



Tax Incentive Review Council Minutes

Thursday, August 4, 2022

9:00 AM

Members Present: Dr. Carri Brown, Fairfield County Auditor & Chairwoman; Tom Stoughton, City Councilman, City Council Presidential Appointee, & Vice Chairman; Lisa Taylor, Lancaster City Schools Treasurer & BOE Appointee; Perla Uhl, Mayoral Appointee; David Scheffler, Mayor; Anitra Scott, Assistant Auditor & Auditor Designee.

Members absent: Bill Nash, Mayoral Appointee.

Also present: Stephanie Hall, Law Director.

Call to Order: The 2022 City of Lancaster Tax Incentive Review Council (TIRC) for the City of Lancaster met on Thursday, August 4, 2022, in the 1897 Conference Room of Lancaster City Hall. The meeting was called to order by Chairwoman Carri Brown at 9:05 AM. Since this was the City's first TIRC Meeting, the members introduced themselves and who they represent. Then, Chairwoman Brown started the meeting by reviewing the history and role of tax incentive review councils and their powers as prescribed by the Ohio Revised Code.

Approval of Prior Meeting Minutes: None to be approved. Chairwoman Brown asked for a volunteer to record meeting minutes; Law Director Hall volunteered.

Review of 2006 Ety Road Tax Increment Financing (TIF) Agreement: Chairwoman Brown asked Ms. Scott, as the Auditor's Designee, to give a formal report on the 2006 TIF entities service payments and bonding requirements. Ms. Scott reported that Island Capital Investment Group, LLC, Menards, Inc., RLG Lancaster Ltd., GCG Lancaster Ltd., Anchor Lancaster, LLC, and Wal-Mart Stores East, LP were all current on service payments as well as their security requirements. Ms. Scott offered to send an up to date written report including each entities' balance to all members via email after the meeting. Chairwoman Brown asked that this written report be included with the minutes when they are circulated.

Chairwoman Brown advised that the TIRC also needs to verify that the TIF entities are in compliance with the City's nondiscriminatory hiring, retention, and promotion policies as required by Article III, Section 3.10 of the TIF. Ms. Scott advised she has contact information for each of the TIF entities and will reach out to each of them to get a statement of compliance and provide

that to the TIRC members. Law Director Hall offered to provide her with the City's most recent nondiscriminatory policies, so the TIF entities have them for their records.

Ms. Uhl made a motion to accept the staff report provided by Ms. Scott and to continue the 2006 TIF Agreement and tax incentives contained therein. Councilman Stoughton seconded that motion. The motion passed unanimously.

Other Business: Chairwoman Brown advised the City TIRC will need to provide its report and recommendation authorizing City Council to continue the TIF incentives via legislation on or before September 1, 2022. Law Director Hall advised she will prepare and provide a resolution for passage prior to September 1, 2022.

Chairwoman Brown advised it would be helpful to include the formal action that authorized each of the members appointments to the TIRC for record keeping purposes as well.

Chairwoman Brown asked the members if they would be willing to set next year's TIRC Meeting on June 21, 2023, at 9:00 AM in the 1897 Room of City Hall. That date appeared to work for everyone involved and should make it easier to get a report and resolution prepared in advance of the September 1st deadline.

Chairwoman Brown advised that the City TIRC should appoint a Vice Chairperson to handle that meeting in the event that she is unable to attend. Mayor Scheffler nominated Councilman Stoughton and Ms. Uhl seconded that nomination. Councilman Stoughton was unanimously elected to serve as the City TIRC Vice Chairman.

Vice Chairman Stoughton asked Chairwoman Brown whether other Fairfield County political subdivisions have more TIFs than Lancaster. She responded that many do, with Canal Winchester having more than 10, and that it typically depends on the economic development packages that are being approved by the legislative authority. Mayor Scheffler advised that Grove City has thirty-eight (38) TIFs. Vice Chairman Stoughton then asked why Lancaster has just one. The members briefly discussed the history of Lancaster TIFs including drafting issues, development plans that have been abandoned, and the failure to include the local school district in TIF discussions.

Adjournment: Chairwoman Brown congratulated the TIRC members on having a very efficient meeting and noted a motion to adjourn would be in order. Mayor Scheffler made a motion to adjourn; Ms. Taylor seconded the motion. The motion passed unanimously, and the meeting adjourned at 9:35 AM.

TIRC WRITTEN RECOMMENDATION (ORC § 5709.85(e)): It is the recommendation of the TIRC that Lancaster City Council continue the 2006 TIF Agreement and tax incentives contained therein for the following entities: Island Capital Investment Group, LLC, Menards, Inc., RLG Lancaster Ltd., GCG Lancaster Ltd., Anchor Lancaster, LLC, and Wal-Mart Stores East, LP.

City of Lancaster Tax Increment Financing Agreement

- A. Island Capital Investment Group, LLC
- B. Menard, Inc
- C. Wal-Mart Stores East
- D. RLG Lancaster Ltd, GCG Lancaster Ltd, Anchor Lancaster, LLC

PARCEL #	ABATED PARCEL #	OWNER'S NAME	TERMS	ABT TYPE	TOTAL APPRAISED VALUE	TOTAL ABATED VALUE	ANNUAL TAX PAID	TAX STATUS	EFF TAX YEARS	Square Feet
063-00010-00	063-70010-00	Anchor Lancaster LLC ET AL	100%/ 30 yrs	C	\$ 495,250.00	\$ 130,560.00	\$ 2,689.08	Current	2007-2036	123,275
063-00011-00	063-70011-00	Dustaway LLC	100%/ 30 yrs	C	\$ 1,141,060.00	\$ 888,470.00	\$ 18,297.60	2nd Half Due	2007-2036	85,378
063-00012-00	063-70012-00	2665 North Memorial Drive LLC	100%/ 30 yrs	C	\$ 1,050,490.00	\$ 846,870.00	\$ 17,441.42	Current	2007-2036	68,825
063-00013-00	053-70013-00	Spires Motors	100%/ 30 yrs	C	\$ 133,260.00	\$ 43,050.00	\$ 886.18	Current	2007-2036	27,094
053-13729-00	053-71372-90	Stevenson Family Realty LLC	100%/ 30 yrs	C	\$ 1,061,280.00	\$ 1,056,920.00	\$ 19,510.84	Current	2007-2036	42,253
053-10047-10	053-71004-71	Spires Motors	100%/ 30 yrs	C	\$ 102,000.00	\$ 97,420.00	\$ 1,798.50	Current	2007-2036	44,431
053-13720-00	053-71372-00	lanckenship Investment Properties LL	100%/ 30 yrs	C	\$ 770,050.00	\$ 764,840.00	\$ 14,119.12	Current	2007-2036	50,530
053-13722-00	053-71372-20	Kohls Illinois Inc	100%/ 30 yrs	C	\$ 3,800,000.00	\$ 3,764,370.00	\$ 69,489.66	Current	2007-2036	345,867
053-13724-00	053-71372-40	ICIG-V LLX	100%/ 30 yrs	C	\$ 905,570.00	\$ 899,960.00	\$ 16,613.30	Current	2007-2036	54,450
053-13725-00	053-71372-50	Marias Mexican Restaurant LLC	100%/ 30 yrs	C	\$ 114,000.00	\$ 108,880.00	\$ 2,010.02	Current	2007-2036	49,658
053-13726-00	053-71372-60	Ety Pointe LLC	100%/ 30 yrs	C	\$ 316,400.00	\$ 288,600.00	\$ 5,327.52	Current	2007-2036	269,636
053-13727-00	053-71372-70	Standing Stone National Bank	100%/ 30 yrs	C	\$ 897,870.00	\$ 889,390.00	\$ 16,417.66	Current	2007-2036	81,893
053-13727-20	053-71372-72	Aaron Rents Inc	100%/ 30 yrs	C	\$ 671,710.00	\$ 667,220.00	\$ 12,316.94	Current	2007-2036	43,560
053-13727-30	053-71372-73	MAP Properties EP LLC	100%/ 30 yrs	C	\$ 277,000.00	\$ 264,560.00	\$ 4,883.94	Current	2007-2036	120,661
053-13727-10	053-71372-71	SRI Real Estate Properties LLC	100%/ 30 yrs	C	\$ 489,030.00	\$ 484,090.00	\$ 8,936.14	Current	2007-2036	47,916
053-13721-00	053-71372-10	Menard Inc	100%/ 30 yrs	C	\$ 9,600,000.00	\$ 9,523,160.00	\$ 175,796.05	Current	2007-2036	745,312
053-13728-00	053-71372-80	Wal-Mart Real Estate Business Trust	100%/ 30 yrs	C	\$ 5,168,460.00	\$ 5,121,360.00	\$ 94,539.62	Current	2007-2036	456,945
063-00014-00	063-70014-00	Wal-Mart Real Estate Business Trust	100%/ 30 yrs	C	\$ 7,588,990.00	\$ 6,207,510.00	\$ 127,841.88	Current	2007-2036	466,963
							\$ 608,915.47			

RLC/GCG/Anchor Street TIF

Name of TIRC City of Lancaster	Tax Year 2021
Company Name RLC/GCG/Anchor Street TIF	Community Reinvestment Area Type Percent Abated
First Year 2007 Last Year 2037	Number of Years 30
Total Appraised Value \$3,881,340.00	Total Value Abated \$2,965,870.00

Annual Tax Paid \$58,825.12	Foregone Tax
Delinquent Tax \$18,297.60*	Do you believe this abatement is in compliance? Yes
Building Description/Use E - OTHER TAX ABATEMENT - TIF	

Parcel Number(s) 053-71372.90, 063-70010.00, 063-70011.00*, 063-70012.00, 063-70013.00

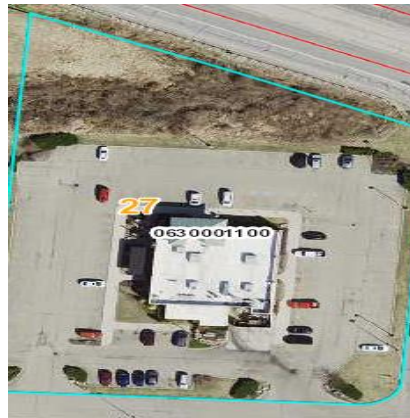
Tenants

Vacancies

Agreement Amount of Note
Note Steet Improvement TIF Note, Series 2021
Noteholder RLG Lancaster Ltd., GCG Lancaster Ltd. And Anchor Lancaster, LLC
Note Rate 2.938%
Principal Amount \$95,262.02

Project Details/History

Neighborhood Shopping Center, Commercial Vacant Land, Full Service Bank, Restaurant, Cafeteria, and/or Bar
Totaling 346,825 square feet



WAL-MART

Name of TIRC City of Lancaster	Tax Year 2021
TIF Ordinance No. 39-06	
Company Name Wal-Mart Street TIF	Community Reinvestment Area Type Percent Abated
First Year 2007 Last Year 2037	Number of Years 30
Total Appraised Value \$5,168,460.00	Total Value Abated \$1,792,480.00
Annual Tax Paid \$95,409.36	Foregone Tax
Delinquent Tax \$0	Do you believe this abatement is in compliance?
Building Description/Use Discount Department Store	
Parcel Number(s) 053-13728.00, 053-71372.80, 063-00014.00, 063-70014.00	
Tenants Wal-Mart	Vacancies

Agreement Amount of Note

Note Steet Improvement TIF Note, Series 2021

Noteholder Wal-Mart Stores East, LP

Note Rate 2.938%

Principal Amount \$326,759.00

Other Agreement Benchmarks

Notes

Project Details/History

Commercial Discount Department Store
Totaling 923,908 square feet



MENARDS

Name of TIRC City of Lancaster	Tax Year 2021
TIF Ordinance No. 39-06	
Company Name Menards Street TIF	Community Reinvestment Area Type Percent Abated
First Year 2007 Last Year 2037	Number of Years 30
Total Appraised Value \$9,600,000.00	Total Value Abated \$9,523,160.00
Annual Tax Paid \$171,214.28	Foregone Tax
Delinquent Tax \$0	Do you believe this abatement is in compliance?
Building Description/Use Discount Department Store	
Parcel Number(s) 053-13721.00, 053-71372.10	
Tenants Menard Inc	Vacancies

Agreement Amount of Note

Note Steet Improvement TIF Note, Series 2021

Noteholder Menard, Inc.

Note Rate 2.938%

Principal Amount \$228,703.35

Project Details/History

Commercial Discount Department Store
Totaling 745,312 square feet



ISLAND CAPITAL/FLAGSTAR

Name of TIRC City of Lancaster

Tax Year 2021

TIF Ordinance No. 39-06

Company Name Menards Street TIF

Community Reinvestment Area Type Percent Abated

First Year 2007 **Last Year** 2037

Number of Years 30

Total Appraised Value \$7,577,600.00

Total Value Abated \$7,480,680.00

Annual Tax Paid \$138,092.72

Foregone Tax

Delinquent Tax \$0

Do you believe this abatement is in compliance?

Building Description/Use Discount Department Store

Parcel Number(s) 053-71004.71, 053-71372.00, 053-71372.20, 053-71372.40, 053-71372.50, 053-71372.60, 053-71372.70, 053-71372.72

Tenants Spires Motors, Blankenship Investment properties, Kohls Illinois Inc, ICIG-V LLX, Maria Mexican Restaurant LLC, Ety Pointe LLC, Standing Stone National Bank, Aaron Rents Inc

Vacancies

Agreement Amount of Note

Note Steet Improvement TIF Note, Series 2021

Noteholder Flagstar Bank, FSB

Note Rate 2.938%

Principal Amount \$280,478.22

Note Island Capital TIF Note, Series 2021

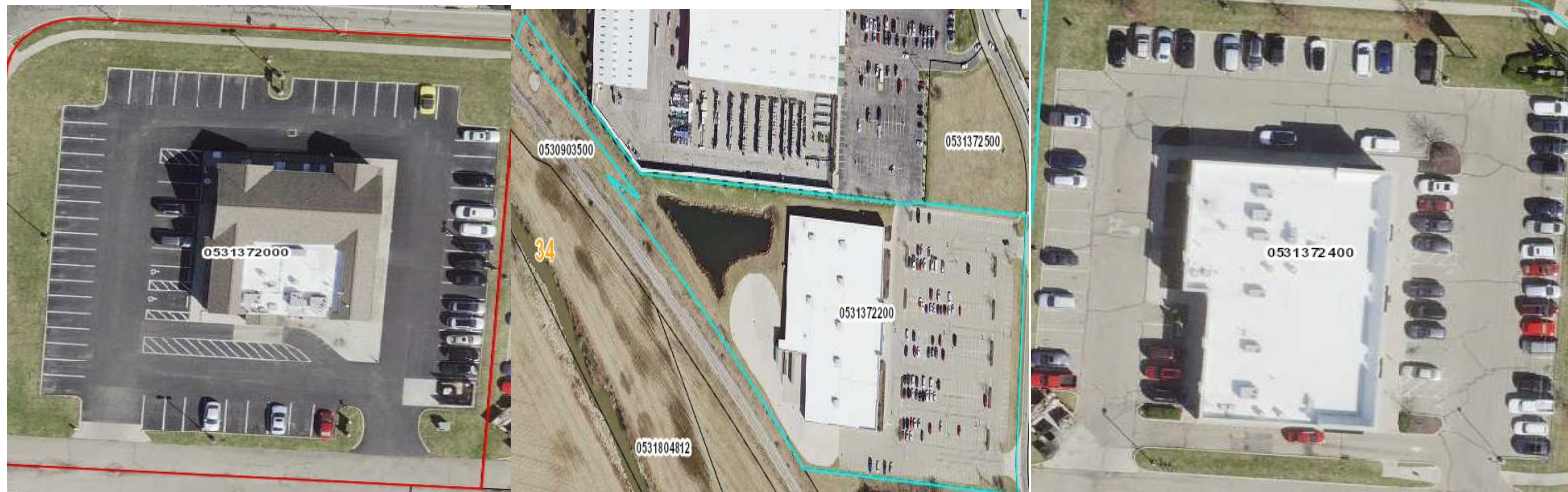
Noteholder Flagstar Bank, FSB

Note Rate 2.938%

Principal Amount \$288,836.61

Project Details/History

Commercial Vacant Land, Restaurant, Cafeteria,
and/or Bar, Discount Department Store,
Neighborhood Shopping Center
Totaling 940,025 square feet







To: City of Lancaster

Re: Section 2 – City of Lancaster Polices and Procedures
Nondiscriminatory Personnel Policies

This letter certifies that the joint owners of the property known as Ety Pointe Centre (RLG Lancaster Ltd., GCG Lancaster, Ltd. and Anchor Development II, Ltd.) are in compliance with Section 2 of the City of Lancaster's policies and procedures relating to nondiscriminatory personnel policies.

There are zero (0) employees at Ety Pointe Centre. Any work performed at this property is performed by third party vendors.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Scot Clyne', with a long, sweeping underline.

Scot Clyne
Controller
RG Properties Inc.