



A G E N D A
OFFICE OF COUNTY AUDITOR

County Auditor
Carri L. Brown, PhD, MBA, CGFM
carri.brown@fairfieldcountyohio.gov

City of Lancaster Incentive Review Council Meeting
1897 Room; 2nd Floor, City Hall
104 E. Main Street
Lancaster, Ohio

Wednesday, June 21, 2023, 9:00 a.m.

TIRC Members:

- Dr. Carri L. Brown , County Auditor, TIRC Chair
- Mayor David Scheffler, City of Lancaster
- City Councilman, Tom Stoughton, City of Lancaster
- Anitra Scott, Assistant Auditor/TIRC Designee for Tricia Nettles, City Auditor, City of Lancaster
- Julie Taylor, Treasurer, Lancaster City Schools/Nathan Hale, LCS Alternate
- Perla Uhl, Representative for the City of Lancaster
- Bill Nash, Representative for the City of Lancaster
- Also attending: Stephanie Hall, Law Director, City of Lancaster

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| A. Welcome and Introductions | Dr. Carri L. Brown & Participants |
| B. Role of Tax Incentive Review Councils | Dr. Brown |
| C. Information Posted on the County Website | Dr. Brown |
| D. Election/Confirmation of Vice-Chairperson | Dr. Brown |
| E. Approval of Minutes from August 4, 2022 | TIRC Members |
| F. Lancaster Tax Increment Financing Review | Anitra Scott, Assistant Auditor |
| <ul style="list-style-type: none"> Island Capital Investment Group, LLC Menards, Inc. Wal-Mart RLG Lancaster Ltd., GCG Lancaster Ltd., Anchor Lancaster, LLC | |
| G. Review of Compliance with Non-Discriminatory Policies | Anitra Scott, Assistant Auditor |
| H. Recommendation of TIRC | Dr. Brown & TIRC Members |
| I. Other Business/Agreements in Progress | Dr. Brown & Participants |
| J. 2024 TIRC Meeting Date & Location | Dr. Brown |
| <i>June 19, 2024, 9 a.m. - Lancaster City Hall</i> | |
| K. Adjourn | All Participants |

S E R V E • C O N N E C T • P R O T E C T

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
- E. Lancaster Development Company, LLC
- F. District at 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	\$ 10,561.74	2nd Half Due	2007-2036	123,275
063-00011-00	063-70011-00	Dustaway LLC	100%/ 30 yrs	C	\$ 1,141,060.00	\$ 888,470.00	\$ 51,476.18	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	\$ 22,402.98	2nd Half Due	2007-2036	68,825
063-00013-00	053-70013-00	Spires Motors	100%/ 30 yrs	C	\$ 133,260.00	\$ 43,050.00	\$ 2,841.20	2nd Half Due	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	\$ 19,050.24	2nd Half Due	2007-2036	42,253
053-10047-10	053-71004-71	Spires Motors	100%/ 30 yrs	C	\$ 102,000.00	\$ 97,420.00	\$ 1,830.94	2nd Half Due	2007-2036	44,431
053-13720-00	053-71372-00	Lanckenship Investment Properties LL	100%/ 30 yrs	C	\$ 770,050.00	\$ 764,840.00	\$ 13,822.64	2nd Half Due	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	\$ 68,210.50	Current	2007-2036	345,867
053-13724-00	053-71372-40	ICIG-V LLX	100%/ 30 yrs	C	\$ 905,570.00	\$ 899,960.00	\$ 16,255.12	2nd Half Due	2007-2036	54,450
053-13725-00	053-71372-50	Marias Mexican Restaurant LLC	100%/ 30 yrs	C	\$ 114,000.00	\$ 108,880.00	\$ 2,046.36	Current	2007-2036	49,658
053-13726-00	053-71372-60	Ety Pointe LLC	100%/ 30 yrs	C	\$ 316,400.00	\$ 288,600.00	\$ 5,679.42	2nd Half Due	2007-2036	269,636
053-13727-00	053-71372-70	Standing Stone National Bank	100%/ 30 yrs	C	\$ 897,870.00	\$ 889,390.00	\$ 16,116.62	Current	2007-2036	81,893
053-13727-20	053-71372-72	Aaron Rents Inc	100%/ 30 yrs	C	\$ 671,710.00	\$ 667,220.00	\$ 12,057.35	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	\$ 4,972.20	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	\$ 8,778.12	2nd Half Due	2007-2036	47,916
053-13721-00	053-71372-10	Menard Inc	100%/ 30 yrs	C	\$ 9,600,000.00	\$ 9,523,160.00	\$ 172,321.22	2nd Half Due	2007-2036	745,312
053-13728-00	053-71372-80	Wal-Mart Real Estate Business Trust	100%/ 30 yrs	C	\$ 3,646,000.00	\$ 3,598,900.00	\$ 65,694.18	2nd Half Due	2007-2036	456,945
063-00014-00	063-70014-00	Wal-Mart Real Estate Business Trust	100%/ 30 yrs	C	\$ 5,354,100.00	\$ 3,972,620.00	\$ 114,179.56	2nd Half Due	2007-2036	466,963
053-23271-00	Pending	Lancaster Development Company LLC	100%/ 30 yrs	R	\$ 545,000.00	\$ -	\$ 7,129.30	2nd Half Due	2021-2051	1,695,225
053-23277-00	Pending	Lancaster Development Company LLC	100%/ 30 yrs	C	\$ 377,850.00	\$ -	\$ 6,782.60	2nd Half Due	2021-2051	506,429
053-23278-00	Pending	District at Lancaster LLC	100%/ 30 yrs	C	\$ 1,175,950.00	\$ -	\$ 44,498.52	Current	2021-2051	606,312
053-23279-00	Pending	Lancaster Development Company LLC	100%/ 30 yrs	R	\$ 590.00	\$ -	\$ 7.86	2nd Half Due	2021-2051	127,805
							\$ 666,714.85			

RLC/GCG/Anchor Street TIF

Name of TIRC City of Lancaster	Tax Year 2022
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 \$106,332.34	Foregone Tax
Delinquent Tax \$0.00	Do you believe this abatement is in compliance? Yes
Building Description/Use E - OTHER TAX ABATEMENT - TIF	

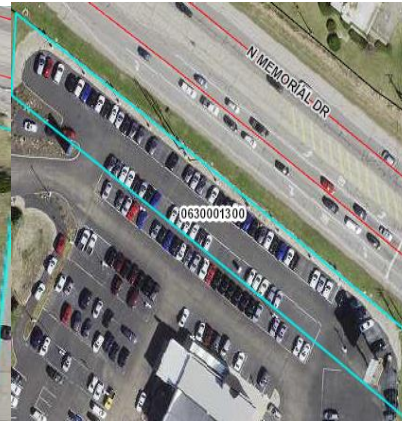
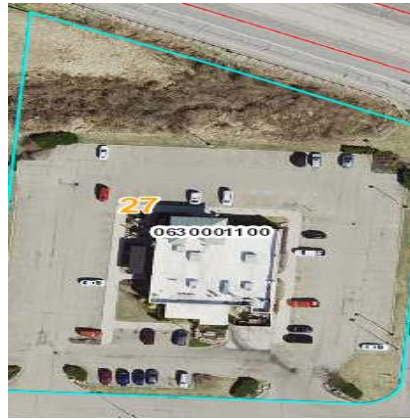
Parcel Number(s) 053-71372.90, 063-70010.00, 063-70011.00, 063-70012.00, 063-70013.00

Tenants	Vacancies
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Agreement Amount of Note
Note Steet Improvement TIF Note, Series 2022
Noteholder RLG Lancaster Ltd., GCG Lancaster Ltd. And Anchor Lancaster, LLC
Note Rate 3.257%
Principal Amount \$91,423.00

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 2022
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 \$9,000,100.00	Total Value Abated \$7,571,520.00
Annual Tax Paid \$179,873.74	Foregone Tax
Delinquent Tax \$0	Do you believe this abatement is in compliance? Yes
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 2022

Noteholder Wal-Mart Stores East, LP

Note Rate 3.257%

Principal Amount \$313,595.23

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 2022
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 \$172,321.22	Foregone Tax
Delinquent Tax \$0	Do you believe this abatement is in compliance? Yes
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 2022

Noteholder Menard, Inc.

Note Rate 3.257%

Principal Amount \$219,486.74

Commercial Discount Department Store
Totaling 745,312 square feet

Project Details/History



ISLAND CAPITAL/FLAGSTAR

Name of TIRC City of Lancaster

Tax Year 2022

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 \$8,343,630.00

Total Value Abated \$8,229,330.00

Annual Tax Paid \$149,769.30

Foregone Tax

Delinquent Tax \$0

Do you believe this abatement is in compliance? Yes

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 2022

Noteholder Flagstar Bank, FSB

Note Rate 3.257%

Principal Amount \$269,177.43

Note Island Capital TIF Note, Series 2022

Noteholder Flagstar Bank, FSB

Note Rate 3.257%

Principal Amount \$277,201.56

Project Details/History

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





Lancaster Development Company LLC

Name of TIRC City of Lancaster

Tax Year 2022

TIF Ordinance No. 19-21 / 24-21

Company Name Lancaster Development Company LLC **Community Reinvestment Area Type** Percent Abated

First Year 2021 **Last Year** 2051

Number of Years 30

Total Appraised Value \$545,000.00

Total Value Abated - PENDING TIF APPROVALS

Annual Tax Paid \$7,129.30

Foregone Tax

Delinquent Tax \$0

Do you believe this abatement is in compliance?

Building Description/Use

Parcel Number(s) 053-23271-00, 053-23277-00, 053-23279-00

Tenants Residential Rental Apartments

Vacancies Vacant Land

Agreement Amount of Bond

Bond Columbus-Franklin County finance Authority

Developer Lemon Development

Note Rate - Unknown

Principal Amount - Unknown

Project Details/History

Timbertop St. Single Family Residential,
Residential/Commercial Vacant Land, Lot
Totaling 2,329,459 square feet



District at Lancaster, LLC

Name of TIRC City of Lancaster

Tax Year 2022

TIF Ordinance No. 19-21 / 24-21

Company Name District at Lancaster, LLC

Community Reinvestment Area Type Percent Abated

First Year 2021 **Last Year** 2051

Number of Years 30

Total Appraised Value \$1,175,950.00

Total Value Abated - PENDING TIF APPROVALS

Annual Tax Paid \$44,498.52

Foregone Tax

Delinquent Tax \$0

Do you believe this abatement is in compliance?

Building Description/Use

Parcel Number(s) 053-23278-00

Tenants Apartment rentals 40 or more

Vacancies

Agreement Amount of Note

Note Columbus-Franklin County finance Authority

Developer Lemon Development

Bond Rate - Unknown

Principal Amount - Unknown

Project Details / History

Timbertop St. Commercial Apartments
40 or more rentals units
Totaling 606,312.00 square feet

