



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 Tax Incentive Review Council Meeting
1897 Room; 2nd Floor, City Hall
104 E. Main Street
Lancaster, Ohio
Wednesday, June 25, 2025, 9:00 a.m.

TIRC 1 – Lancaster Members

- *Dr. Carri L. Brown* , County Auditor, TIRC Chair
- *Mayor Don McDaniel*, City of Lancaster
- *Perla Uhl*, minority representative, for the City of Lancaster, appointed by the Mayor and affirmed by Council
- *Bill Nash*, for the City of Lancaster, appointed by the Mayor and affirmed by Council
- *Larry Ailes*, Councilman, City of Lancaster City Council President Appointee
- *Tricia Nettles*, City Auditor, City of Lancaster
- *Julie Taylor*, Treasurer, Lancaster City Schools
 - Nathan Hale, Superintendent, Lancaster City Schools (*alternate for Julie Taylor*)

Also potentially attending, for the City of Lancaster:

- Anitra Scott, Deputy City Auditor, alternate for Tricia Nettles, City Auditor
- Stephanie Hall, Law Director
- Stephanie Bosco, Economic Development Director & Port Authority Director
- Amy Hamilton, Tax Commissioner, City of Lancaster
- Chaslyn Carter, City Planner
- Others

- | | |
|--|---------------------------|
| A. Welcome and Introductions | All TIRC Members |
| B. Role of Tax Incentive Review Councils | Dr. Carri L. Brown |
| C. Information Posted on the County Website/Documentation | Dr. Carri L. Brown |
| D. Affirmation/Election of Vice-Chairperson | All TIRC Members |

Motion to approve retaining Larry Ailes as the Vice-Chair of the City of Lancaster Tax Incentive Review Council



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E. Approval of Minutes from 2024

All TIRC Members

Motion to approve the minutes from the 2024 TIRC meeting

F. Lancaster Tax Increment Financing Review

Tricia Nettles and/or
representatives of the City of
Lancaster

- *Update for the following six named companies:*

Island Capital Investment Group, LLC (purchased by Flag Star)
Menards, Inc.
Wal-Mart
RLG Lancaster Ltd., GCG Lancaster Ltd., Anchor Lancaster, LLC
- *Update regarding Community Reinvestment Act agreements*
- *Update on the Power Rund Residential TIF*
 - This is a 30-year TIF: 333 single family homes, \$21 million in infrastructure The developer is Forestar.
- *Update for the Timbertop agreement/Update on TIF bonding for Timbertop*
 - *Note:* The City of Lancaster through the Port Authority completed an Amended and Restated TIF Agreement for Timbertop and will give an update on this new agreement and the changes. Stephanie Hall and Stephanie Bosco will likely lead this part of the discussion.

G. Review of Compliance with Non-Discriminatory Policies

Tricia Nettles and/or
representatives of the City of
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H. Recommendations of TIRC

All TIRC Members

Motion to accept the reports and recommend continuance of the 2006 TIF agreement and incentives contained therein for the six named entities

Motion to accept the reports and recommend continuance of the CRA agreements and incentives contained therein

Motion to accept the reports and recommend continuance of the Power Rund agreements and incentives contained therein

Motion to accept the reports and recommend continuance of the Timbertop agreement and incentives contained therein

I. Other Business/Agreements in Progress

All TIRC Members



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TIRC 2 – Lancaster Members

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- *Julie Taylor*, Treasurer, Lancaster City Schools
 - *Nathan Hale*, Superintendent, Lancaster City Schools (*alternate for Julie Taylor*)
- *Lana Fairchild*, Treasurer, Amanda Clearcreek Schools
 - *Dr. Edwards*, Superintendent, Amanda Clearcreek Schools (*alternate for Lana Fairchild*)

J. Community Reinvestment Act Review

**Tricia Nettles and/or
representatives of the City of
Lancaster**

K. Review of Compliance with Non-Discriminatory Policies

**Tricia Nettles and/or
representatives of the City of
Lancaster**

L. Recommendations of TIRC

All TIRC Members

Motion to accept the reports and recommend continuance of the CRA agreement and incentives contained therein

M. Other Business/Agreements in Progress

All TIRC Members

N. 2026 TIRC Meeting Date & Location

All TIRC Members

The 2026 meeting will be June 24, 9 a.m. at Lancaster City Hall.

O. Adjourn

Motion to Adjourn