

TEMPORARY RESOLUTION NO. 25-23

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE MAYOR TO SIGN AND SUBMIT A
PETITION FOR CITY OWNED LAND TO RENEW THE DOWNTOWN
LANCASTER SPECIAL IMPROVEMENT DISTRICT

WHEREAS, the City of Lancaster owns property in an area of downtown Lancaster which has been designated the Downtown Lancaster Special Improvement District (see attached Exhibits); and

WHEREAS, the mission of the Downtown Lancaster Special Improvement District is to conceive, initiate, and manage economic, real estate, and other programs that contribute to the sustained revitalization of downtown Lancaster (see attached Exhibits); and

WHEREAS, the owners of property in the designated area must sign the attached petition to City Council agreeing to the Initial Service Plan; now, therefore

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

SECTION 1. That Lancaster City Council hereby supports the renewal of the Lancaster Special Improvement District.

SECTION 2. That the City Council directs the Mayor to sign the petition for the property described in the Exhibits attached hereto.

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Approved: _____

President of Council

Clerk: _____

Mayor

Offered by: _____

Second by: _____

Requested by Finance Committee



CITY OF LANCASTER, OHIO
Office of the Law Director & City Prosecutor
Stephanie L. Hall

January 17, 2023

Dear Downtown Lancaster Special Improvement District Members:

Enclosed please find the Petition for the Downtown Lancaster Special Improvement District (SID) renewal. The SID Board has also included an informational letter attached to this cover letter.

The Petition is a required step in the SID renewal process. Your signature on the Petition is required to express your vote to renew the SID. Failure to sign and/or return the Petition will represent a vote against renewing the SID.

The SID renewal is for the following dollar amount per lineal foot for a five (5) year period:

2024	2025	2026	2027	2028
\$12.50	\$13.00	\$13.50	\$14.25	\$15.00

The Petition contains the following:

1. Petition signature page;
2. Exhibit A – Articles of Incorporation for the SID;
3. Exhibit B – Code of Regulations for the SID;
4. Exhibit C – Bylaws of the SID;
5. Exhibit D – SID Description and map;
6. Exhibit E – Real property ownership list with assessment;
7. Exhibit F – Initial Services Plan adopted by the SID Board Letter;
8. Exhibit G – Your actual assessment (not including the County Auditor's fee of 4% of the annual assessment in addition to the assessment amount); and
9. Exhibit H – SID Five-year budget.

Please return the signed Petition and Exhibit G by January 31, 2023, in the attached self-addressed stamped envelope to Teresa Sandy, Clerk of Council, 136 W. Main Street, PO Box 1008, Lancaster, Ohio 43130. We will provide a copy of the signed Petition upon request. Petitions may be turned in after January 31, 2023, but we would appreciate your timely response.

Please contact Leah Blevins, SID Board Chairperson at (614) 404-1384 for questions on the SID itself or the renewal process at your earliest convenience so the renewal process stays on schedule.

Respectfully Submitted,

Stephanie L. Hall

Stephanie L. Hall,
Law Director & City Prosecutor

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))

Print Name of Owner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

EXHIBIT A



DATE:	DOCUMENT ID	DESCRIPTION	FILING	EXPED	PENALTY	CERT	COPY
06/17/2004	200416804000	DOMESTIC ARTICLES/NON-PROFIT (ARN)	125.00	.00	.00	.00	.00

Receipt

This is not a bill. Please do not remit payment.

STEBELTON, ARANDA & SNIDER
109 NORTH BROAD
PO BOX 130
LANCASTER, OH 43130

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, J. Kenneth Blackwell**1470850**

It is hereby certified that the Secretary of State of Ohio has custody of the business records for

DOWNTOWN LANCASTER SPECIAL IMPROVEMENT DISTRICT, INC.

and, that said business records show the filing and recording of:

Document(s)

DOMESTIC ARTICLES/NON-PROFIT

Document No(s):

200416804000

United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of
the Secretary of State at Columbus,
Ohio this 16th day of June, A.D.
2004.

J. Kenneth Blackwell
Ohio Secretary of State

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: busserv@sos.state.oh.us

Expedite this Form: (Select One)	
☐ Yes	PO Box 1390 Columbus, OH 43216 *** Requires an additional fee of \$100 ***
☐ 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)

(1) ☐ Articles of Incorporation Profit (113-ARF) ORC 1701	(2) ☒ Articles of Incorporation Non-Profit (114-ARN) ORC 1702	(3) ☐ Articles of Incorporation Professional (170-ARP) Profession _____ ORC 1785
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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 (City)	Fairfield (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. (mm/dd/yyyy)	
☐ Check here if additional provisions are attached		

Complete the information in this section if box (2) or (3) 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)			

EXHIBIT A

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

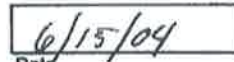
Must be authenticated
(signed) by an authorized
representative
(See instructions)



Authorized Representative

Matthew E. Johnson

(print name)



Date



Authorized Representative

(print name)



Date



Authorized Representative

(print name)



Date

EXHIBIT A

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

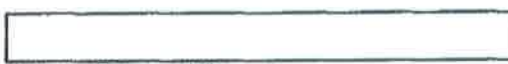
ORIGINAL APPOINTMENT OF STATUTORY AGENT

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

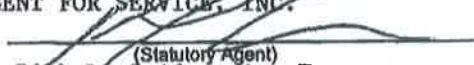
SAS Agent for Service, Inc.
(Name)
109 N. Broad St.
(Street) NOTE: P.O. Box Addresses are NOT acceptable.
Lancaster, Ohio 43130
(City) (Zip Code)

Must be authenticated by an
authorized representative

	<u>6/15/04</u>
Authorized Representative Matthew E. Johnson	Date
	
Authorized Representative	Date
	
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 L. 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").



DATE	DOCUMENT ID	DESCRIPTION	FILING	EXPED	CERT	COPY
10/29/2018	201829902494	NONPROFIT - CERTIFICATE OF CONTINUED EXISTENCE (CCE)	25.00	0.00	0.00	0.00

Receipt

This is not a bill. Please do not remit payment.

STEBELTON SNIDER, LPA
RICK L. SNIDER
109 N. BROAD STREET, STE. 200
LANCASTER, OH 43130

STATE OF OHIO CERTIFICATE

Ohio Secretary of State, Jon Husted
1470850

It is hereby certified that the Secretary of State of Ohio has custody of the business records for
DOWNTOWN LANCASTER SPECIAL IMPROVEMENT DISTRICT, INC.

and, that said business records show the filing and recording of:

Document(s)

NONPROFIT - CERTIFICATE OF CONTINUED EXISTENCE

Effective Date: 10/26/2018

Document No(s):

201829902494



United States of America
State of Ohio
Office of the Secretary of State

Witness my hand and the seal of the
Secretary of State at Columbus, Ohio this
29th day of October, A.D. 2018.

Ohio Secretary of State

Form 522 Prescribed by:

JON HUSTED
Ohio Secretary of State

Toll Free: (877) SOS-FILE (877-767-3453)

Central Ohio: (614) 466-3910

www.OhioSecretaryofState.govBusserv@OhioSecretaryofState.gov

File online or for more information:

www.OHBusinessCentral.com

Mail this form to one of the following:

Regular Filing (non expedite)

P.O. Box 788

Columbus, OH 43216

Expedite Filing (Two business day processing time.

P.O. Box 1390 Requires an additional \$100.00.)

Columbus, OH 43216

For screen readers, follow instructions located at this path.

Statement of Continued Existence**Filing Fee: \$25****Form Must Be Typed****RECEIVED****OCT 26 2018****CHECK ONLY ONE (1) Box****SECRETARY OF STATE**(1) ☒ Statement of Continued Existence (183-CCE)
(Domestic Nonprofit Corporation)(2) ☐ Verification of Foreign Nonprofit (173-FCE)
(Foreign Nonprofit Corporation)**By submitting this form the corporation is verifying with the secretary of state's office that it is still actively engaged in exercising its corporate privileges**Name of Corporation **Downtown Lancaster Special Improvement District, Inc.**Charter or License Number **1470850****Complete the information in this section if box (1) is checked**Location of Principal Office **Lancaster**

City

Fairfield

County

Date of Incorporation **06/16/2004**

Date

Complete the information in this section if box (2) is checked

Date of Qualification in Ohio

Date

Jurisdiction of Formation

Jurisdiction

Location of Office NOT in Ohio

Mailing Address

City

State

Zip Code

Location of Office IN Ohio

Mailing Address

City

Ohio

State

Zip Code

All Corporations must complete this section

Current Statutory Agent's Name and Address

SAS Agent for Service, Inc.

Name of Agent

109 N. Broad Street, Suite 200

Mailing Address

Lancaster

City

Ohio

State

43130

Zip Code

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required

The statement must be signed by a director, officer, or three members in good standing.

If authorized representative is an individual, then they must sign in the "signature" box and print their name in the "Print Name" box.

If authorized representative is a business entity, not an individual, then please print the business name in the "signature" box, an authorized representative of the business entity must sign in the "By" box and print their name in the "Print Name" box.


Signature

By (if applicable)

Amanda Everitt

Print Name

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name

CODE of REGULATIONS
Of
DOWNTOWN LANCASTER SPECIAL IMPROVEMENT DISTRICT, Inc
(A non-profit Corporation)
Tax ID: 1470850

ARTICLE I: NAME AND PURPOSE

Section 1: The name and purpose of the Corporation is as set out in its Articles of Incorporation. A copy of which is attached hereto as Exhibit "A".

ARTICLE II: MEMBERSHIP

Section 1: The annual meeting of the members of the Downtown Lancaster Special Improvement District, Inc. shall be held January of each year at such a time and place as shall be designated by the Board of Directors. The annual, meeting shall be held for the purpose of: electing Directors to the Board of Directors; receiving reports of the Directors; and, for transacting such other business as may come before it.

Section 2: Any number of individual members present shall constitute a quorum at any annual or special meeting of the members.

Section 3: Special meetings of the members may be called by the Chairman, or 5 or more members of the Board of Directors.

Section 4: a). Notice of the annual meeting of the members shall be sent to members by email, fax, or regular mail in time reasonably calculated to be delivered at least five (5) days before the date of the meeting.

b). Notice of any special meeting of the members shall include an agenda and shall be sent by email, fax, or regular main in time reasonably calculated to be delivered at least five (5) days before the date of the meeting.

ARTICLE III: BOARD OF DIRECTORS

Section 1: The Board of Directors shall be the governing board of the Corporation and shall consist of at least eleven (11) Directors, or more, all of whom shall be voting Directors. The Board of Directors shall include at least the Mayor of the City of Lancaster, or the Mayor's designated representative or proxy; the designated representative or appointee of City Council of the City of Lancaster; the designated representative or appointee of the Commissioners of Fairfield County, Ohio; and at least eight (8) other members.

Section 2: The term of office of the Mayor of the City of Lancaster shall be the term of office held by the Mayor or the Mayor's designee. The term of office for the designated representative or appointee of the City Council of the City of Lancaster shall be for one year unless otherwise stipulated by the City Council of the City of Lancaster. The term of office for the designated representative or appointee of the Commissioners of Fairfield County shall be for one year, unless otherwise stipulated by the Commissioners of Fairfield County, Ohio. Member directors shall be elected as follows: all eight member directors shall be elected to a two year term by a majority of the members. The elections and terms shall be staggered with four member directors elected one year and then the other four elected the next year. In the event of future enlargement of the Board of Directors, nominations to the Board of Directors shall be requested by the Board from its members.

Section 3: All powers concerning the operation of the Corporation are reserved to the Board of Directors except those delegated to the officers and others hereinafter set forth, or by future resolution of the Board of Directors. In general, the Board of Directors shall have the power to adopt and or amend the By-Laws of the Corporation, contract for professional and/or management services, purpose, initiate, or approve any study, policy, plan or other matter concerning the purposes of the Corporation; adopt an operating budget for the Corporation, and review any action of the officers and others.

Section 4: A Director may be removed for good cause shown by the vote of seventy-five percent (75%) of the remaining members of the Board of Directors or may resign at any time by notice in writing delivered to any other officers of the Corporation.

ARTICLE IV: MEETINGS OF THE BOARD OF DIRECTORS

Section 1: The Board of Directors shall hold regular meetings at such times and places as shall be established by the Board of Directors. At the first meeting each year, or at such other meeting as the Directors may designate, the Directors shall elect officers of the Corporation. The Secretary of the Corporation shall provide notice of all meetings, and the purposes thereof, to all members of the Board of Directors.

Section 2: Special meetings may be called by the Chairman or twenty-five percent (25%) of the members of the Board of Directors. The notice of any special meeting shall set forth the time, date, and place thereof and the person or persons calling such meeting shall cause such notice to be given. Notice for each such meeting shall be given to each Director in writing. Unless otherwise limited to the notice thereof, any business may be transacted at any special meeting.

Section 3: A majority of the Board of Directors shall constitute a quorum for the conducting of any business by the Board and a majority of the Board members present is necessary to constitute a quorum to adopt any action of the Board.

Section 4: Any action which may be authorized or taken at a meeting of the Board of Directors may be authorized or taken without a meeting with the affirmative vote or approval of, and in writing or writings signed by, all members of the Board of Directors then in office.

ARTICLE V: NOMINATIONS AND ELECTION OF DIRECTORS

Section 1:

- a. Nominating Committee: The nominating committee shall consist of at least three (3) members of the Board of Directors appointed by the Chairman. The nominating committee shall nominate candidates for election to the Board of Directors following the qualifications for Board Members as set forth herein.
- b. Criteria for Nomination: Except as otherwise provided, the Board of Directors shall be elected from among the members
- c. Submission of Nominations: Prior to the January Board meeting of each year, the Nominating Committee shall present to the Chairman a slate of candidate who are members in good standing and who are agreed to accept the responsibility of being a Director to serve a two year (2) term to replace a Director whose term is expiring. The nominations shall be presented to the Board for its approval at the regular Board meeting in November of each year.
- d. Notice of Nominations: Upon approval of the slate of candidates by the Board, the Chairman, on or before the annual meeting, shall notify the membership of the following information:
 1. The names and addresses of each person nominated as a candidate for Director;
 2. The names and addresses of each person on the Board whose term will expire on the date of the next annual meeting;
 3. The names and addresses of each person on the Board whose term will not expire on the date of the next annual meeting;
- e. Nominations: Additional names of candidates for Directors may be nominated at the annual meeting by qualified members in attendance thereat.
- f. Election of Directors: If a nomination is made by a member at the annual meeting and a written ballot is necessary, the following applies, otherwise a hand or voice ballot is acceptable:
 1. The Chairman shall appoint three (3) judges made up of the members of the Board of Directors who are not nominees for election to the Board. The judges shall prepare the ballot, oversee the casting, counting, and certification of the vote and election of candidates to the Board.

2. The candidates shall be listed on the ballot in alphabetical order. The Board of Directors shall have the right to order the judges to include on the ballot such information as it deems important.
 3. The ballot shall be distributed to each member entitled to vote who attends the annual meeting of the members. No absentee ballots shall be permitted. The Board may establish procedures and rules for voting by proxy.
 4. The judges shall collect the ballots, validate the count the same and certify to the Board of Directors the names of elected Directors.
 5. The number of candidates needed to fill the vacancies receiving the greatest number of votes shall be declared the elected Directors.
 6. The Board of Directors shall have the power to make such other rules as may be necessary to assure a fair and reasonable procedure for implementing the vote.
- g. If no nominations are made from the floor by a member and the nominating committee has made its nominations, the nominations shall be closed and the nominated slate of candidates shall be declared elected to the Board of Directors. If the nominating committee has nominated more candidates than there are vacancies, then the provisions starting at Section 3(f) of this Article shall be followed.
- h. Each and every date provided for this Article V may be extended for additional days, not to exceed ten (10), upon approval by a two-thirds vote of the Board of Directors.

Section 2: All newly elected Board members shall be seated at the next regular meeting of the Board of Directors after the annual meeting and said term will end at the conclusion of the annual meeting of members of the year ending the Director's term.

Section 3:

- a. A member of the Board of Directors who is absent from two (2) consecutive regular meetings of the Board of Directors shall be deemed to have resigned from membership on the Board, unless any absence is forgiven by a majority vote of the Board of Directors then present to vote at any such regular meeting
- b. Vacancies on the Board of Directors, or among officers, shall be filled by the Board of Directors by a majority vote. The newly elected Director or Officer shall serve from the date of the appointment until the end of the term so filled.

ARTICLE VI: OFFICERS

Section 1: The Board of Directors shall elect a Chairman, a Vice Chairman, a Secretary, and a Treasurer, and such other officers as the Board of Directors may see fit. The officers shall be chosen from the members of the Board of Directors. Any two of the Officers may be held by one person, but in the case in which the action of more than one officer is required, no one person shall act in more than one capacity.

Section 2: Any officer may resign at any time by notice in writing delivered to any other officer of the Corporation.

Section 3: Except in the case of death, removal, or resignation, an elected officer shall serve until his/her successor has been elected. In the event of death, removal, or resignation of an elected officer (other than the Chairman if there is a Vice Chairman in office at the time), the Board of Directors shall elect a successor for the balance of the unexpired term of such officer. In the event of the death or resignation of the Chairman (if there is a Vice Chairman in office at that time), the Vice Chairman shall assume the office of Chairman for the unexpired term, and shall be deemed to have resigned the office of Vice Chairman.

ARTICLE VII: DUTIES OF OFFICERS

Section 1: The Chairman shall preside at meetings of the members of the Board of Directors, may designate the date, time, and place of meetings as provided herein, may execute all authorized instruments, including without limitation contracts, bonds, notes, debentures, deeds, mortgages, and other obligations in the name of the Corporation and shall perform such other duties as the Board of Directors may require.

Section 2: The Vice Chairman shall perform all of the duties of the Chairman in the case of the absence of or disability of the Chairman, or when circumstances prevent the Chairman from acting, and in such case shall have all the powers and obligations of Chairman, and any such instruments executed by the Vice Chairman shall be as valid and binding as though executed by the Chairman. The Vice Chairman shall also perform such other duties as the Board of Directors may require.

Section 3: The Secretary shall take and keep records of all meetings, conduct such correspondence of the Corporation as may be designated by the Chairman, perform the usual duties of his/her office, and perform such other duties as the Board of Directors may require.

Section 4: The Treasurer shall be the custodian of all funds and securities in other corporations and similar property belonging to the Corporation and shall do the same as may be ordered by the Board of Directors. He or she shall keep accurate financial accounts and hold the same open for examination of the Directors. On expiration of his/her term of office, he/she shall turn over to his/her successor or to the Board of Directors all property, books, papers, and moneys of the Corporation in his/her hands.

Section 5: The Board of Directors may also elect for a term of one year one or more Assistant Secretaries, and one or more Assistant Treasurers, who shall perform duties of the Secretary and Treasurer, respectively, in the case of the absence or disability of such Secretary or Treasurer, together with such other duties as the Board of Directors may from time to time prescribe. Such other officers as the Board of Directors may elect, shall have such powers and duties as the Board of Directors may from time to time to prescribe.

Section 6: The Board of Directors is authorized to delegate the duties of any officer to any other officer and generally control the action of the officers and to require the performance of duties in addition to those mentioned herein.

Section 7: Any officer, if required by the Board of Directors, shall give bond in such a form and with such security as the Board of Directors from time to time may require for the faithful performance of his/her duties.

ARTICLE VIII: PRESIDENT/OPERATING UNIT

Section 1: The day-to-day operations of the Corporation may be directed by a President, who may be employed or contractually retained by the Board of Directors. The President shall report regularly to the Chairman of the Board of Directors and attend all meetings of the Board of Directors. The President shall also perform such other duties as the Board of Directors may require.

Section 2: The President shall have such authority as may be delegated to the President by the Board of Directors.

Section 3: The qualifications of the President shall be established by the Board of Directors. The President may be responsible for recommending programs and strategies for the development of a downtown revitalization program; coordinating the implementation of such programs and strategies with other community organizations; representing the Corporation to the media and public at large; and performing all other duties as may be assigned or delegated by the Board of Directors consistent with the purposes of the Corporation.

ARTICLE IX: INDEMNIFICATION OF DIRECTORS AND OFFICERS

Section 1: Each member of the Board of Directors and officer of the Corporation, who is made a party to any litigation, action, suit or proceeding, whether civil, criminal, or administrative, by reason of his/her being or having been a Director or officer of the Corporation or a Director or officer of any other Corporation which he served at the request of the Corporation, shall be entitled to be indemnified by the Corporation against the reasonable expense actually incurred by him/her in connection with the defense of such litigation, except in relation to the following matters:

- a) Those to which he or she shall finally be adjudged in such litigation to be liable because of dereliction in the performance of his/her duties as such Director or officer, or;
- b) Those which have resulted in a judgment in favor of the Corporation and against him/her, or which are settled by any payment by him/her to the Corporation.

Section 2: Except in cases where clause (a) or clause (b) above applies, "expenses" shall be deemed to include fines and penalties imposed on such person, and amounts paid upon plea or nolo contendere or similar plea or in compromise or settlement of the litigation or in satisfaction of judgment, if, and only if, such indemnification, and the amounts to be indemnified against, are approved as being reasonable in the circumstances by (1) the vote of a majority of the Directors of the Corporation in office if such majority are not involved in said litigation, or (2) the vote of a majority of the members of the Corporation excluding for the purpose hereof the members involved in such litigation, or (3) a court of competent jurisdiction, the foregoing right or indemnification shall not be exclusive of other rights to which such person, executors, or administrator may be entitled.

ARTICLE X: AMENDMENTS OF CODE REGULATIONS

Section 1: This constitution may be amended by a majority vote of the members present at a meeting called for the purpose of considering a change to the constitution. Said meeting may be held in conjunction with the annual meeting of the members or any membership meeting called pursuant hereto.

Section 2: A summary description of the changes proposed to the constitution and the time and place of the meeting of the members which will consider the changes shall be sent to the Members by regular mail in such time as to be reasonably calculated to be delivered at least five (5) days before such meeting.

BY-LAWS
OF THE BOARD OF DIRECTORS OF
DOWNTOWN LANCASTER SPECIAL IMPROVEMENT DISTRICT, Inc
(A non-profit Corporation)
Tax ID: 1470850

- 1) Annual Organization Meeting: The annual meeting of the members of the Downtown Lancaster Special Improvement District, Inc. shall be held January of each year at such a time and place as shall be designated by the Board of Directors. The annual, meeting shall be held for the purpose of: electing Directors to the Board of Directors; receiving reports of the Directors; and, for transacting such other business as may come before it.
- 2) Regular Meetings: The Board of Directors shall hold regular meetings at such times and places as shall be established by the Board of Directors. At the first meeting each year, or at such other meeting as the Directors may designate, the Directors shall elect officers of the Corporation. The Secretary of the Corporation shall provide notice of all meetings, and the purposes thereof, to all members of the Board of Directors.
- 3) Special Meetings: Special meetings may be called by the Chairman or twenty-five percent (25%) of the members of the Board of Directors. The notice of any special meeting shall set forth the time, date, and place thereof and the person or persons calling such meeting shall cause such notice to be given. Notice for each such meeting shall be given to each Director in writing. Unless otherwise limited to the notice thereof, any business may be transacted at any special meeting.
- 4) Waiver of Notice of Meeting: Any Director may, either by personal presence at the meeting or by written waiver, signed either before or after the meeting, waive notice of any meeting of the Board of Directors, and meetings of the Board of Directors may be held, without notice, at any time and place, if all the Directors are either present, and none protest prior to or at the commencement of the meeting the lack of proper notice, or waive, in writing, as above e provided, notice of such meeting.
- 5) Quorum: A majority of the Board of Directors shall constitute a quorum for the conducting of any business by the Board and a majority of the Board members present is necessary to constitute a quorum to adopt any action of the Board.
- 6) Action Without Meeting: Nothing herein shall prevent the Directors from acting without a meeting by writing signed by all the Directors, as provided by law or the Code of Regulations.
- 7) Amendments: These By-Laws may be amended or repealed and new By-Law may be adopted, at any meeting of the Board of Directors, by affirmative vote of two-thirds (2/3) of the whole number of Directors then in office, as provided in the Regulations of the Corporation.

Downtown Lancaster Special Improvement District

Exhibit D



District Description

Legend

- SID Properties
- FFA



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 depicted on this map.

Map Prepared: 1/12/2023
By: Lancaster GIS Department



<u>Name</u>	<u>Parcel Number</u>	<u>Front Footage</u>	<u>Corner Adjusted</u>	<u>2024 Assessed Per Linear Foot</u>	<u>2024 Assessment</u>	<u>Notes</u>
Equity Trust Company Custodial	053-50387.00	38	38	\$ 12.50	\$ 475.00	
City of Lancaster	053-58001.00	82.5	41.25	\$ 12.50	\$ 515.63	
City of Lancaster	053-58001.00	181.5	90.75	\$ 12.50	\$ 1,134.38	
City of Lancaster	053-58005.00	82.5	41.25	\$ 12.50	\$ 515.63	
City of Lancaster	053-58005.00	181.5	90.75	\$ 12.50	\$ 1,134.38	
City of Lancaster	053-58010.00	82.5	41.25	\$ 12.50	\$ 515.63	
City of Lancaster	053-58010.00	181.5	90.75	\$ 12.50	\$ 1,134.38	
City of Lancaster	053-58015.00	82.5	41.25	\$ 12.50	\$ 515.63	
City of Lancaster	053-58015.00	181.5	90.75	\$ 12.50	\$ 1,134.38	
City of Lancaster	053-58330.00	50	50	\$ 12.50	\$ 625.00	
City of Lancaster	053-58335.00	92.5	92.5	\$ 12.50	\$ 1,156.25	
City of Lancaster	053-58340.00	50.3	50.3	\$ 12.50	\$ 628.75	
City of Lancaster	053-58515.00	41.25	41.25	\$ 12.50	\$ 515.63	
City of Lancaster	053-58520.00	28	28	\$ 12.50	\$ 350.00	
City of Lancaster	053-50598.00	43	43	\$ 12.50	\$ 537.50	
City of Lancaster	053-50399.00	37	37	\$ 12.50	\$ 462.50	
City of Lancaster	053-50400.00	45	45	\$ 12.50	\$ 562.50	
Fairfield Heritage Association	053-58320.00	41.25	41.25	\$ 12.50	\$ 515.63	
Lancaster Fairfield County	053-50455.00	23.34	23.34	\$ 12.50	\$ 291.75	
Lancaster Fresh Market, Inc	053-50408.00	86	86	\$ 12.50	\$ 1,075.00	
Cannon Park Properties LLC	053-50455.10	14.7	14.7	\$ 12.50	\$ 183.75	
Cannon Park Properties LLC	053-50455.20	8.63	8.63	\$ 12.50	\$ 107.88	
Fairfield Federal Savings &	053-50457.00	65	65	\$ 12.50	\$ 812.50	
Fairfield Federal Savings &	053-50466.00	82.5	82.5	\$ 12.50	\$ 1,031.25	
Fairfield Federal Savings &	053-50467.00	41.25	41.25	\$ 12.50	\$ 515.63	
Fairfield Federal Savings &	053-50469.00	41.25	41.25	\$ 12.50	\$ 515.63	
Fairfield Federal Savings &	053-50481.00	43.4	43.4	\$ 12.50	\$ 542.50	

Scheffler, David L. & Kristi E	053-52394.00	21	21	\$	12.50	\$	262.50	
Scheffler, David L. & Kristi E	053-52395.00	21	21	\$	12.50	\$	262.50	
Scheffler, David L. & Kristi E	053-52396.00	21	21	\$	12.50	\$	262.50	
Scheffler, David L. & Kristi E	053-52397.00	21	21	\$	12.50	\$	262.50	
UP2R Holdings LLC	053-50454.00	20.6	20.6	\$	12.50	\$	257.50	
UP2R Holdings LLC	053-50456.00	35.83	35.83	\$	12.50	\$	447.88	
Dowdy Tracie L.	053-50351.00	34.5	34.5	\$	12.50	\$	431.25	
Main Street Legacy Properties L	053-50396.00	30	30	\$	12.50	\$	375.00	
Abdalla Enterprises LTD	053-50478.00	19	19	\$	12.50	\$	237.50	
Abdalla Enterprises LTD	053-50479.00	18	18	\$	12.50	\$	225.00	
Nippert Properties LTD	053-50423.00	84.75	84.75	\$	12.50	\$	1,059.38	
Nippert Properties LTD	053-50424.00	110	110	\$	12.50	\$	1,375.00	
The Ohio Glass Museum	053-58040.40	63.55	63.55	\$	12.50	\$	794.38	
Baltimore Rental Group	053-50426.00	56.6	56.6	\$	12.50	\$	707.50	
Berens Deborah L.	053-50482.00	40	40	\$	12.50	\$	500.00	
Chicos Enterprises of Ohio LLC	053-50470.00	82.5	82.5	\$	12.50	\$	1,031.25	
Nation City Bank Columbus	053-50409.00	45	45	\$	12.50	\$	562.50	
Nation City Bank Columbus	053-50410.00	41	41	\$	12.50	\$	512.50	
Nation City Bank Columbus	053-50411.00	24	24	\$	12.50	\$	300.00	
Nation City Bank Columbus	053-50397.00	51.2	51.2	\$	12.50	\$	640.00	
Nation City Bank Columbus	053-50398.00	28	28	\$	12.50	\$	350.00	
Skyhunt Holdings LLC	053-50483.00	42	42	\$	12.50	\$	525.00	
Saint James Place LTD	053-50458.00	40	40	\$	12.50	\$	500.00	

St Johns Episcopal Church	053-58300.00	Exempt	Exempt	Exempt	Exempt	
Wardons & Westryman St	053-58305.00	Exempt	Exempt	Exempt	Exempt	
TSP Properties LLC	053-50362.00	77	77	\$	12.50	\$ 962.50
Park National Bank	053-50401.00	18	18	\$	12.50	\$ 225.00
Park National Bank	053-50402.00	23	23	\$	12.50	\$ 287.50
Park National Bank	053-50403.00	19	19	\$	12.50	\$ 237.50
Park National Bank	053-50446.00	28	28	\$	12.50	\$ 350.00
Park National Bank	053-50447.00	38.67	38.67	\$	12.50	\$ 483.38
Park National Bank	053-50448.00	44	44	\$	12.50	\$ 550.00
140 East Main Street LLC	053-50484.00	32	32	\$	12.50	\$ 400.00
New Bailey Inc	053-50485.00	41.5	41.5	\$	12.50	\$ 518.75
136 Main Law Building LLC	053-50486.00	50	50	\$	12.50	\$ 625.00
JL8586 LLC	053-50444.00	23.5	23.5	\$	12.50	\$ 293.75
CC3 Properties LLC	053-50431.00	21	21	\$	12.50	\$ 262.50
The Minute Bar Real Estate LLC	053-50443.00	19	19	\$	12.50	\$ 237.50
The Minute Bar Real Estate LLC	053-50445.00	26	26	\$	12.50	\$ 325.00
135 W Main Street LLC	053-50449.00	41.25	41.25	\$	12.50	\$ 515.63
117 S Columbus Street LLC	053-50350.00	18	18	\$	12.50	\$ 225.00
Williams, Robert A. & Marisa A.	053-50440.00	41	41	\$	12.50	\$ 512.50
The Fairfield County	053-58325.00	97.5	97.5	\$	12.50	\$ 1,218.75
Orange Carpet Inc	053-50427.00	41.4	41.4	\$	12.50	\$ 517.50
Orange Carpet Inc	053-50428.00	23.4	23.4	\$	12.50	\$ 292.50
Project Restoration LLC	053-50386.00	26.95	26.95	\$	12.50	\$ 336.88
Board of County	053-50471.00	41.25	41.25	\$	12.50	\$ 515.63
Board of County	053-50472.00	82.5	82.5	\$	12.50	\$ 1,031.25

Board of County	053-50473.00	41	41	\$	12.50	\$	512.50	
Board of County	053-50334.00	293.5	293.5	\$	12.50	\$	3,668.75	
LAN Holdings LLC	053-50373.00	35	35	\$	12.50	\$	437.50	
222 South Broad St	053-50375.00	140	140	\$	12.50	\$	1,750.00	
222 South Broad St	053-50600.80	30	30	\$	12.50	\$	375.00	
222 South Broad St	053-50600.90	22	22	\$	12.50	\$	275.00	
222 South Broad St	053-50601.00	30.5	30.5	\$	12.50	\$	381.25	
222 South Broad St	053-50601.80	48	48	\$	12.50	\$	600.00	
222 South Broad St	053-50601.90	36	36	\$	12.50	\$	450.00	
Sheridan Funeral Home Inc	053-50554.00	60	60	\$	12.50	\$	750.00	
Sheridan Funeral Home Inc	053-50555.00	50	50	\$	12.50	\$	625.00	
Sheridan Funeral Home Inc	053-50556.00	54	54	\$	12.50	\$	675.00	
Benadum LLC	053-50550.00	81.2	81.2	\$	12.50	\$	1,015.00	
Benadum LLC	053-50551.00	49	49	\$	12.50	\$	612.50	
Benadum LLC	053-50552.00	33	33	\$	12.50	\$	412.50	
Benadum LLC	053-50553.00	82.5	82.5	\$	12.50	\$	1,031.25	
Lacy, Amy R.	053-50393.00	10	10	\$	12.50	\$	125.00	
Fox Den Management	053-50395.00	52.5	52.5	\$	12.50	\$	656.25	
121 Main Street LLC	053-50453.00	20.6	20.6	\$	12.50	\$	257.50	
Andrew Mott	053-50374.00	41.5	41.5	\$	12.50	\$	518.75	
Jones, Dave	053-50340.00	49.75	49.75	\$	12.50	\$	621.88	
Triple J Properties	053-52384.00	90.75	25.38	\$	12.50	\$	317.25	20' reduction for residential
Triple J Properties	053-52392.00	90.75	45.38	\$	12.50	\$	567.25	
Triple J Properties	053-52393.00	82.05	41.03	\$	12.50	\$	512.88	
Triple J Properties	053-50341.00	45.5	45.5	\$	12.50	\$	568.75	
Dearing Charles S	053-50599.00	45	45	\$	12.50	\$	562.50	

Dearing Charles S	053-50600.00	37.5	37.5	\$	12.50	\$	468.75	
Lancaster City School District	053-50596.00	39.5	39.5	\$	12.50	\$	493.75	
Lancaster City School District	053-50405.00	41.25	41.25	\$	12.50	\$	515.63	
Lancaster City School District	053-50406.00	32.26	32.26	\$	12.50	\$	403.25	
Lancaster City School District	053-50407.00	50	50	\$	12.50	\$	625.00	
Kirn Holdings LLC	053-50358.00	17.35	17.35	\$	12.50	\$	216.88	
Kirn Holdings LLC	053-50359.00	23.9	23.9	\$	12.50	\$	298.75	
Kirn Holdings LLC	053-50360.00	41.25	41.25	\$	12.50	\$	515.63	
Kirn Holdings LLC	053-50361.00	41.25	20.63	\$	12.50	\$	257.88	
Kirn Holdings LLC	053-50361.00	181.25	90.75	\$	12.50	\$	1,134.38	
Kirn Holdings LLC	053-50363.00	117	117	\$	12.50	\$	1,462.50	
Nine Fifteen Land Company	053-50338.00	47	47	\$	12.50	\$	587.50	
Producto Investments Inc	053-50441.00	17	17	\$	12.50	\$	212.50	
Producto Investments Inc	053-50442.00	16	16	\$	12.50	\$	200.00	
Kucherski, Lev & Lidia	053-50452.00	41.25	41.25	\$	12.50	\$	515.63	
The Mithoff Companies Ltd	053-58039.40	264	132	\$	12.50	\$	1,650.00	
The Mithoff Companies Ltd	053-50392.00	83	83	\$	12.50	\$	1,037.50	
The Studios at 123 LLC	053-50437.00	182	182	\$	12.50	\$	2,275.00	
AD Ruff LLC	053-50345.00	13.85	13.85	\$	12.50	\$	173.13	
AD Ruff LLC	053-50346.00	82.8	41.4	\$	12.50	\$	517.50	
AD Ruff LLC	053-50346.00	127.13	63.57	\$	12.50	\$	794.63	
Fairfield Homes Inc.	053-50368.10	146.5	146.5	\$	12.50	\$	1,831.25	
Fairfield Homes Inc.	053-50356.00	313.83	313.83	\$	12.50	\$	3,922.88	
O'Connor Properties LLC	053-50339.00	40	40	\$	12.50	\$	500.00	
Unified Bank	053-20220.00	33	33	\$	12.50	\$	412.50	

Integrated Community	053-50451.00	24	24	\$	12.50	\$	300.00		
Integrated Services of	053-50450.00	17	17	\$	12.50	\$	212.50		
Big Idea Promotions LLC	053-50429.00	17	17	\$	12.50	\$	212.50		
Fairfield Paint and Oil Co.	053-50430.00	22	22	\$	12.50	\$	275.00		
Endless Options LLC	053-50391.00	23.5	23.5	\$	12.50	\$	293.75		
Alisa M Stilwell	053-50487.00	114.5	114.5	\$	12.50	\$	1,431.25		

7,614.79

6,586.95

\$ 82,336.88



<u>Name</u>	<u>Parcel Number</u>	<u>Front Footage</u>	<u>Corner Adjusted</u>	<u>2025 Assessed Per Linear Foot</u>	<u>2025 Assessment</u>	<u>Notes</u>
Equity Trust Company Custodial	053-50387.00	38	38	\$ 13.00	\$ 494.00	
City of Lancaster	053-58001.00	82.5	41.25	\$ 13.00	\$ 536.25	
City of Lancaster	053-58001.00	181.5	90.75	\$ 13.00	\$ 1,179.75	
City of Lancaster	053-58005.00	82.5	41.25	\$ 13.00	\$ 536.25	
City of Lancaster	053-58005.00	181.5	90.75	\$ 13.00	\$ 1,179.75	
City of Lancaster	053-58010.00	82.5	41.25	\$ 13.00	\$ 536.25	
City of Lancaster	053-58010.00	181.5	90.75	\$ 13.00	\$ 1,179.75	
City of Lancaster	053-58015.00	82.5	41.25	\$ 13.00	\$ 536.25	
City of Lancaster	053-58015.00	181.5	90.75	\$ 13.00	\$ 1,179.75	
City of Lancaster	053-58330.00	50	50	\$ 13.00	\$ 650.00	
City of Lancaster	053-58335.00	92.5	92.5	\$ 13.00	\$ 1,202.50	
City of Lancaster	053-58340.00	50.3	50.3	\$ 13.00	\$ 653.90	
City of Lancaster	053-58515.00	41.25	41.25	\$ 13.00	\$ 536.25	
City of Lancaster	053-58520.00	28	28	\$ 13.00	\$ 364.00	
City of Lancaster	053-50598.00	43	43	\$ 13.00	\$ 559.00	
City of Lancaster	053-50399.00	37	37	\$ 13.00	\$ 481.00	
City of Lancaster	053-50400.00	45	45	\$ 13.00	\$ 585.00	
Fairfield Heritage Association	053-58320.00	41.25	41.25	\$ 13.00	\$ 536.25	
Lancaster Fairfield County	053-50455.00	23.34	23.34	\$ 13.00	\$ 303.42	
Lancaster Fresh Market, Inc	053-50408.00	86	86	\$ 13.00	\$ 1,118.00	
Cannon Park Properties LLC	053-50455.10	14.7	14.7	\$ 13.00	\$ 191.10	
Cannon Park Properties LLC	053-50455.20	8.63	8.63	\$ 13.00	\$ 112.19	
Fairfield Federal Savings &	053-50457.00	65	65	\$ 13.00	\$ 845.00	
Fairfield Federal Savings &	053-50466.00	82.5	82.5	\$ 13.00	\$ 1,072.50	
Fairfield Federal Savings &	053-50467.00	41.25	41.25	\$ 13.00	\$ 536.25	
Fairfield Federal Savings &	053-50469.00	41.25	41.25	\$ 13.00	\$ 536.25	
Fairfield Federal Savings &	053-50481.00	43.4	43.4	\$ 13.00	\$ 564.20	

Scheffler, David L. & Kristi E	053-52394.00	21	21	\$	13.00	\$	273.00	
Scheffler, David L. & Kristi E	053-52395.00	21	21	\$	13.00	\$	273.00	
Scheffler, David L. & Kristi E	053-52396.00	21	21	\$	13.00	\$	273.00	
Scheffler, David L. & Kristi E	053-52397.00	21	21	\$	13.00	\$	273.00	
UP2R Holdings LLC	053-50454.00	20.6	20.6	\$	13.00	\$	267.80	
UP2R Holdings LLC	053-50456.00	35.83	35.83	\$	13.00	\$	465.79	
Dowdy Tracie L.	053-50351.00	34.5	34.5	\$	13.00	\$	448.50	
Main Street Legacy Properties L	053-50396.00	30	30	\$	13.00	\$	390.00	
Abdalla Enterprises LTD	053-50478.00	19	19	\$	13.00	\$	247.00	
Abdalla Enterprises LTD	053-50479.00	18	18	\$	13.00	\$	234.00	
Nippert Properties LTD	053-50423.00	84.75	84.75	\$	13.00	\$	1,101.75	
Nippert Properties LTD	053-50424.00	110	110	\$	13.00	\$	1,430.00	
The Ohio Glass Museum	053-58040.40	63.55	63.55	\$	13.00	\$	826.15	
Baltimore Rental Group	053-50426.00	56.6	56.6	\$	13.00	\$	735.80	
Berens Deborah L.	053-50482.00	40	40	\$	13.00	\$	520.00	
Chicos Enterprises of Ohio LLC	053-50470.00	82.5	82.5	\$	13.00	\$	1,072.50	
Nation City Bank Columbus	053-50409.00	45	45	\$	13.00	\$	585.00	
Nation City Bank Columbus	053-50410.00	41	41	\$	13.00	\$	533.00	
Nation City Bank Columbus	053-50411.00	24	24	\$	13.00	\$	312.00	
Nation City Bank Columbus	053-50397.00	51.2	51.2	\$	13.00	\$	665.60	
Nation City Bank Columbus	053-50398.00	28	28	\$	13.00	\$	364.00	
Skyhunt Holdings LLC	053-50483.00	42	42	\$	13.00	\$	546.00	
Saint James Place LTD	053-50458.00	40	40	\$	13.00	\$	520.00	

St Johns Episcopal Church	053-58300.00	Exempt	Exempt	Exempt	Exempt	
Wardons & Westryman St	053-58305.00	Exempt	Exempt	Exempt	Exempt	
TSP Properties LLC	053-50362.00	77	77	\$	13.00	\$ 1,001.00
Park National Bank	053-50401.00	18	18	\$	13.00	\$ 234.00
Park National Bank	053-50402.00	23	23	\$	13.00	\$ 299.00
Park National Bank	053-50403.00	19	19	\$	13.00	\$ 247.00
Park National Bank	053-50446.00	28	28	\$	13.00	\$ 364.00
Park National Bank	053-50447.00	38.67	38.67	\$	13.00	\$ 502.71
Park National Bank	053-50448.00	44	44	\$	13.00	\$ 572.00
140 East Main Street LLC	053-50484.00	32	32	\$	13.00	\$ 416.00
New Bailey Inc	053-50485.00	41.5	41.5	\$	13.00	\$ 539.50
136 Main Law Building LLC	053-50486.00	50	50	\$	13.00	\$ 650.00
JL8586 LLC	053-50444.00	23.5	23.5	\$	13.00	\$ 305.50
CC3 Properties LLC	053-50431.00	21	21	\$	13.00	\$ 273.00
The Minute Bar Real Estate LLC	053-50443.00	19	19	\$	13.00	\$ 247.00
The Minute Bar Real Estate LLC	053-50445.00	26	26	\$	13.00	\$ 338.00
135 W Main Street LLC	053-50449.00	41.25	41.25	\$	13.00	\$ 536.25
117 S Columbus Street LLC	053-50350.00	18	18	\$	13.00	\$ 234.00
Williams, Robert A. & Marisa A.	053-50440.00	41	41	\$	13.00	\$ 533.00
The Fairfield County	053-58325.00	97.5	97.5	\$	13.00	\$ 1,267.50
Orange Carpet Inc	053-50427.00	41.4	41.4	\$	13.00	\$ 538.20
Orange Carpet Inc	053-50428.00	23.4	23.4	\$	13.00	\$ 304.20
Project Restoration LLC	053-50386.00	26.95	26.95	\$	13.00	\$ 350.35
Board of County	053-50471.00	41.25	41.25	\$	13.00	\$ 536.25
Board of County	053-50472.00	82.5	82.5	\$	13.00	\$ 1,072.50

Board of County	053-50473.00	41	41	\$	13.00	\$	533.00	
Board of County	053-50334.00	293.5	293.5	\$	13.00	\$	3,815.50	
LAN Holdings LLC	053-50373.00	35	35	\$	13.00	\$	455.00	
222 South Broad St	053-50375.00	140	140	\$	13.00	\$	1,820.00	
222 South Broad St	053-50600.80	30	30	\$	13.00	\$	390.00	
222 South Broad St	053-50600.90	22	22	\$	13.00	\$	286.00	
222 South Broad St	053-50601.00	30.5	30.5	\$	13.00	\$	396.50	
222 South Broad St	053-50601.80	48	48	\$	13.00	\$	624.00	
222 South Broad St	053-50601.90	36	36	\$	13.00	\$	468.00	
Sheridan Funeral Home Inc	053-50554.00	60	60	\$	13.00	\$	780.00	
Sheridan Funeral Home Inc	053-50555.00	50	50	\$	13.00	\$	650.00	
Sheridan Funeral Home Inc	053-50556.00	54	54	\$	13.00	\$	702.00	
Benadum LLC	053-50550.00	81.2	81.2	\$	13.00	\$	1,055.60	
Benadum LLC	053-50551.00	49	49	\$	13.00	\$	637.00	
Benadum LLC	053-50552.00	33	33	\$	13.00	\$	429.00	
Benadum LLC	053-50553.00	82.5	82.5	\$	13.00	\$	1,072.50	
Lacy, Amy R.	053-50393.00	10	10	\$	13.00	\$	130.00	
Fox Den Management	053-50395.00	52.5	52.5	\$	13.00	\$	682.50	
121 Main Street LLC	053-50453.00	20.6	20.6	\$	13.00	\$	267.80	
Andrew Mott	053-50374.00	41.5	41.5	\$	13.00	\$	539.50	
Jones, Dave	053-50340.00	49.75	49.75	\$	13.00	\$	646.75	
Triple J Properties	053-52384.00	90.75	25.38	\$	13.00	\$	329.94	20' reduction for residential
Triple J Properties	053-52392.00	90.75	45.38	\$	13.00	\$	589.94	
Triple J Properties	053-52393.00	82.05	41.03	\$	13.00	\$	533.39	
Triple J Properties	053-50341.00	45.5	45.5	\$	13.00	\$	591.50	
Dearing Charles S	053-50599.00	45	45	\$	13.00	\$	585.00	

Dearing Charles S	053-50600.00	37.5	37.5	\$	13.00	\$	487.50	
Lancaster City School District	053-50596.00	39.5	39.5	\$	13.00	\$	513.50	
Lancaster City School District	053-50405.00	41.25	41.25	\$	13.00	\$	536.25	
Lancaster City School District	053-50406.00	32.26	32.26	\$	13.00	\$	419.38	
Lancaster City School District	053-50407.00	50	50	\$	13.00	\$	650.00	
Kirn Holdings LLC	053-50358.00	17.35	17.35	\$	13.00	\$	225.55	
Kirn Holdings LLC	053-50359.00	23.9	23.9	\$	13.00	\$	310.70	
Kirn Holdings LLC	053-50360.00	41.25	41.25	\$	13.00	\$	536.25	
Kirn Holdings LLC	053-50361.00	41.25	20.63	\$	13.00	\$	268.19	
Kirn Holdings LLC	053-50361.00	181.25	90.75	\$	13.00	\$	1,179.75	
Kirn Holdings LLC	053-50363.00	117	117	\$	13.00	\$	1,521.00	
Nine Fifteen Land Company	053-50338.00	47	47	\$	13.00	\$	611.00	
Producto Investments Inc	053-50441.00	17	17	\$	13.00	\$	221.00	
Producto Investments Inc	053-50442.00	16	16	\$	13.00	\$	208.00	
Kucherski, Lev & Lidia	053-50452.00	41.25	41.25	\$	13.00	\$	536.25	
The Mithoff Companies Ltd	053-58039.40	264	132	\$	13.00	\$	1,716.00	
The Mithoff Companies Ltd	053-50392.00	83	83	\$	13.00	\$	1,079.00	
The Studios at 123 LLC	053-50437.00	182	182	\$	13.00	\$	2,366.00	
AD Ruff LLC	053-50345.00	13.85	13.85	\$	13.00	\$	180.05	
AD Ruff LLC	053-50346.00	82.8	41.4	\$	13.00	\$	538.20	
AD Ruff LLC	053-50346.00	127.13	63.57	\$	13.00	\$	826.41	
Fairfield Homes Inc.	053-50368.10	146.5	146.5	\$	13.00	\$	1,904.50	
Fairfield Homes Inc.	053-50356.00	313.83	313.83	\$	13.00	\$	4,079.79	
O'Connor Properties LLC	053-50339.00	40	40	\$	13.00	\$	520.00	
Unified Bank	053-20220.00	33	33	\$	13.00	\$	429.00	

Integrated Community	053-50451.00	24	24	\$	13.00	\$	312.00		
Integrated Services of	053-50450.00	17	17	\$	13.00	\$	221.00		
Big Idea Promotions LLC	053-50429.00	17	17	\$	13.00	\$	221.00		
Fairfield Paint and Oil Co.	053-50430.00	22	22	\$	13.00	\$	286.00		
Endless Options LLC	053-50391.00	23.5	23.5	\$	13.00	\$	305.50		
Alisa M Stilwell	053-50487.00	114.5	114.5	\$	13.00	\$	1,488.50		

7,614.79 6,586.95 \$ 85,630.35

<u>Name</u>	<u>Parcel Number</u>	<u>Front Footage</u>	<u>Corner Adjusted</u>	<u>2026 Assessed Per Linear Foot</u>	<u>2026 Assessment</u>	<u>Notes</u>
Equity Trust Company Custodia	053-50387.00	38	38	\$ 13.50	\$ 513.00	
City of Lancaster	053-58001.00	82.5	41.25	\$ 13.50	\$ 556.88	
City of Lancaster	053-58001.00	181.5	90.75	\$ 13.50	\$ 1,225.13	
City of Lancaster	053-58005.00	82.5	41.25	\$ 13.50	\$ 556.88	
City of Lancaster	053-58005.00	181.5	90.75	\$ 13.50	\$ 1,225.13	
City of Lancaster	053-58010.00	82.5	41.25	\$ 13.50	\$ 556.88	
City of Lancaster	053-58010.00	181.5	90.75	\$ 13.50	\$ 1,225.13	
City of Lancaster	053-58015.00	82.5	41.25	\$ 13.50	\$ 556.88	
City of Lancaster	053-58015.00	181.5	90.75	\$ 13.50	\$ 1,225.13	
City of Lancaster	053-58330.00	50	50	\$ 13.50	\$ 675.00	
City of Lancaster	053-58335.00	92.5	92.5	\$ 13.50	\$ 1,248.75	
City of Lancaster	053-58340.00	50.3	50.3	\$ 13.50	\$ 679.05	
City of Lancaster	053-58515.00	41.25	41.25	\$ 13.50	\$ 556.88	
City of Lancaster	053-58520.00	28	28	\$ 13.50	\$ 378.00	
City of Lancaster	053-50598.00	43	43	\$ 13.50	\$ 580.50	
City of Lancaster	053-50399.00	37	37	\$ 13.50	\$ 499.50	
City of Lancaster	053-50400.00	45	45	\$ 13.50	\$ 607.50	
Fairfield Heritage Association	053-58320.00	41.25	41.25	\$ 13.50	\$ 556.88	
Lancaster Fairfield County	053-50455.00	23.34	23.34	\$ 13.50	\$ 315.09	
Lancaster Fresh Market, Inc	053-50408.00	86	86	\$ 13.50	\$ 1,161.00	
Cannon Park Properties LLC	053-50455.10	14.7	14.7	\$ 13.50	\$ 198.45	
Cannon Park Properties LLC	053-50455.20	8.63	8.63	\$ 13.50	\$ 116.51	
Fairfield Federal Savings &	053-50457.00	65	65	\$ 13.50	\$ 877.50	
Fairfield Federal Savings &	053-50466.00	82.5	82.5	\$ 13.50	\$ 1,113.75	
Fairfield Federal Savings &	053-50467.00	41.25	41.25	\$ 13.50	\$ 556.88	
Fairfield Federal Savings &	053-50469.00	41.25	41.25	\$ 13.50	\$ 556.88	
Fairfield Federal Savings &	053-50481.00	43.4	43.4	\$ 13.50	\$ 585.90	



Scheffler, David L. & Kristi E	053-52394.00	21	21	\$	13.50	\$	283.50	
Scheffler, David L. & Kristi E	053-52395.00	21	21	\$	13.50	\$	283.50	
Scheffler, David L. & Kristi E	053-52396.00	21	21	\$	13.50	\$	283.50	
Scheffler, David L. & Kristi E	053-52397.00	21	21	\$	13.50	\$	283.50	
UP2R Holdings LLC	053-50454.00	20.6	20.6	\$	13.50	\$	278.10	
UP2R Holdings LLC	053-50456.00	35.83	35.83	\$	13.50	\$	483.71	
Dowdy Tracie L.	053-50351.00	34.5	34.5	\$	13.50	\$	465.75	
Main Street Legacy Properties L	053-50396.00	30	30	\$	13.50	\$	405.00	
Abdalla Enterprises LTD	053-50478.00	19	19	\$	13.50	\$	256.50	
Abdalla Enterprises LTD	053-50479.00	18	18	\$	13.50	\$	243.00	
Nippert Properties LTD	053-50423.00	84.75	84.75	\$	13.50	\$	1,144.13	
Nippert Properties LTD	053-50424.00	110	110	\$	13.50	\$	1,485.00	
The Ohio Glass Museum	053-58040.40	63.55	63.55	\$	13.50	\$	857.93	
Baltimore Rental Group	053-50426.00	56.6	56.6	\$	13.50	\$	764.10	
Berens Deborah L.	053-50482.00	40	40	\$	13.50	\$	540.00	
Chicos Enterprises of Ohio LLC	053-50470.00	82.5	82.5	\$	13.50	\$	1,113.75	
Nation City Bank Columbus	053-50409.00	45	45	\$	13.50	\$	607.50	
Nation City Bank Columbus	053-50410.00	41	41	\$	13.50	\$	553.50	
Nation City Bank Columbus	053-50411.00	24	24	\$	13.50	\$	324.00	
Nation City Bank Columbus	053-50397.00	51.2	51.2	\$	13.50	\$	691.20	
Nation City Bank Columbus	053-50398.00	28	28	\$	13.50	\$	378.00	
Skyhunt Holdings LLC	053-50483.00	42	42	\$	13.50	\$	567.00	
Saint James Place LTD	053-50458.00	40	40	\$	13.50	\$	540.00	

St Johns Episcopal Church	053-58300.00	Exempt	Exempt	Exempt	Exempt	
Wardons & Westryman St	053-58305.00	Exempt	Exempt	Exempt	Exempt	
TSP Properties LLC	053-50362.00	77	77	\$	13.50	\$ 1,039.50
Park National Bank	053-50401.00	18	18	\$	13.50	\$ 243.00
Park National Bank	053-50402.00	23	23	\$	13.50	\$ 310.50
Park National Bank	053-50403.00	19	19	\$	13.50	\$ 256.50
Park National Bank	053-50446.00	28	28	\$	13.50	\$ 378.00
Park National Bank	053-50447.00	38.67	38.67	\$	13.50	\$ 522.05
Park National Bank	053-50448.00	44	44	\$	13.50	\$ 594.00
140 East Main Street LLC	053-50484.00	32	32	\$	13.50	\$ 432.00
New Bailey Inc	053-50485.00	41.5	41.5	\$	13.50	\$ 560.25
136 Main Law Building LLC	053-50486.00	50	50	\$	13.50	\$ 675.00
JL8586 LLC	053-50444.00	23.5	23.5	\$	13.50	\$ 317.25
CC3 Properties LLC	053-50431.00	21	21	\$	13.50	\$ 283.50
The Minute Bar Real Estate LLC	053-50443.00	19	19	\$	13.50	\$ 256.50
The Minute Bar Real Estate LLC	053-50445.00	26	26	\$	13.50	\$ 351.00
135 W Main Street LLC	053-50449.00	41.25	41.25	\$	13.50	\$ 556.88
117 S Columbus Street LLC	053-50350.00	18	18	\$	13.50	\$ 243.00
Williams, Robert A. & Marisa A.	053-50440.00	41	41	\$	13.50	\$ 553.50
The Fairfield County	053-58325.00	97.5	97.5	\$	13.50	\$ 1,316.25
Orange Carpet Inc	053-50427.00	41.4	41.4	\$	13.50	\$ 558.90
Orange Carpet Inc	053-50428.00	23.4	23.4	\$	13.50	\$ 315.90
Project Restoration LLC	053-50386.00	26.95	26.95	\$	13.50	\$ 363.83
Board of County	053-50471.00	41.25	41.25	\$	13.50	\$ 556.88
Board of County	053-50472.00	82.5	82.5	\$	13.50	\$ 1,113.75

Board of County	053-50473.00	41	41	\$	13.50	\$	553.50	
Board of County	053-50334.00	293.5	293.5	\$	13.50	\$	3,962.25	
LAN Holdings LLC	053-50373.00	35	35	\$	13.50	\$	472.50	
222 South Broad St	053-50375.00	140	140	\$	13.50	\$	1,890.00	
222 South Broad St	053-50600.80	30	30	\$	13.50	\$	405.00	
222 South Broad St	053-50600.90	22	22	\$	13.50	\$	297.00	
222 South Broad St	053-50601.00	30.5	30.5	\$	13.50	\$	411.75	
222 South Broad St	053-50601.80	48	48	\$	13.50	\$	648.00	
222 South Broad St	053-50601.90	36	36	\$	13.50	\$	486.00	
Sheridan Funeral Home Inc	053-50554.00	60	60	\$	13.50	\$	810.00	
Sheridan Funeral Home Inc	053-50555.00	50	50	\$	13.50	\$	675.00	
Sheridan Funeral Home Inc	053-50556.00	54	54	\$	13.50	\$	729.00	
Benadum LLC	053-50550.00	81.2	81.2	\$	13.50	\$	1,096.20	
Benadum LLC	053-50551.00	49	49	\$	13.50	\$	661.50	
Benadum LLC	053-50552.00	33	33	\$	13.50	\$	445.50	
Benadum LLC	053-50553.00	82.5	82.5	\$	13.50	\$	1,113.75	
Lacy, Amy R.	053-50393.00	10	10	\$	13.50	\$	135.00	
Fox Den Management	053-50395.00	52.5	52.5	\$	13.50	\$	708.75	
121 Main Street LLC	053-50453.00	20.6	20.6	\$	13.50	\$	278.10	
Andrew Mott	053-50374.00	41.5	41.5	\$	13.50	\$	560.25	
Jones, Dave	053-50340.00	49.75	49.75	\$	13.50	\$	671.63	
Triple J Properties	053-52384.00	90.75	25.38	\$	13.50	\$	342.63	20' reduction for residential
Triple J Properties	053-52392.00	90.75	45.38	\$	13.50	\$	612.63	
Triple J Properties	053-52393.00	82.05	41.03	\$	13.50	\$	553.91	
Triple J Properties	053-50341.00	45.5	45.5	\$	13.50	\$	614.25	
Dearing Charles S	053-50599.00	45	45	\$	13.50	\$	607.50	

Dearing Charles S	053-50600.00	37.5	37.5	\$	13.50	\$	506.25	
Lancaster City School District	053-50596.00	39.5	39.5	\$	13.50	\$	533.25	
Lancaster City School District	053-50405.00	41.25	41.25	\$	13.50	\$	556.88	
Lancaster City School District	053-50406.00	32.26	32.26	\$	13.50	\$	435.51	
Lancaster City School District	053-50407.00	50	50	\$	13.50	\$	675.00	
Kirn Holdings LLC	053-50358.00	17.35	17.35	\$	13.50	\$	234.23	
Kirn Holdings LLC	053-50359.00	23.9	23.9	\$	13.50	\$	322.65	
Kirn Holdings LLC	053-50360.00	41.25	41.25	\$	13.50	\$	556.88	
Kirn Holdings LLC	053-50361.00	41.25	20.63	\$	13.50	\$	278.51	
Kirn Holdings LLC	053-50361.00	181.25	90.75	\$	13.50	\$	1,225.13	
Kirn Holdings LLC	053-50363.00	117	117	\$	13.50	\$	1,579.50	
Nine Fifteen Land Company	053-50338.00	47	47	\$	13.50	\$	634.50	
Producto Investments Inc	053-50441.00	17	17	\$	13.50	\$	229.50	
Producto Investments Inc	053-50442.00	16	16	\$	13.50	\$	216.00	
Kucherski, lev & Lidia	053-50452.00	41.25	41.25	\$	13.50	\$	556.88	
The Mithoff Companies Ltd	053-58039.40	264	132	\$	13.50	\$	1,782.00	
The Mithoff Companies Ltd	053-50392.00	83	83	\$	13.50	\$	1,120.50	
The Studios at 123 LLC	053-50437.00	182	182	\$	13.50	\$	2,457.00	
AD Ruff LLC	053-50345.00	13.85	13.85	\$	13.50	\$	186.98	
AD Ruff LLC	053-50346.00	82.8	41.4	\$	13.50	\$	558.90	
AD Ruff LLC	053-50346.00	127.13	63.57	\$	13.50	\$	858.20	
Fairfield Homes Inc.	053-50368.10	146.5	146.5	\$	13.50	\$	1,977.75	
Fairfield Homes Inc.	053-50356.00	313.83	313.83	\$	13.50	\$	4,236.71	
O'Connor Properties LLC	053-50339.00	40	40	\$	13.50	\$	540.00	
Unified Bank	053-20220.00	33	33	\$	13.50	\$	445.50	

Integrated Community	053-50451.00	24	24	\$	13.50	\$	324.00		
Integrated Services of	053-50450.00	17	17	\$	13.50	\$	229.50		
Big Idea Promotions LLC	053-50429.00	17	17	\$	13.50	\$	229.50		
Fairfield Paint and Oil Co.	053-50430.00	22	22	\$	13.50	\$	297.00		
Endless Options LLC	053-50391.00	23.5	23.5	\$	13.50	\$	317.25		
Allisa M Stilwell	053-50487.00	114.5	114.5	\$	13.50	\$	1,545.75		

7,614.79

6,586.95

\$ 88,923.83



<u>Name</u>	<u>Parcel Number</u>	<u>Front Footage</u>	<u>Corner Adjusted</u>	<u>2027 Assessed Per Linear Foot</u>	<u>2027 Assessment</u>	<u>Notes</u>
Equity Trust Company Custodial	053-50387.00	38	38	\$ 14.25	\$ 541.50	
City of Lancaster	053-58001.00	82.5	41.25	\$ 14.25	\$ 587.81	
City of Lancaster	053-58001.00	181.5	90.75	\$ 14.25	\$ 1,293.19	
City of Lancaster	053-58005.00	82.5	41.25	\$ 14.25	\$ 587.81	
City of Lancaster	053-58005.00	181.5	90.75	\$ 14.25	\$ 1,293.19	
City of Lancaster	053-58010.00	82.5	41.25	\$ 14.25	\$ 587.81	
City of Lancaster	053-58010.00	181.5	90.75	\$ 14.25	\$ 1,293.19	
City of Lancaster	053-58015.00	82.5	41.25	\$ 14.25	\$ 587.81	
City of Lancaster	053-58015.00	181.5	90.75	\$ 14.25	\$ 1,293.19	
City of Lancaster	053-58330.00	50	50	\$ 14.25	\$ 712.50	
City of Lancaster	053-58335.00	92.5	92.5	\$ 14.25	\$ 1,318.13	
City of Lancaster	053-58340.00	50.3	50.3	\$ 14.25	\$ 716.78	
City of Lancaster	053-58515.00	41.25	41.25	\$ 14.25	\$ 587.81	
City of Lancaster	053-58520.00	28	28	\$ 14.25	\$ 399.00	
City of Lancaster	053-50598.00	43	43	\$ 14.25	\$ 612.75	
City of Lancaster	053-50399.00	37	37	\$ 14.25	\$ 527.25	
City of Lancaster	053-50400.00	45	45	\$ 14.25	\$ 641.25	
Fairfield Heritage Association	053-58320.00	41.25	41.25	\$ 14.25	\$ 587.81	
Lancaster Fairfield County	053-50455.00	23.34	23.34	\$ 14.25	\$ 332.60	
Lancaster Fresh Market, Inc	053-50408.00	86	86	\$ 14.25	\$ 1,225.50	
Cannon Park Properties LLC	053-50455.10	14.7	14.7	\$ 14.25	\$ 209.48	
Cannon Park Properties LLC	053-50455.20	8.63	8.63	\$ 14.25	\$ 122.98	
Fairfield Federal Savings &	053-50457.00	65	65	\$ 14.25	\$ 926.25	
Fairfield Federal Savings &	053-50466.00	82.5	82.5	\$ 14.25	\$ 1,175.63	
Fairfield Federal Savings &	053-50467.00	41.25	41.25	\$ 14.25	\$ 587.81	
Fairfield Federal Savings &	053-50469.00	41.25	41.25	\$ 14.25	\$ 587.81	
Fairfield Federal Savings &	053-50481.00	43.4	43.4	\$ 14.25	\$ 618.45	

Scheffler, David L. & Kristi E	053-52394.00	21	21	\$	14.25	\$	299.25	
Scheffler, David L. & Kristi E	053-52395.00	21	21	\$	14.25	\$	299.25	
Scheffler, David L. & Kristi E	053-52396.00	21	21	\$	14.25	\$	299.25	
Scheffler, David L. & Kristi E	053-52397.00	21	21	\$	14.25	\$	299.25	
UP2R Holdings LLC	053-50454.00	20.6	20.6	\$	14.25	\$	293.55	
UP2R Holdings LLC	053-50456.00	35.83	35.83	\$	14.25	\$	510.58	
Dowdy Tracie L.	053-50351.00	34.5	34.5	\$	14.25	\$	491.63	
Main Street Legacy Properties L	053-50396.00	30	30	\$	14.25	\$	427.50	
Abdalla Enterprises LTD	053-50478.00	19	19	\$	14.25	\$	270.75	
Abdalla Enterprises LTD	053-50479.00	18	18	\$	14.25	\$	256.50	
Nippert Properties LTD	053-50423.00	84.75	84.75	\$	14.25	\$	1,207.69	
Nippert Properties LTD	053-50424.00	110	110	\$	14.25	\$	1,567.50	
The Ohio Glass Museum	053-58040.40	63.55	63.55	\$	14.25	\$	905.59	
Baltimore Rental Group	053-50426.00	56.6	56.6	\$	14.25	\$	806.55	
Berens Deborah L.	053-50482.00	40	40	\$	14.25	\$	570.00	
Chicos Enterprises of Ohio LLC	053-50470.00	82.5	82.5	\$	14.25	\$	1,175.63	
Nation City Bank Columbus	053-50409.00	45	45	\$	14.25	\$	641.25	
Nation City Bank Columbus	053-50410.00	41	41	\$	14.25	\$	584.25	
Nation City Bank Columbus	053-50411.00	24	24	\$	14.25	\$	342.00	
Nation City Bank Columbus	053-50397.00	51.2	51.2	\$	14.25	\$	729.60	
Nation City Bank Columbus	053-50398.00	28	28	\$	14.25	\$	399.00	
Skyhunt Holdings LLC	053-50483.00	42	42	\$	14.25	\$	598.50	
Saint James Place LTD	053-50458.00	40	40	\$	14.25	\$	570.00	

St Johns Episcopal Church	053-58300.00	Exempt	Exempt	Exempt	Exempt	
Wardons & Westryman St	053-58305.00	Exempt	Exempt	Exempt	Exempt	
TSP Properties LLC	053-50362.00	77	77	\$	14.25	\$ 1,097.25
Park National Bank	053-50401.00	18	18	\$	14.25	\$ 256.50
Park National Bank	053-50402.00	23	23	\$	14.25	\$ 327.75
Park National Bank	053-50403.00	19	19	\$	14.25	\$ 270.75
Park National Bank	053-50446.00	28	28	\$	14.25	\$ 399.00
Park National Bank	053-50447.00	38.67	38.67	\$	14.25	\$ 551.05
Park National Bank	053-50448.00	44	44	\$	14.25	\$ 627.00
140 East Main Street LLC	053-50484.00	32	32	\$	14.25	\$ 456.00
New Bailey Inc	053-50485.00	41.5	41.5	\$	14.25	\$ 591.38
136 Main Law Building LLC	053-50486.00	50	50	\$	14.25	\$ 712.50
JL8586 LLC	053-50444.00	23.5	23.5	\$	14.25	\$ 334.88
CC3 Properties LLC	053-50431.00	21	21	\$	14.25	\$ 299.25
The Minute Bar Real Estate LLC	053-50443.00	19	19	\$	14.25	\$ 270.75
The Minute Bar Real Estate LLC	053-50445.00	26	26	\$	14.25	\$ 370.50
135 W Main Street LLC	053-50449.00	41.25	41.25	\$	14.25	\$ 587.81
117 S Columbus Street LLC	053-50350.00	18	18	\$	14.25	\$ 256.50
Williams, Robert A. & Marisa A.	053-50440.00	41	41	\$	14.25	\$ 584.25
The Fairfield County	053-58325.00	97.5	97.5	\$	14.25	\$ 1,389.38
Orange Carpet Inc	053-50427.00	41.4	41.4	\$	14.25	\$ 589.95
Orange Carpet Inc	053-50428.00	23.4	23.4	\$	14.25	\$ 333.45
Project Restoration LLC	053-50386.00	26.95	26.95	\$	14.25	\$ 384.04
Board of County	053-50471.00	41.25	41.25	\$	14.25	\$ 587.81
Board of County	053-50472.00	82.5	82.5	\$	14.25	\$ 1,175.63

Board of County	053-50473.00	41	41	\$	14.25	\$	584.25	
Board of County	053-50334.00	293.5	293.5	\$	14.25	\$	4,182.38	
LAN Holdings LLC	053-50373.00	35	35	\$	14.25	\$	498.75	
222 South Broad St	053-50375.00	140	140	\$	14.25	\$	1,995.00	
222 South Broad St	053-50600.80	30	30	\$	14.25	\$	427.50	
222 South Broad St	053-50600.90	22	22	\$	14.25	\$	313.50	
222 South Broad St	053-50601.00	30.5	30.5	\$	14.25	\$	434.63	
222 South Broad St	053-50601.80	48	48	\$	14.25	\$	684.00	
222 South Broad St	053-50601.90	36	36	\$	14.25	\$	513.00	
Sheridan Funeral Home Inc	053-50554.00	60	60	\$	14.25	\$	855.00	
Sheridan Funeral Home Inc	053-50555.00	50	50	\$	14.25	\$	712.50	
Sheridan Funeral Home Inc	053-50556.00	54	54	\$	14.25	\$	769.50	
Benadum LLC	053-50550.00	81.2	81.2	\$	14.25	\$	1,157.10	
Benadum LLC	053-50551.00	49	49	\$	14.25	\$	698.25	
Benadum LLC	053-50552.00	33	33	\$	14.25	\$	470.25	
Benadum LLC	053-50553.00	82.5	82.5	\$	14.25	\$	1,175.63	
Lacy, Amy R.	053-50393.00	10	10	\$	14.25	\$	142.50	
Fox Den Management	053-50395.00	52.5	52.5	\$	14.25	\$	748.13	
121 Main Street LLC	053-50453.00	20.6	20.6	\$	14.25	\$	293.55	
Andrew Mott	053-50374.00	41.5	41.5	\$	14.25	\$	591.38	
Jones, Dave	053-50340.00	49.75	49.75	\$	14.25	\$	708.94	
Triple J Properties	053-52384.00	90.75	25.38	\$	14.25	\$	361.67	20' reduction for residential
Triple J Properties	053-52392.00	90.75	45.38	\$	14.25	\$	646.67	
Triple J Properties	053-52393.00	82.05	41.03	\$	14.25	\$	584.68	
Triple J Properties	053-50341.00	45.5	45.5	\$	14.25	\$	648.38	
Dearing Charles S	053-50599.00	45	45	\$	14.25	\$	641.25	

Dearing Charles S	053-50600.00	37.5	37.5	\$	14.25	\$	534.38	
Lancaster City School District	053-50596.00	39.5	39.5	\$	14.25	\$	562.88	
Lancaster City School District	053-50405.00	41.25	41.25	\$	14.25	\$	587.81	
Lancaster City School District	053-50406.00	32.26	32.26	\$	14.25	\$	459.71	
Lancaster City School District	053-50407.00	50	50	\$	14.25	\$	712.50	
Kirn Holdings LLC	053-50358.00	17.35	17.35	\$	14.25	\$	247.24	
Kirn Holdings LLC	053-50359.00	23.9	23.9	\$	14.25	\$	340.58	
Kirn Holdings LLC	053-50360.00	41.25	41.25	\$	14.25	\$	587.81	
Kirn Holdings LLC	053-50361.00	41.25	20.63	\$	14.25	\$	293.98	
Kirn Holdings LLC	053-50361.00	181.25	90.75	\$	14.25	\$	1,293.19	
Kirn Holdings LLC	053-50363.00	117	117	\$	14.25	\$	1,667.25	
Nine Fifteen Land Company	053-50338.00	47	47	\$	14.25	\$	669.75	
Producto Investments Inc	053-50441.00	17	17	\$	14.25	\$	242.25	
Producto Investments Inc	053-50442.00	16	16	\$	14.25	\$	228.00	
Kucherski, Lev & Lidia	053-50452.00	41.25	41.25	\$	14.25	\$	587.81	
The Mithoff Companies Ltd	053-58039.40	264	132	\$	14.25	\$	1,881.00	
The Mithoff Companies Ltd	053-50392.00	83	83	\$	14.25	\$	1,182.75	
The Studios at 123 LLC	053-50437.00	182	182	\$	14.25	\$	2,593.50	
AD Ruff LLC	053-50345.00	13.85	13.85	\$	14.25	\$	197.36	
AD Ruff LLC	053-50346.00	82.8	41.4	\$	14.25	\$	589.95	
AD Ruff LLC	053-50346.00	127.13	63.57	\$	14.25	\$	905.87	
Fairfield Homes Inc.	053-50368.10	146.5	146.5	\$	14.25	\$	2,087.63	
Fairfield Homes Inc.	053-50356.00	313.83	313.83	\$	14.25	\$	4,472.08	
O'Connor Properties LLC	053-50339.00	40	40	\$	14.25	\$	570.00	
Unified Bank	053-20220.00	33	33	\$	14.25	\$	470.25	

Integrated Community	053-50451.00	24	24	\$	14.25	\$	342.00		
Integrated Services of	053-50450.00	17	17	\$	14.25	\$	242.25		
Big Idea Promotions LLC	053-50429.00	17	17	\$	14.25	\$	242.25		
Fairfield Paint and Oil Co.	053-50430.00	22	22	\$	14.25	\$	313.50		
Endless Options LLC	053-50391.00	23.5	23.5	\$	14.25	\$	334.88		
Alisa M Stilwell	053-50487.00	114.5	114.5	\$	14.25	\$	1,631.63		

7,614.79

6,586.95

\$ 93,864.04

<u>Name</u>	<u>Parcel Number</u>	<u>Front Footage</u>	<u>Corner Adjusted</u>	<u>2028 Assessed Per Linear Foot</u>	<u>2028 Assessment</u>	<u>Notes</u>
Equity Trust Company Custodial	053-50387.00	38	38	\$ 15.00	\$ 570.00	
City of Lancaster	053-58001.00	82.5	41.25	\$ 15.00	\$ 618.75	
City of Lancaster	053-58001.00	181.5	90.75	\$ 15.00	\$ 1,361.25	
City of Lancaster	053-58005.00	82.5	41.25	\$ 15.00	\$ 618.75	
City of Lancaster	053-58005.00	181.5	90.75	\$ 15.00	\$ 1,361.25	
City of Lancaster	053-58010.00	82.5	41.25	\$ 15.00	\$ 618.75	
City of Lancaster	053-58010.00	181.5	90.75	\$ 15.00	\$ 1,361.25	
City of Lancaster	053-58015.00	82.5	41.25	\$ 15.00	\$ 618.75	
City of Lancaster	053-58015.00	181.5	90.75	\$ 15.00	\$ 1,361.25	
City of Lancaster	053-58330.00	50	50	\$ 15.00	\$ 750.00	
City of Lancaster	053-58335.00	92.5	92.5	\$ 15.00	\$ 1,387.50	
City of Lancaster	053-58340.00	50.3	50.3	\$ 15.00	\$ 754.50	
City of Lancaster	053-58515.00	41.25	41.25	\$ 15.00	\$ 618.75	
City of Lancaster	053-58520.00	28	28	\$ 15.00	\$ 420.00	
City of Lancaster	053-50598.00	43	43	\$ 15.00	\$ 645.00	
City of Lancaster	053-50399.00	37	37	\$ 15.00	\$ 555.00	
City of Lancaster	053-50400.00	45	45	\$ 15.00	\$ 675.00	
Fairfield Heritage Association	053-58320.00	41.25	41.25	\$ 15.00	\$ 618.75	
Lancaster Fairfield County	053-50455.00	23.34	23.34	\$ 15.00	\$ 350.10	
Lancaster Fresh Market, Inc	053-50408.00	86	86	\$ 15.00	\$ 1,290.00	
Cannon Park Properties LLC	053-50455.10	14.7	14.7	\$ 15.00	\$ 220.50	
Cannon Park Properties LLC	053-50455.20	8.63	8.63	\$ 15.00	\$ 129.45	
Fairfield Federal Savings &	053-50457.00	65	65	\$ 15.00	\$ 975.00	
Fairfield Federal Savings &	053-50466.00	82.5	82.5	\$ 15.00	\$ 1,237.50	
Fairfield Federal Savings &	053-50467.00	41.25	41.25	\$ 15.00	\$ 618.75	
Fairfield Federal Savings &	053-50469.00	41.25	41.25	\$ 15.00	\$ 618.75	
Fairfield Federal Savings &	053-50481.00	43.4	43.4	\$ 15.00	\$ 651.00	

Scheffler, David L. & Kristi E	053-52394.00	21	21	\$	15.00	\$	315.00	
Scheffler, David L. & Kristi E	053-52395.00	21	21	\$	15.00	\$	315.00	
Scheffler, David L. & Kristi E	053-52396.00	21	21	\$	15.00	\$	315.00	
Scheffler, David L. & Kristi E	053-52397.00	21	21	\$	15.00	\$	315.00	
UP2R Holdings LLC	053-50454.00	20.6	20.6	\$	15.00	\$	309.00	
UP2R Holdings LLC	053-50456.00	35.83	35.83	\$	15.00	\$	537.45	
Dowdy Tracie L.	053-50351.00	34.5	34.5	\$	15.00	\$	517.50	
Main Street Legacy Properties L	053-50396.00	30	30	\$	15.00	\$	450.00	
Abdalla Enterprises LTD	053-50478.00	19	19	\$	15.00	\$	285.00	
Abdalla Enterprises LTD	053-50479.00	18	18	\$	15.00	\$	270.00	
Nippert Properties LTD	053-50423.00	84.75	84.75	\$	15.00	\$	1,271.25	
Nippert Properties LTD	053-50424.00	110	110	\$	15.00	\$	1,650.00	
The Ohio Glass Museum	053-58040.40	63.55	63.55	\$	15.00	\$	953.25	
Baltimore Rental Group	053-50426.00	56.6	56.6	\$	15.00	\$	849.00	
Berens Deborah L.	053-50482.00	40	40	\$	15.00	\$	600.00	
Chicos Enterprises of Ohio LLC	053-50470.00	82.5	82.5	\$	15.00	\$	1,237.50	
Nation City Bank Columbus	053-50409.00	45	45	\$	15.00	\$	675.00	
Nation City Bank Columbus	053-50410.00	41	41	\$	15.00	\$	615.00	
Nation City Bank Columbus	053-50411.00	24	24	\$	15.00	\$	360.00	
Nation City Bank Columbus	053-50397.00	51.2	51.2	\$	15.00	\$	768.00	
Nation City Bank Columbus	053-50398.00	28	28	\$	15.00	\$	420.00	
Skyhunt Holdings LLC	053-50483.00	42	42	\$	15.00	\$	630.00	
Saint James Place LTD	053-50458.00	40	40	\$	15.00	\$	600.00	

St Johns Episcopal Church	053-58300.00	Exempt	Exempt	Exempt	Exempt	
Wardons & Westryman St	053-58305.00	Exempt	Exempt	Exempt	Exempt	
TSP Properties LLC	053-50362.00	77	77	\$ 15.00	\$ 1,155.00	
Park National Bank	053-50401.00	18	18	\$ 15.00	\$ 270.00	
Park National Bank	053-50402.00	23	23	\$ 15.00	\$ 345.00	
Park National Bank	053-50403.00	19	19	\$ 15.00	\$ 285.00	
Park National Bank	053-50446.00	28	28	\$ 15.00	\$ 420.00	
Park National Bank	053-50447.00	38.67	38.67	\$ 15.00	\$ 580.05	
Park National Bank	053-50448.00	44	44	\$ 15.00	\$ 660.00	
140 East Main Street LLC	053-50484.00	32	32	\$ 15.00	\$ 480.00	
New Bailey Inc	053-50485.00	41.5	41.5	\$ 15.00	\$ 622.50	
136 Main Law Building LLC	053-50486.00	50	50	\$ 15.00	\$ 750.00	
JL8586 LLC	053-50444.00	23.5	23.5	\$ 15.00	\$ 352.50	
CC3 Properties LLC	053-50431.00	21	21	\$ 15.00	\$ 315.00	
The Minute Bar Real Estate LLC	053-50443.00	19	19	\$ 15.00	\$ 285.00	
The Minute Bar Real Estate LLC	053-50445.00	26	26	\$ 15.00	\$ 390.00	
135 W Main Street LLC	053-50449.00	41.25	41.25	\$ 15.00	\$ 618.75	
117 S Columbus Street LLC	053-50350.00	18	18	\$ 15.00	\$ 270.00	
Williams, Robert A. & Marisa A.	053-50440.00	41	41	\$ 15.00	\$ 615.00	
The Fairfield County	053-58325.00	97.5	97.5	\$ 15.00	\$ 1,462.50	
Orange Carpet Inc	053-50427.00	41.4	41.4	\$ 15.00	\$ 621.00	
Orange Carpet Inc	053-50428.00	23.4	23.4	\$ 15.00	\$ 351.00	
Project Restoration LLC	053-50386.00	26.95	26.95	\$ 15.00	\$ 404.25	
Board of County	053-50471.00	41.25	41.25	\$ 15.00	\$ 618.75	
Board of County	053-50472.00	82.5	82.5	\$ 15.00	\$ 1,237.50	

Board of County	053-50473.00	41	41	\$	15.00	\$	615.00	
Board of County	053-50334.00	293.5	293.5	\$	15.00	\$	4,402.50	
LAN Holdings LLC	053-50373.00	35	35	\$	15.00	\$	525.00	
222 South Broad St	053-50375.00	140	140	\$	15.00	\$	2,100.00	
222 South Broad St	053-50600.80	30	30	\$	15.00	\$	450.00	
222 South Broad St	053-50600.90	22	22	\$	15.00	\$	330.00	
222 South Broad St	053-50601.00	30.5	30.5	\$	15.00	\$	457.50	
222 South Broad St	053-50601.80	48	48	\$	15.00	\$	720.00	
222 South Broad St	053-50601.90	36	36	\$	15.00	\$	540.00	
Sheridan Funeral Home Inc	053-50554.00	60	60	\$	15.00	\$	900.00	
Sheridan Funeral Home Inc	053-50555.00	50	50	\$	15.00	\$	750.00	
Sheridan Funeral Home Inc	053-50556.00	54	54	\$	15.00	\$	810.00	
Benadum LLC	053-50550.00	81.2	81.2	\$	15.00	\$	1,218.00	
Benadum LLC	053-50551.00	49	49	\$	15.00	\$	735.00	
Benadum LLC	053-50552.00	33	33	\$	15.00	\$	495.00	
Benadum LLC	053-50553.00	82.5	82.5	\$	15.00	\$	1,237.50	
Lacy, Amy R.	053-50393.00	10	10	\$	15.00	\$	150.00	
Fox Den Management	053-50395.00	52.5	52.5	\$	15.00	\$	787.50	
121 Main Street LLC	053-50453.00	20.6	20.6	\$	15.00	\$	309.00	
Andrew Mott	053-50374.00	41.5	41.5	\$	15.00	\$	622.50	
Jones, Dave	053-50340.00	49.75	49.75	\$	15.00	\$	746.25	
Triple J Properties	053-52384.00	90.75	25.38	\$	15.00	\$	380.70	20' reduction for residential
Triple J Properties	053-52392.00	90.75	45.38	\$	15.00	\$	680.70	
Triple J Properties	053-52393.00	82.05	41.03	\$	15.00	\$	615.45	
Triple J Properties	053-50341.00	45.5	45.5	\$	15.00	\$	682.50	
Dearing Charles S	053-50599.00	45	45	\$	15.00	\$	675.00	

Dearing Charles S	053-50600.00	37.5	37.5	\$	15.00	\$	562.50	
Lancaster City School District	053-50596.00	39.5	39.5	\$	15.00	\$	592.50	
Lancaster City School District	053-50405.00	41.25	41.25	\$	15.00	\$	618.75	
Lancaster City School District	053-50406.00	32.26	32.26	\$	15.00	\$	483.90	
Lancaster City School District	053-50407.00	50	50	\$	15.00	\$	750.00	
Kirn Holdings LLC	053-50358.00	17.35	17.35	\$	15.00	\$	260.25	
Kirn Holdings LLC	053-50359.00	23.9	23.9	\$	15.00	\$	358.50	
Kirn Holdings LLC	053-50360.00	41.25	41.25	\$	15.00	\$	618.75	
Kirn Holdings LLC	053-50361.00	41.25	20.63	\$	15.00	\$	309.45	
Kirn Holdings LLC	053-50361.00	181.25	90.75	\$	15.00	\$	1,361.25	
Kirn Holdings LLC	053-50363.00	117	117	\$	15.00	\$	1,755.00	
Nine Fifteen Land Company	053-50338.00	47	47	\$	15.00	\$	705.00	
Producto Investments Inc	053-50441.00	17	17	\$	15.00	\$	255.00	
Producto Investments Inc	053-50442.00	16	16	\$	15.00	\$	240.00	
Kucherski, Lev & Lidia	053-50452.00	41.25	41.25	\$	15.00	\$	618.75	
The Mithoff Companies Ltd	053-58039.40	264	132	\$	15.00	\$	1,980.00	
The Mithoff Companies Ltd	053-50392.00	83	83	\$	15.00	\$	1,245.00	
The Studios at 123 LLC	053-50437.00	182	182	\$	15.00	\$	2,730.00	
AD Ruff LLC	053-50345.00	13.85	13.85	\$	15.00	\$	207.75	
AD Ruff LLC	053-50346.00	82.8	41.4	\$	15.00	\$	621.00	
AD Ruff LLC	053-50346.00	127.13	63.57	\$	15.00	\$	953.55	
Fairfield Homes Inc.	053-50368.10	146.5	146.5	\$	15.00	\$	2,197.50	
Fairfield Homes Inc.	053-50356.00	313.83	313.83	\$	15.00	\$	4,707.45	
O'Connor Properties LLC	053-50339.00	40	40	\$	15.00	\$	600.00	
Unified Bank	053-20220.00	33	33	\$	15.00	\$	495.00	

Integrated Community	053-50451.00	24	24	\$	15.00	\$	360.00		
Integrated Services of	053-50450.00	17	17	\$	15.00	\$	255.00		
Big Idea Promotions LLC	053-50429.00	17	17	\$	15.00	\$	255.00		
Fairfield Paint and Oil Co.	053-50430.00	22	22	\$	15.00	\$	330.00		
Endless Options LLC	053-50391.00	23.5	23.5	\$	15.00	\$	352.50		
Alisa M Stilwell	053-50487.00	114.5	114.5	\$	15.00	\$	1,717.50		

7,614.79 6,586.95 \$ 98,804.25



**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. Compile key information for prospective investors in Downtown
 - E. Recruit property owners and tenants
 - F. Investigate and pursue grant writing opportunities
 - G. Brand Downtown



109 N. Broad St, Ste 100
Lancaster, Ohio 43130

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amanda@destinationdowntownlancaster.com

December 13, 2022

Dear Special Improvement District (SID) Property Owners:

On behalf of the SID Board of Directors, it is our pleasure to present the next five-year renewal for the 2024 through 2028 period.

We would like to extend a special thank you for all the hard work and dedication of our Property Owners, SID board, Destination Downtown Lancaster (DDL) Board, Economic Development Partners, and City Officials. It is because of you that our district has continued to be a beautiful, clean, and safe destination for people to gather and businesses to thrive.

When we stroll through the SID district, it is delightful to see the consistent improvement, historic preservation, economic growth, investment, and overall vibrancy that is our downtown. The proof is in the recruitment, retention, and expansion of businesses, and the revitalization of properties. Downtown is an valuable place to be!

In an effort to stay true to our core mission, vision and values, the current SID Board of Directors is proud to present a conservative yet strategic approach to the next five-year renewal. As demonstrated in the attached assessment calculations, the SID Board is requesting an increase in the assessment by fifty cents for the years 2024, 2025, and 2026, and a seventy-five cent increase for years 2027 and 2028. This modest increase reflects a fraction of the current economic inflation and we are proud of the tremendous value this brings our district.

The Special Improvement District Board of Directors thanks you for your support of Downtown Lancaster and the immense accomplishments achieved by this highly valued assessment. We respectfully ask for your approval. Please contact us directly with any additional questions, comments and/or concerns.

Please feel free to contact me directly to discuss the renewal in further detail! I also invite you to contact Amanda Everitt, President of the Downtown Lancaster Special Improvement District at Amanda@destinationdowntownlancaster.com or 740-277-6607 to set a time to discuss or meet in person.

Thank you for your continued support of our treasured Downtown Lancaster!

Sincerely,

A handwritten signature in blue ink that reads "Leah Blevins".

Leah Blevins, Special Improvement District Board Chair

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 2024	Year 2025	Year 2026	Year 2027	Year 2028
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
0 W. Main Street	053-58515-00	41.25	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
211 W. Main Street	053-58520-00	28.00	28.00	\$ 350.00	\$ 364.00	\$ 378.00	\$ 399.00	\$ 420.00
0 Broad Street	053-58001-00	82.50	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
0 Broad Street	053-58001-00	181.50	90.75	\$ 1,134.38	\$ 1,179.75	\$ 1,225.13	\$ 1,293.19	\$ 1,361.25
0 Broad Street	053-58005-00	82.50	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
0 Broad Street	053-58005-00	181.50	90.75	\$ 1,134.38	\$ 1,179.75	\$ 1,225.13	\$ 1,293.19	\$ 1,361.25
0 W. Main Street	053-58010-00	82.50	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
0 W. Main Street	053-58010-00	181.50	90.75	\$ 1,134.38	\$ 1,179.75	\$ 1,225.13	\$ 1,293.19	\$ 1,361.25
104 E. Main Street	053-58015-00	82.50	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
104 E. Main Street	053-58015-00	181.50	90.75	\$ 1,134.38	\$ 1,179.75	\$ 1,225.13	\$ 1,293.19	\$ 1,361.25
237 S. Broad Street	053-50598-00	43.00	43.00	\$ 537.50	\$ 559.00	\$ 580.50	\$ 612.75	\$ 645.00
128 S. Broad Street	053-58335-00	92.50	92.50	\$ 1,156.25	\$ 1,202.50	\$ 1,248.75	\$ 1,318.13	\$ 1,387.50
0 Broad Street	053-58330-00	50.00	50.00	\$ 625.00	\$ 650.00	\$ 675.00	\$ 712.50	\$ 750.00
0 Broad Street	053-58340-00	50.30	50.30	\$ 628.75	\$ 653.90	\$ 679.05	\$ 716.78	\$ 754.50
134 W. Main Street	053-50400-00	45.00	45.00	\$ 562.50	\$ 585.00	\$ 607.50	\$ 641.25	\$ 675.00
140 W. Main Street	053-50399-00	37.00	37.00	\$ 462.50	\$ 481.00	\$ 499.50	\$ 527.25	\$ 555.00
Total			915.05	\$ 11,438.13	\$ 11,895.65	\$ 12,353.18	\$ 13,039.46	\$ 13,725.75

Downtown Lancaster SID, Inc.					
	2024 12.50	2025 13.00	2026 13.50	2027 14.25	2028 15.00
Revenue					
Assessment	\$ 82,340	\$ 85,592	\$ 88,927	\$ 93,867	\$ 98,807
County fee	(3,294)	(3,424)	(3,557)	(3,755)	(3,952)
Storm Water Credit	\$ 79,046	\$ 82,168	\$ 85,370	\$ 90,112	\$ 94,855
Port Authority Contribution	10,000	10,000	10,000	10,000	10,000
Total revenue	<u>\$ 99,046</u>	<u>\$ 102,168</u>	<u>\$ 105,370</u>	<u>\$ 110,112</u>	<u>\$ 114,855</u>
Expense					
* DDL transfer	\$ 77,189	\$ 79,843	\$ 82,565	\$ 85,252	\$ 87,939
** Storm Water Credit transfer to DDL	10,000	10,000	10,000	10,000	10,000
Insurance	1,750	1,750	1,750	1,750	1,750
Tax prep and fees	650	650	650	650	650
State audit	1,100	-	1,100	-	1,100
Depreciation	1,700	1,700	1,700	1,700	1,700
Maintenance	5,000	5,000	5,000	5,000	5,000
Total expense	<u>\$ 97,389</u>	<u>\$ 98,943</u>	<u>\$ 102,765</u>	<u>\$ 104,352</u>	<u>\$ 108,139</u>
Excess of revenue/(expense)	<u>\$ 1,657</u>	<u>\$ 3,225</u>	<u>\$ 2,605</u>	<u>\$ 5,760</u>	<u>\$ 6,716</u>

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

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

