\$ 263.25	\$ 280.80	
				(\$10.50/FF)	(\$10.75/FF)	(\$11.00/FF)	(\$11.25/FF)	(\$12.00/FF)	
Total		80.00	80.00	\$ 840.00	\$ 860.00	\$ 880.00	\$ 900.00	\$ 960.00	

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
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Signature of Owner
(Individual owner(s))

JOHN E. VARGO JR. TRUST
by JOHN E. VARGO JR. TRUSTEE
Print Name

John E. V - Jr Trust
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

John Vargo
 PO Box 2422
 Lancaster, Ohio 43130

(\$10.50/FF) (\$10.75/FF) (\$11.00/FF) (\$11.25/FF) (\$12.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
211 S. Broad Street	053-50392-00	83.00	83.00	\$ 871.50	\$ 892.25	\$ 913.00	\$ 933.75	\$ 996.00
	Total		83.00	\$ 871.50	\$ 892.25	\$ 913.00	\$ 933.75	\$ 996.00

Petition
To the City Council of the City of Lancaster, Ohio
Petition for the creation of the
Downtown Lancaster Special Improvement District

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Signature of Owner
(Individual owner(s))

Travis Markwood
Print Name
[Signature]
Signature

Print Name

Signature

Print Name

Signature

Signature of Owner
(Entity owner(s))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

Real Property Assessment
 Downtown Lancaster Special Improvement District Inc.

Travis Markwood
 Lancaster Fairfield Co Chamber of Commerce
 109 N. Broad Street, Suite 100
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2019	Assessment Year 2020	Assessment Year 2021	Assessment Year 2022	Assessment Year 2023
109 N. Broad Street	053-50455-00	23.34	23.34	\$ 245.07	\$ 250.91	\$ 256.74	\$ 262.58	\$ 280.08
				(\$10.50/FF)	(\$10.75/FF)	(\$11.00/FF)	(\$11.25/FF)	(\$12.00/FF)
Total		23.34	23.34	\$ 245.07	\$ 250.91	\$ 256.74	\$ 262.58	\$ 280.08

Budgets
2019-2023

Downtown Lancaster SID, Inc.

	2019	2020	2021	2022	2023
Revenue					
Assessment	\$ 70,807	\$ 72,493	\$ 74,179	\$ 75,865	\$ 80,922
County fee	(3,293)	(3,370)	(3,449)	(3,528)	(3,763)
Storm Water Credit	7,500	7,500	7,500	7,500	7,500
City contribution	10,000	10,000	10,000	10,000	10,000
Total revenue	\$ 85,015	\$ 86,623	\$ 88,230	\$ 89,837	\$ 94,660
Expense					
* DDL transfer	\$ 65,000	\$ 66,950	\$ 68,959	\$ 70,698	\$ 73,159
** Storm Water Credit transfer to DDL	7,500	7,500	7,500	7,500	7,500
Insurance	1,500	1,500	1,500	1,500	1,500
Tax prep and fees	1,225	1,262	1,300	1,339	1,379
State audit	1,100	1,100	1,100	1,100	1,100
Depreciation	1,700	1,700	1,700	1,700	1,700
Misc. Grants	6,000	6,000	6,000	6,000	8,000
Total expense	\$ 84,025	\$ 86,012	\$ 88,059	\$ 89,837	\$ 94,338
Excess of revenue/(expense)	\$ 990	\$ 611	\$ 171	\$ 0	\$ 322

* SID contracts DDL on an annual basis to execute the basic services plan

** Storm Water Credit reimburses DDL for maintenance within the SID