

TEMPORARY RESOLUTION NO. 34-23

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ACCEPTING THE PETITIONS, ARTICLES OF INCORPORATION, AND BYLAWS OF THE LANCASTER DOWNTOWN SPECIAL IMPROVEMENT DISTRICT (SID) AND DECLARING A NECESSITY FOR IMPROVEMENTS TO MAIN STREET, COLUMBUS STREET, AND BROAD STREET BETWEEN CERTAIN TERMINI

WHEREAS, Ohio Revised Code 1710 - Special Improvement Districts works in conjunction with Ohio Revised Code 727 - Assessments to facilitate the implementation of a special improvement districts in the State of Ohio, including the Lancaster Downtown SID; and

WHEREAS, pursuant to Ohio Revised Code 1710.02, petitions from the owners of at least sixty percent (60%) of the front footage abutting the proposed Lancaster Downtown SID, described in Section 1 below, for improvements and a copy of the articles of incorporation, and bylaws of the SID were submitted to the City on February 10, 2023; and

WHEREAS, pursuant to Ohio Revised Code 727.12, these improvements are described in Exhibit A attached hereto and the costs are on file with the Clerk of Council; and

WHEREAS, the petitions request an assessment of \$12.50 per lineal foot for 2024; \$13.00 per lineal foot for 2025; \$13.50 per lineal foot for 2026; \$14.25 per lineal foot for 2027; and \$15.00 per lineal foot for 2028; and

WHEREAS, pursuant to Ohio Revised Code 1710.02, the City has sixty (60) days to approve the petitions, bylaws, and articles of incorporation; and

WHEREAS, pursuant to Ohio Revised Code 727.12, the City must also pass a Resolution of Necessity for said improvements in the Lancaster Downtown SID; now therefore,

BE IT RESOLVED BY THE 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 \$12.50 per lineal foot for 2024; \$13.00 per lineal foot for 2025; \$13.50 per lineal foot for 2026; \$14.25 per lineal foot for 2027; and \$15.00 per lineal foot for 2028 for special assessments of City owned property in the District for the five (5) year period. The remaining costs will be by special assessment to the remaining properties bounding and abutting the improvements in the Lancaster Downtown SID and shall be \$12.50 per lineal foot for 2024; \$13.00 per lineal foot for 2025; \$13.50 per lineal foot for 2026; \$14.25 per lineal foot for 2027; and \$15.00 per lineal foot for 2028 over the five (5) 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 (5) 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: \_\_\_\_\_ 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

February 2, 2023

Teresa L. Sandy  
Clerk of Council  
City Hall  
104 East Main St.  
Lancaster, OH 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  
Law Director & City Prosecutor

**Downtown Lancaster Special Improvement District  
Basic Services Plan**

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 Destination Downtown Lancaster 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 and manage 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, 2024 through December 31, 2028.

**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, 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.
4. Marketing to targeted groups. Continue to evolve the marketing strategy to market available Downtown investment opportunities to targeted groups, developers, and individuals. Continue to deepen working relationships with realtors and property owners who have property listed.
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

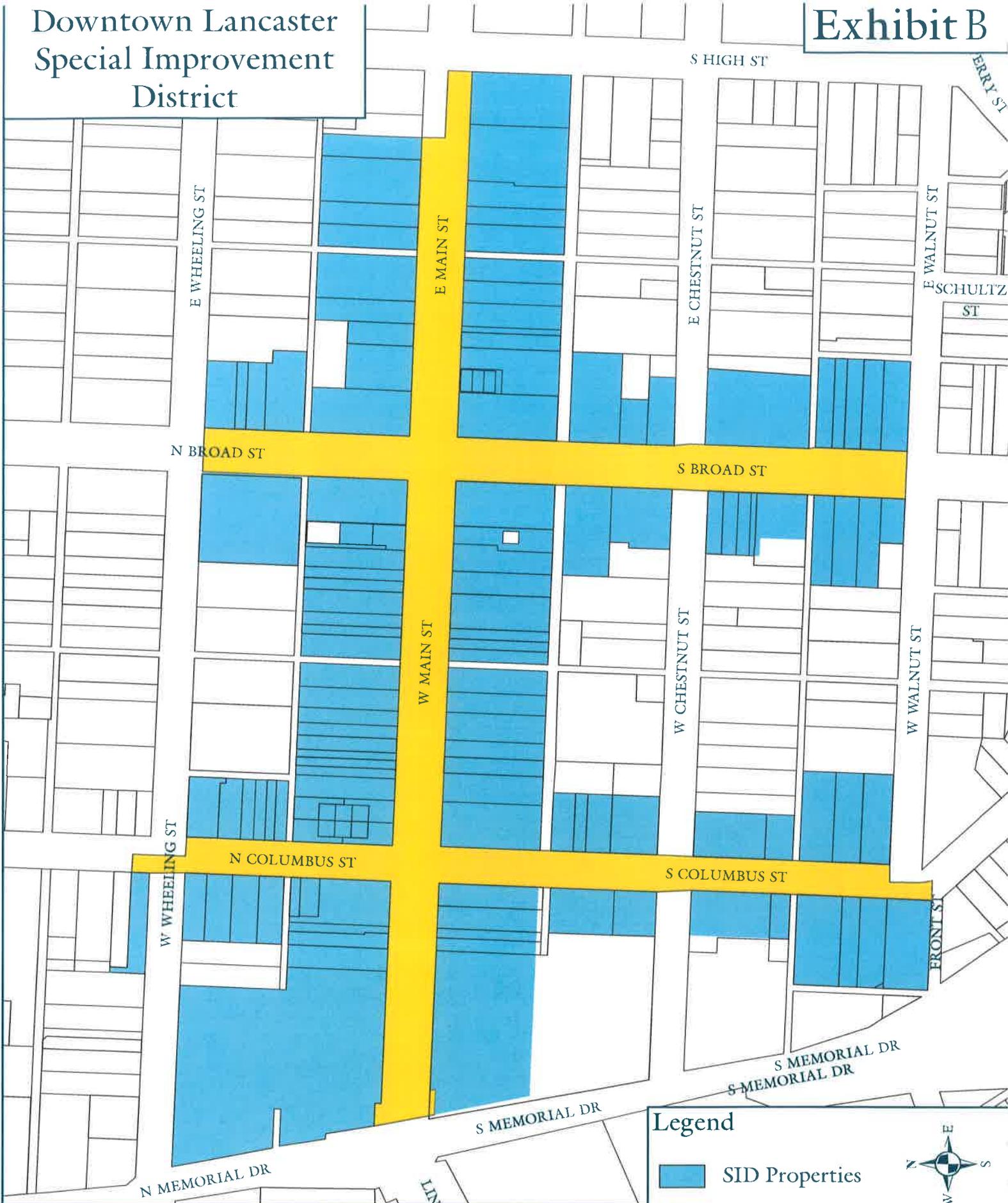
- Snow and ice removal
- Bench maintenance
- Sidewalk maintenance
- Maintenance of decorations and street-scape

**Organization**

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

# Downtown Lancaster Special Improvement District

# Exhibit B



District Description

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.

## Legend

- SID Properties
- FFA



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



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)	
<input type="radio"/> Yes	PO Box 1390 Columbus, OH 43216 <small>*** Requires an additional fee of \$100 ***</small>
<input type="radio"/> No	PO Box 670 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) <input type="checkbox"/> Articles of Incorporation Profit (113-ARF) ORC 1701	(2) <input checked="" type="checkbox"/> Articles of Incorporation Non-Profit (114-ARN) ORC 1702	(3) <input type="checkbox"/> Articles of Incorporation Professional (170-ARP) Profession _____ ORC 1785
----------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------

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) \_\_\_\_\_  
(mm/dd/yyyy) 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.

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)

*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)*

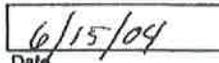
\_\_\_\_\_  
*(Name)*

\_\_\_\_\_  
*(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.

(Name) 109 N. Broad St.

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

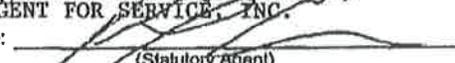
Lancaster, Ohio 43130

(City) (Zip Code)

Must be authenticated by an authorized representative		<u>6/15/04</u>
	Authorized Representative	Date
	<u>Matthew E. Johnson</u>	
	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 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").



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.

*Jon Husted*  
**Ohio Secretary of State**

Form 522 Prescribed by:

**JON HUSTED**  
Ohio Secretary of State



Toll Free: (877) SOS-FILF (877-767-3453)  
Central Ohio (614) 466-3010  
[www.OhioSecretaryofState.gov](http://www.OhioSecretaryofState.gov)  
[Bussarv@OhioSecretaryofState.gov](mailto:Bussarv@OhioSecretaryofState.gov)

File online or for more information:  
[www.OHBusinessCentral.com](http://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.  
Requires an additional \$100.00.)  
P.O. Box 1390  
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

**SECRETARY OF STATE**

CHECK ONLY ONE (1) Box

(1)  Statement of Continued Existence (163-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

Charter or License Number

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

Location of Principal Office   
City

County

Date of Incorporation   
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

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                      Ohio                      43130  
City                                      State                                      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.

*Amanda Everitt*

Signature

By (if applicable)

Amanda Everitt

Print Name

Signature

By (if applicable)

Print Name

Signature

By (if applicable)

Print Name



# 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))

LEV KUCHERSKI  
Print Name

[Signature]  
Signature

Lidia Kucherski  
Print Name

[Signature]  
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.

Lev Kucherski  
 471 Northview Dr  
 Columbus, Ohio 43209

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
125 W. Main Street	053-50452-00	41.25	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
				(\$12.50/FF)	(\$13.00FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		41.25	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75

**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.

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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))  
 \_\_\_\_\_  
 232 S. BROAD ST. CORP  
Print Name  
 \_\_\_\_\_  
 [Handwritten Signature]  
Signature

**Signature of Owner**  
(Entity owner(s))  
 \_\_\_\_\_  
Print Name of Owner  
 \_\_\_\_\_  
 \_\_\_\_\_  
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.

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 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
222 S. Broad Street	053-50601-00	30.50	30.50	\$ 381.25	\$ 396.50	\$ 411.75	\$ 434.63	\$ 457.50
0 S. Broad Street	053-50600-90	22.00	22.00	\$ 275.00	\$ 286.00	\$ 297.00	\$ 313.50	\$ 330.00
0 S. Broad Street	053-50600-80	30.00	30.00	\$ 375.00	\$ 390.00	\$ 405.00	\$ 427.50	\$ 450.00
0 S. Broad Street	053-50601-90	36.00	36.00	\$ 450.00	\$ 468.00	\$ 486.00	\$ 513.00	\$ 540.00
0 S. Broad Street	053-50601-80	48.00	48.00	\$ 600.00	\$ 624.00	\$ 648.00	\$ 684.00	\$ 720.00
200, 204 S. Columbus Street	053-50375-00	140.00	140.00	\$ 1,750.00	\$ 1,820.00	\$ 1,890.00	\$ 1,995.00	\$ 2,100.00
<b>Total</b>			<b>306.50</b>	<b>\$ 3,831.25</b>	<b>\$ 3,984.50</b>	<b>\$ 4,137.75</b>	<b>\$ 4,367.63</b>	<b>\$ 4,597.50</b>

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/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.

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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))

Michael Rubleover - Agent Equity Trunk Co.  
Print Name  
FBO...

  
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.

EQUITY TRUST COMPANY CUSTODIAN  
 FBO LEUNG CHEE KWAN IRA  
 2246 S HAMILTON RD STE 101  
 COLUMBUS OH 43232

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
201, 203 S. Broad Street	053-50387-00	38.00	38.00	\$ 475.00	\$ 494.00	\$ 513.00	\$ 541.50	\$ 570.00
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		38.00	38.00	\$ 475.00	\$ 494.00	\$ 513.00	\$ 541.50	\$ 570.00

**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))

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

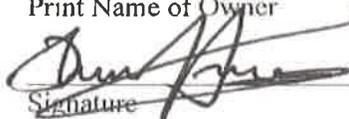
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

**Signature of Owner**  
(Entity owner(s))

**Studios at 123, LLC**  
\_\_\_\_\_  
Print Name of Owner

  
\_\_\_\_\_  
Signature

**Thomas J. Fortin**  
\_\_\_\_\_  
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

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))

Charles J. Estel  
Print Name

CJ Estel  
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.

CJ Estel  
 UP2R Holdings LLC  
 117 W Main St STE 207  
 Lancaster, OH 43130

(\$12.50/FF) (\$13.00FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
119 W. Main Street	053-50454-00	20.60	20.60	\$ 257.50	\$ 267.80	\$ 278.10	\$ 293.55	\$ 309.00
117 W. Main Street	053-50456-00	35.83	35.83	\$ 447.88	\$ 465.79	\$ 483.71	\$ 510.58	\$ 537.45
<b>Total</b>			<b>56.43</b>	<b>\$ 705.38</b>	<b>\$ 733.59</b>	<b>\$ 761.81</b>	<b>\$ 804.13</b>	<b>\$ 846.45</b>

**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 CANTON PARK PROPERTIES, LLC

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

(\$12.50/FF) (\$13.00FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
109 N. Broad Street	053-50455-10	14.70	14.70	\$ 183.75	\$ 191.10	\$ 198.45	\$ 209.48	\$ 220.50
109 N. Broad Street	053-50455-20	8.63	8.63	\$ 107.88	\$ 112.19	\$ 116.51	\$ 122.98	\$ 129.45
<b>Total</b>			23.33	\$ 291.63	\$ 303.29	\$ 314.96	\$ 332.45	\$ 349.95

**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))

*Chica Martinez*  
\_\_\_\_\_  
Print Name of Owner

*[Signature]*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

EXHIBIT G

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

Chico Martinez  
 Chicos Enterprises of Ohio  
 129 E. Main Street  
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
129 E. Main Street	053-50470-00	82.50	82.50	\$ 1,031.25	\$ 1,072.50	\$ 1,113.75	\$ 1,175.63	\$ 1,237.50
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		<b>82.50</b>	<b>82.50</b>	<b>\$ 1,031.25</b>	<b>\$ 1,072.50</b>	<b>\$ 1,113.75</b>	<b>\$ 1,175.63</b>	<b>\$ 1,237.50</b>

**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))

Terrod Myers  
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 G

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

Jerrold Myers  
 Big Idea Promotions LLC  
 120 N Columbus St  
 Lancaster, OH 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
120 N. Columbus Street	053-50429-00	17.00	17.00	\$ 212.50	\$ 221.00	\$ 229.50	\$ 242.25	\$ 255.00
				(\$12.50/FF)	(\$13.00FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		<b>17.00</b>	<b>17.00</b>	<b>\$ 212.50</b>	<b>\$ 221.00</b>	<b>\$ 229.50</b>	<b>\$ 242.25</b>	<b>\$ 255.00</b>

**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))

*William H. Berney*

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.

Matt Brady  
 135 W Main Street LLC  
 1141 N Columbus Street  
 Lancaster, Ohio 43130

(\$12.50/FF) (\$13.00FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
135 W. Main Street	053-50449-00	41.25	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
<b>Total</b>		<b>41.25</b>	<b>41.25</b>	<b>\$ 515.63</b>	<b>\$ 536.25</b>	<b>\$ 556.88</b>	<b>\$ 587.81</b>	<b>\$ 618.75</b>

**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))

William M. 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  
 117 N Columbus St LLC  
 1141 N Columbus St  
 Lancaster, OH 43130

(\$12.50/FF) (\$13.00FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment				
				Year 2024	Year 2025	Year 2026	Year 2027	Year 2028
117 N. Columbus Street	053-50350-00	18.00	18.00	\$ 225.00	\$ 234.00	\$ 243.00	\$ 256.50	\$ 270.00
<b>Total</b>		18.00	18.00	\$ 225.00	\$ 234.00	\$ 243.00	\$ 256.50	\$ 270.00

**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))

LeAnn Blevins

Print Name

LeAnn Blevins

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))

Deborah L. Berens

Print Name

Deborah L. Berens

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.

Deborah Berens  
 126 E. Main Street  
 Lancaster, Ohio 43130

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
126 E. Main Street	053-50482-00	40.00	40.00	\$ 500.00	\$ 520.00	\$ 540.00	\$ 570.00	\$ 600.00
<b>Total</b>		<b>40.00</b>	<b>40.00</b>	<b>\$ 500.00</b>	<b>\$ 520.00</b>	<b>\$ 540.00</b>	<b>\$ 570.00</b>	<b>\$ 600.00</b>

# 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

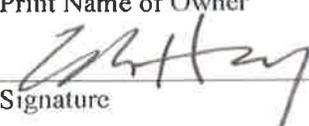
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

### Signature of Owner

(Entity owner(s))

*Erin Harvey, Lancaster Fresh Market, Inc.*  
\_\_\_\_\_  
Print Name of Owner

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

Erin Harvey  
 Keller Market House  
 109 N. Broad St Suite 100  
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
130, 134 S. Columbus Street	053-50408-00	86.00	86.00	\$ 1,075.00	\$ 1,118.00	\$ 1,161.00	\$ 1,225.50	\$ 1,290.00
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		<b>86.00</b>	<b>86.00</b>	<b>\$ 1,075.00</b>	<b>\$ 1,118.00</b>	<b>\$ 1,161.00</b>	<b>\$ 1,225.50</b>	<b>\$ 1,290.00</b>

**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))

DAVID O. JONES

Print Name

David O Jones

Signature

Print Name

Signature

Print Name

Signature

**Signature of Owner**

(Entity owner(s))

TRIPLE J PROPERTIES

Print Name of Owner

David O Jones, Partner

Signature

Print Name of Owner

Signature

Print Name of Owner

Signature

EXHIBIT G

Real Property Assessment  
Downtown Lancaster Special Improvement District Inc.

Dave Jones  
Triple J Properties  
161 W Main Street  
Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
167 W. Main Street	053-52393-00	82.05	41.24	\$ 515.50	\$ 567.05	\$ 556.74	\$ 587.67	\$ 618.60
119 N. Columbus Street	053-50341-00	45.50	45.50	\$ 568.75	\$ 591.50	\$ 614.25	\$ 648.38	\$ 682.50
108 N. Columbus Street	053-52384-00	90.75	25.38	\$ 317.25	\$ 329.94	\$ 342.63	\$ 361.67	\$ 380.70
161 W. Main Street	053-52392-00	90.75	45.38	\$ 567.25	\$ 589.94	\$ 612.63	\$ 646.67	\$ 680.70
125-127 N. Columbus Street	053-50340-00	49.75	49.75	\$621.88	\$646.75	\$671.63	\$708.94	\$746.25
<b>Total</b>			207.25	\$ 2,590.63	\$ 2,725.18	\$ 2,797.88	\$ 2,953.32	\$ 3,108.75

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/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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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

*Amy Eyman, CEO Fairfield County Foundation*  
\_\_\_\_\_  
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))

ADRUFF LLC - Anna Ruff

Print Name

Anna Ruff

Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

**Signature of Owner**  
(Entity owner(s))

ADRUFF LLC - Anna Ruff

Print Name of Owner

Anna Ruff

Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

AD Ruff LLC  
 Anna Ruff  
 9377 Ridge Road SW  
 Amanda, Ohio 43102

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
0 W. Main Street	053-50345-00	13.85	13.85	\$ 173.13	\$ 180.05	\$ 186.98	\$ 197.36	\$ 207.75
201 W. Main Street	053-50346-00	82.8	41.4	\$ 517.50	\$ 538.20	\$ 558.90	\$ 589.95	\$ 621.00
103-109 N. Columbus Street	053-50346-00	127.13	63.57	\$ 794.63	\$ 826.41	\$ 858.20	\$ 905.87	\$ 953.55
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>			118.82	\$ 1,485.25	\$ 1,544.66	\$ 1,604.07	\$ 1,693.19	\$ 1,782.30

**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))

*Becky Hajost-Brown*  
\_\_\_\_\_  
Print Name of Owner

*[Signature]*  
\_\_\_\_\_  
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))

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.

Lancaster Fairfield County  
 Chamber of Commerce Inc.  
 109 N. Broad St, Suite 100  
 Lancaster, OH 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
109 N. Broad Street	053-50455-00	23.34	23.34	\$ 291.75	\$ 303.42	\$ 315.09	\$ 332.60	\$ 350.10
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		23.34	23.34	\$ 291.75	\$ 303.42	\$ 315.09	\$ 332.60	\$ 350.10

# 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))

*Jerry Rawley, Director of Business*  
\_\_\_\_\_  
Print Name of Owner *Lancaster City Schools*

*Jerry Rawley*  
\_\_\_\_\_  
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))

Amy R. Lacy  
Print Name  
Amy R. 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))

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature

**Signature of Owner**  
 (Entity owner(s))

*Bryan M. Everett Managing Member of LAN Holdings, LLC*  
 \_\_\_\_\_  
 Print Name of Owner

*Bryan M. Everett*  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name of Owner

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name of Owner

\_\_\_\_\_  
 Signature

EXHIBIT G

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

LAN Holdings  
 417 N Broad Street  
 Lancaster, OH 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
217 S. Columbus Street	053-50373-00	35.00	35.00	\$ 437.50	\$ 455.00	\$ 472.50	\$ 498.75	\$ 525.00
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		<b>35.00</b>	<b>35.00</b>	<b>\$ 437.50</b>	<b>\$ 455.00</b>	<b>\$ 472.50</b>	<b>\$ 498.75</b>	<b>\$ 525.00</b>

# 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))

CLAUDIA AKIN  
Print Name Fairfield Paint + Oil Co.

Claudia Akin  
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.

Claudia Akin  
 Fairfield Paint and Oil  
 PO Box 3330  
 Westerville, Ohio 43086

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
118 N. Columbus Street	053-50430-00	22.00	22.00	\$ 275.00	\$ 286.00	\$ 297.00	\$ 313.50	\$ 330.00
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		<b>22.00</b>	<b>22.00</b>	<b>\$ 275.00</b>	<b>\$ 286.00</b>	<b>\$ 297.00</b>	<b>\$ 313.50</b>	<b>\$ 330.00</b>

**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))

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.

Jennifer Walters  
 Fairfield Homes Inc  
 603 W. Wheeling Street  
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
201 S. Columbus Street	053-50372-00	146.5	146.5	\$ 1,831.25	\$ 1,904.50	\$ 1,977.75	\$ 2,087.63	\$ 2,197.50
240 W. Main Street	053-50368-10	313.83	313.83	\$ 3,922.88	\$ 4,079.79	\$ 4,236.71	\$ 4,472.08	\$ 4,707.45
	053-50356-00	313.83	313.83	\$ 5,754.13	\$ 5,984.29	\$ 6,214.46	\$ 6,559.70	\$ 6,904.95
<b>Total</b>								

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

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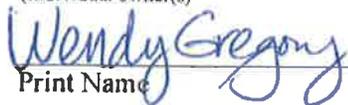
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**Signature of Owner**  
(Individual owner(s))

  
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



# 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))

Fairfield Federal Savings & Loan Association of Lancaster  
Print Name

Signature

Print Name

Signature

Print Name

Signature

### Signature of Owner

(Entity owner(s))

Fairfield Federal Savings & Loan Association of Lancaster  
Print Name of Owner

by Mary K. Snider, President  
Signature

Mary K. Snider, President  
Print Name of Owner

Jan 30, 2023  
Signature

Print Name of Owner

Signature

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

Mary Snider  
 Fairfield Federal S & L  
 111 E. Main Street  
 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
109, 111 E. Main Street	053-50466-00	82.50	82.50	\$ 1,031.25	\$ 1,072.50	\$ 1,113.75	\$ 1,175.63	\$ 1,237.50
0 E. Main Street	053-50467-00	41.25	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
125 E. Main Street	053-50469-00	41.25	41.25	\$ 515.63	\$ 536.25	\$ 556.88	\$ 587.81	\$ 618.75
122 E. Main Street	053-50481-00	43.40	43.40	\$ 542.50	\$ 564.20	\$ 585.90	\$ 618.45	\$ 651.00
128 N. Broad Street	053-50457-00	65.00	65.00	\$ 812.50	\$ 845.00	\$ 877.50	\$ 926.25	\$ 975.00
<b>Total</b>			273.40	\$ 3,417.50	\$ 3,554.20	\$ 3,690.90	\$ 3,895.95	\$ 4,101.00

(\$12.50/FF) (\$13.00FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/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))

  
\_\_\_\_\_  
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

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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))

ENDLESS OPTIONS, LLC

Print Name of Owner BY JOHN SMITH, MEMBER

FOR ENDLESS OPTIONS, LLC

Signature

JOHN SMITH

Print Name of Owner

Signature

Print Name of Owner

Signature

EXHIBIT G

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

John Smith  
 Endless Options LLC  
 PO Box 2582  
 Lancaster, Ohio 43130

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
207 S. Broad Street	053-50391-00	23.50	23.50	\$ 293.75	\$ 305.50	\$ 317.25	\$ 334.88	\$ 352.50
<b>Total</b>		<b>23.50</b>	<b>23.50</b>	<b>\$ 293.75</b>	<b>\$ 305.50</b>	<b>\$ 317.25</b>	<b>\$ 334.88</b>	<b>\$ 352.50</b>

**Petition**  
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**Petition for the creation of the**  
**Downtown Lancaster Special Improvement District**

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**Signature of Owner**  
(Individual owner(s))

Tracie Dowdy  
Print Name

Tracie Dowdy  
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.

Tracie Dowdy  
 113 N Columbus Street  
 Lancaster, OH 43130

(\$12.50/FF) (\$13.00FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
113 N. Columbus Street	053-50351-00	34.50	34.50	\$ 431.25	\$ 448.50	\$ 465.75	\$ 491.63	\$ 517.50
<b>Total</b>		<b>34.50</b>	<b>34.50</b>	<b>\$ 431.25</b>	<b>\$ 448.50</b>	<b>\$ 465.75</b>	<b>\$ 491.63</b>	<b>\$ 517.50</b>

# Petition

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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))

*Jaime Sharrow*  
\_\_\_\_\_  
Print Name of Owner

*Jaime Sharrow*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

Jeff Spangler  
 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 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
140 E. Main Street	053-50484-00	32.00	32.00	\$ 400.00	\$ 416.00	\$ 432.00	\$ 456.00	\$ 480.00
144 E. Main Street	053-50485-00	41.50	41.50	\$ 518.75	\$ 539.50	\$ 560.25	\$ 591.38	\$ 622.50
136 E. Main Street	053-50486-00	50.00	50.00	\$ 625.00	\$ 650.00	\$ 675.00	\$ 712.50	\$ 750.00
<b>Total</b>			123.50	\$ 1,543.75	\$ 1,605.50	\$ 1,667.25	\$ 1,759.88	\$ 1,852.50

(\$12.50/FF) (\$13/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

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**Petition for the creation of the**  
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**Signature of Owner**

(Individual owner(s))

*David L Scheffler*

Print Name

*David L Scheffler*

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.

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	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
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
<b>Total</b>			<b>915.05</b>	<b>\$ 11,438.13</b>	<b>\$ 11,895.65</b>	<b>\$ 12,353.18</b>	<b>\$ 13,039.46</b>	<b>\$ 13,725.75</b>

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

**Petition**  
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**Petition for the creation of the**  
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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))

**UNIFIED BANK**  
\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

*UNIFIED BANK*  
*ATTN: ELMER LEPPER*  
*PO BOX 10*  
*MARTINSFERRY, OH 43935*

Unified Bank  
 88 High Street  
 Grouster, OH 45732

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
201 N. Columbus Street	053-20220-00	33.00	33.00	\$ 412.50	\$ 429.00	\$ 445.50	\$ 470.25	\$ 495.00
<b>Total</b>		<b>33.00</b>	<b>33.00</b>	<b>\$ 412.50</b>	<b>\$ 429.00</b>	<b>\$ 445.50</b>	<b>\$ 470.25</b>	<b>\$ 495.00</b>

# 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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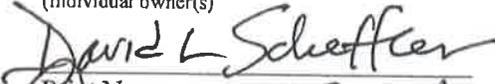
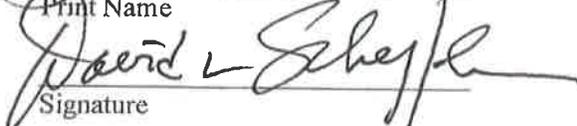
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## Signature of Owner

(Individual owner(s))

  
\_\_\_\_\_  
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



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(Individual owner(s))

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

### Signature of Owner

(Entity owner(s))

*CC3 Properties, LLC c/o Nick Santino*  
\_\_\_\_\_  
Print Name of Owner

*Nick Santino*  
\_\_\_\_\_  
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

(\$12.50/FF) (\$13.00FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
122 N. Columbus Street	053-50431-00	21.00	21.00	\$ 262.50	\$ 273.00	\$ 283.50	\$ 299.25	\$ 315.00
<b>Total</b>		21.00	21.00	\$ 262.50	\$ 273.00	\$ 283.50	\$ 299.25	\$ 315.00

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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))

*Adam Lee*

Print Name

*Adam Lee*

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

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))

*Jodie Prayer Prince*

Print Name

*Jodie Prayer Prince*

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.

Jodie Phayer Prince  
 110 E Main Street  
 Lancaster, Ohio 43130

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
112 E. Main Street	053-52396-00	21.00	21.00	\$ 262.50	\$ 273.00	\$ 283.50	\$ 299.25	\$ 315.00

**Total** 21.00 \$ 262.50 \$ 273.00 \$ 283.50 \$ 299.25 \$ 315.00

**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))

*Parke National Bank*  
 \_\_\_\_\_

Print Name of Owner

*[Signature]* *Laury F. Tunney*  
 \_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name of Owner

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Print Name of Owner

\_\_\_\_\_  
 Signature

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

Laura Tussing  
 Park National Bank  
 143 W. Main Street  
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
0 E. Main Street	053-50402-00	23.00	23.00	\$ 287.50	\$ 299.00	\$ 310.50	\$ 327.75	\$ 345.00
0 E. Main Street	053-50401-00	18.00	18.00	\$ 225.00	\$ 234.00	\$ 243.00	\$ 256.50	\$ 270.00
0 E. Main Street	053-50403-00	19.00	19.00	\$ 237.50	\$ 247.00	\$ 256.50	\$ 270.75	\$ 285.00
145 W. Main Street	053-50446-00	28.00	28.00	\$ 350.00	\$ 364.00	\$ 378.00	\$ 399.00	\$ 420.00
143 W. Main Street	053-50447-00	38.67	38.67	\$ 483.38	\$ 502.71	\$ 522.05	\$ 551.05	\$ 580.05
137 W. Main Street	053-50448-00	44.00	44.00	\$ 550.00	\$ 572.00	\$ 594.00	\$ 627.00	\$ 660.00
<b>Total</b>		<b>170.67</b>	<b>170.67</b>	<b>\$ 2,133.38</b>	<b>\$ 2,218.71</b>	<b>\$ 2,304.05</b>	<b>\$ 2,432.05</b>	<b>\$ 2,560.05</b>

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/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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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))

Traci Nippert  
\_\_\_\_\_  
Print Name of Owner

Traci Nippert  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Owner

\_\_\_\_\_  
Signature



**Petition**  
**To the City Council of the City of Lancaster, Ohio**  
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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))

NINE-FIFTEEN LAND CO. LLC  
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.

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

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
129-133 N. Columbus St	053-50338-00	47.00	47.00	\$ 587.50	\$ 611.00	\$ 634.50	\$ 669.75	\$ 705.00
<b>Total</b>		<b>47.00</b>	<b>47.00</b>	<b>\$ 587.50</b>	<b>\$ 611.00</b>	<b>\$ 634.50</b>	<b>\$ 669.75</b>	<b>\$ 705.00</b>

**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))

Andrew J. Mott  
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

EXHIBIT G

Real Property Assessment  
 Downtown Lancaster Special Improvement District Inc.

Andrew Mott  
 802 N Columbus Street  
 Lancaster, OH 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
214-216 S. Columbus Street	053-50374-00	41.50	41.50	\$ 518.75	\$ 539.50	\$ 560.25	\$ 591.38	\$ 622.50
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		41.50	41.50	\$ 518.75	\$ 539.50	\$ 560.25	\$ 591.38	\$ 622.50

**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 Ashline*

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.

Brad Hutchinson  
 Mithoff Companies  
 4805 Scooby Lane  
 Carroll, Ohio 43112

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
162 W. Main Street	053-58039-40	264.00	132.00	\$ 1,650.00	\$ 1,716.00	\$ 1,782.00	\$ 1,881.00	\$ 1,980.00
211 S. Broad Street	053-50392-00	83.00	83.00	\$ 1,037.50	\$ 1,079.00	\$ 1,120.50	\$ 1,182.75	\$ 1,245.00
<b>Total</b>			215.00	\$ 2,687.50	\$ 2,795.00	\$ 2,902.50	\$ 3,063.75	\$ 3,225.00

(\$12.50/FF) (\$13.00/FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/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))

*William H. 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



# Petition

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### Signature of Owner

(Individual owner(s))

Rod Williams II

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.

Rod Williams  
 St. James Place LTD  
 PO Box 1077  
 Lancaster, Ohio 43130

(\$12.50/FF) (\$13.00FF) (\$13.50/FF) (\$14.25/FF) (\$15.00/FF)

Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
053-50458-00	40.00	40.00	\$ 500.00	\$ 520.00	\$ 540.00	\$ 570.00	\$ 600.00
<b>Total</b>		40.00	\$ 500.00	\$ 520.00	\$ 540.00	\$ 570.00	\$ 600.00

Property Address  
 128 N. Broad Street

**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))

ROBERT WILLIAMS  
Print Name

ROBERT WILLIAMS  
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.

Robert Williams  
 157 1/2 Main Street  
 Lancaster, Ohio 43130

Property Address	Parcel Number	Front Footage (FF)	Corner Adjusted Footage (CAF)	Assessment Year 2024	Assessment Year 2025	Assessment Year 2026	Assessment Year 2027	Assessment Year 2028
157-159 W. Main Street	053-50440-00	41.00	41.00	\$ 512.50	\$ 533.00	\$ 553.50	\$ 584.25	\$ 615.00
				(\$12.50/FF)	(\$13.00/FF)	(\$13.50/FF)	(\$14.25/FF)	(\$15.00/FF)
<b>Total</b>		41.00	41.00	\$ 512.50	\$ 533.00	\$ 553.50	\$ 584.25	\$ 615.00

**Downtown Lancaster SID, Inc.**

	2024 12.50	2025 13.00	2026 13.50	2027 14.25	2028 15.00
<b>Revenue</b>					
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	10,000	10,000	10,000	10,000	10,000
Port Authority Contribution	10,000	10,000	10,000	10,000	10,000
<b>Total revenue</b>	<b>\$ 99,046</b>	<b>\$ 102,168</b>	<b>\$ 105,370</b>	<b>\$ 110,112</b>	<b>\$ 114,855</b>
<b>Expense</b>					
* 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
<b>Total expense</b>	<b>\$ 97,389</b>	<b>\$ 98,943</b>	<b>\$ 102,765</b>	<b>\$ 104,352</b>	<b>\$ 108,139</b>
<b>Excess of revenue/(expense)</b>	<b>\$ 1,657</b>	<b>\$ 3,225</b>	<b>\$ 2,605</b>	<b>\$ 5,760</b>	<b>\$ 6,716</b>

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

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

**EXHIBIT E**