CITY OF MONROE OHIO

Monroe Council Agenda
Regular Meeting of Council
October 14, 2025 – 6:30 PM
233 South Main Street, Monroe, Ohio

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of September 23, 2025

Visitors

Swearing-In of Jay Marlow as Council Member

Ceremonial swearing-in of Firefighter/EMT Evan Fortner, Firefighter/EMT Travis Terry, and Firefighter/EMT Chad Ruther

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

New Business

Resolution No. 58-2025. A Resolution amending Emergency Resolution No. 44-2007 to expand the City of Monroe Community Reinvestment Area #1.

Sponsor: Seth Geisler

Strategic Priority: Strategic Growth and Development

Background: The inclusion of the Expansion Area into CRA 1 encourages development, economic stability, maintains real property values, and generates new employment opportunities and therefore constitutes a public purpose for which real property exemptions may be granted in the City. This expansion fills in areas of the current boundaries that need remodeling or new construction.

Resolution No. 59-2025. A Resolution authorizing the City Manager to enter into Amendment No. 1 by and between the City of Monroe and Fishbeck for the Community Park stormwater drainage improvements design project.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: **Community Park Stormwater Drainage Improvements Design Amendment No. 1 (Project No. 230742)**
Consultant: Fishbeck
Request Date: August 20, 2025
Amendment Amount: $48,500 (not-to-exceed)

The City accepted Fishbeck's original proposal for drainage improvements at Community Park on March 27, 2024. Since project initiation, property acquisition challenges have necessitated significant design modifications. The original design relied on a larger outlet channel along the south property line. Property owners on the park's southwest side declined to grant the necessary drainage easement for the proposed outlet channel improvements, requiring an alternative design approach.

Fishbeck has developed an alternative outlet channel design consisting of:
Access Road Relocation — Moving the paved access road to an existing gravel drive on the northwest side of the property
Enhanced Detention Basin — A new, larger detention or bio-retention basin at the south end, where the current access road is located, providing greater storage capacity than the original multiple smaller basins
Outlet Channel Modifications — Minor improvements to the outlet channel at the southeast end using existing easements
Additional Drainage Infrastructure — A new drainage ditch parallel to the relocated access road with an outlet to the South Main Street ditch near the park entrance

Fee Breakdown
Additional Topographic Survey: $13,000
Hydrologic and Hydraulic Calculations: $7,000
Revised Construction Drawings: $16,000
Roadway Design utilizing Monroe Standards: $12,500
Total Amendment: $48,500

Staff recommends that Amendment No. 1 be approved to allow the project to continue with the revised design approach, which addresses property acquisition constraints while maintaining practical stormwater management objectives.

Consideration of motion to authorize the expenditure of $39,479.57 to Civica North America, Inc. for the 2026 License, support, and maintenance agreement to maintain the police department's records management system.

CITY OF MONROE OHIO

Sponsor: Chief Buchanan

Strategic Priority: Communication and Interpersonal Connections

Background: The current CAD/RMS system used by the police department requires an annual maintenance fee for the system's upkeep. As we consider the transition to a new CAD/RMS, this system will need to be maintained until the current data and information is transferred to the new system. That new system is being considered for a 2026 capital improvement expenditure for the police department and will take up to a year to implement and replace the current CAD/RMS.

Consideration of motion to accept the Firehouse Subs Public Safety Foundation grant in the amount of $11,908 for the purchase of a Zodiac MilPro inflatable boat.

Sponsor: Chief David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: The Monroe Fire Department has been awarded a Public Safety Grant from the Firehouse Subs Foundation in the amount of $11,908.00 for the purchase of a Zodiac MilPro inflatable boat. This boat was in our Capital Budget request plan for next year but with this grant we will be able to purchase it with outside funds and free up Capital Improvement money for other needed purchases. This is a grant that funds 100% of the cost and no match is required.

Public Hearing: Stonybrook Incentive Tax Increment Financing (TIF) District.

Sponsor: Jake Burton

Strategic Priority: Strategic Growth and Development

Background: This Public Hearing is a required step in the process for creation of the Stonybrook Incentive Tax Increment Financing District (TIF) or often called a Residential Improvement District (RID).
City Council passed Emergency Ordinance 2024-31 on November 26, 2024, declaring the Stonybrook subdivision parcels as "non-performing" in order to remove them from the commercial TIF district they were previously included in.
City Council passed Resolution 52-2025 on September 9, 2025, as the first step in the creation of the Stonybrook "RID" and setting a Public Hearing for October 14, 2025. Public Hearing notices were issued to the property owner, Grand Communities, LLC and the Butler County Board of Commissioners on September 12, 2025, following the adoption of the Resolution, informing both parties that the city intends to adopt an ordinance creating the incentive district. The letters and a copy of the TIF Ordinance to be adopted are included for review.
Following this public hearing, Provision of Notice Letters will be sent to the Lakota Local School District. A First Reading of the Ordinance adopting the incentive district will be on the Council

agenda at the November 11, 2025, meeting, with a Second Reading and Emergency adoption at the November 25, 2025, meeting, in order to ensure all documents are filed prior to December 31, 2025.

Administrative Reports

Executive Session

To consider the compensation of a public employee or official; and

To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance. The information to be discussed is directly related to a request for economic development assistance or involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project. Council determines that executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project. A unanimous roll call vote is required to enter Executive Session for this reason.

Adjournment

CITY OF MONROE OHIO

Monroe Council Minutes
Regular Meeting of Council
September 23, 2025 – 6:30 p.m.
233 South Main Street, Monroe, Ohio

Pledge of Allegiance

Mayor Funk opened the regular meeting at 6:58 p.m., with the Pledge of Allegiance.

Roll Call

Council members present: Keith Funk, Christina McElfresh, Michael Graves, Kelly Clark, Ben Wagner, and Tom Hagedorn.

Approval of the Minutes

Mrs. McElfresh moved to approve the Council Minutes of September 9 and 15, 2025; seconded by Mr. Hagedorn. Voice vote. Motion carried.

Visitors

Nan Cahall and Shawn Cowan, Butler County Elderly Services Program, provided the annual report and information on the upcoming senior services levy. Ms. Cowan shared that the Elderly Services Program (ESP), funded by Butler County taxpayers, helps older adults remain safe and independent in their homes by providing access to essential services. Ms. Cowan shared an anecdote highlighting the impact of these services and noted that ESP is a community partnership administered by the Council on Aging through a contract with the Butler County Commissioners, with support from local service providers, program clients (some cost-sharing), and taxpayers. The current levy will expire at the end of this year, and ESP is requesting voter approval in November for its renewal and an increase.

Resident Regina Ashford shared that she recently moved to Monroe because of the city's character, particularly its green spaces, and expressed a desire to preserve these areas. Resident Carolyn Smith opposed Ordinance No. 2025-26, citing concerns about excessive housing and concrete, the area's wet conditions, and unsafe traffic turning onto Todhunter Road. Resident Pat Osborne raised concerns about a code violation letter she received regarding driveway materials used in a recent home update. She referenced the International Property Maintenance Code and questioned its applicability to residents. Resident Wes Bake, who lives across from the proposed development, opposed Ordinance No. 2025-26. He expressed concern about increased traffic on Cincinnati Dayton Road, noting the difficulty of maneuvering large farm equipment. He also highlighted his family's plans for his children to continue running their farm and how the development could impact that. Resident Bobbie Drew opposed Ordinance No. 2025-26, citing traffic, infrastructure, City staff recognition of fast growth, and potential school overcrowding. Further, Ms. Drew feels that it is a conflict of interest that a real estate agent is able to vote on development issues. Resident Reed Musgrove, an 86-year resident and active community member, voiced concerns about school overcrowding. He emphasized that he supports growth, but not poor-quality development, and referenced national trends of declining farmland and the need to preserve it.

Committee Reports

None.

Old Business

Ordinance No. 2025-26. An Ordinance rezoning real property containing approximately 61.72 acres located at North Main Street and Todhunter Road from R-R Rural Residential to G-R General Residential Zoning.

The Clerk of Council read Ordinance No. 2025-26 by title only.

Mayor Funk thanked visitors for attending and speaking on the matter. He noted that the school administration is involved in discussions and has no objections to the development. While aging infrastructure is a concern, the issues are not related to population growth. Mayor Funk added that new development often provides an opportunity for infrastructure upgrades. He explained that current zoning allows 2 units per acre without Council approval, whereas the proposal of 2.45 units per acre represents only a marginal increase. For these reasons, he stated he is inclined to support the Planning Commission and staff recommendation. Dr. Clark acknowledged the desire to maintain Monroe's small-town character but noted that housing at 2 units per acre is pricing out young professionals. She emphasized the need for a variety of housing options, including smaller, more affordable units. Mr. Hagedorn referenced a resident, Steve Jones, who purchased property as an investment and retirement home zoned Rural Residential. While supportive of townhomes and condos in principle, he expressed concern that the houses planned would not be affordable for young people and raised issues regarding lot spacing. Law Director, Jack Hemenway, addressed comments from the Visitors section concerning a Councilmember also serving as a real estate agent and potential conflict of interest. He noted that the Ohio Ethics Commission has determined there is no prohibited conflict of interest for a real estate agent serving on City Council or the Planning Commission and voting on developments in the community.

Mrs. McElfresh moved to adopt Ordinance No. 2025-26; seconded by Dr. Clark. Roll call vote: three ayes, three nays (Hagedorn, Wagner, Graves). Motion failed.

Ordinance No. 2025-32. An Ordinance authorizing the issuance of not to exceed $3,200,000 of real estate acquisition general obligation bond anticipation notes, 2025 renewal, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

The Clerk of Council read Ordinance No. 2025-32 by title only.

Mrs. McElfresh moved to adopt Ordinance No. 2025-32; seconded by Mr. Wagner. Roll call vote: six ayes. Motion carried.

Ordinance No. 2025-33. An Ordinance authorizing the issuance of not to exceed $1,800,000 of real estate site development general obligation bond anticipation notes, Series 2025, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

The Clerk of Council read Ordinance No. 2025-33 by title only.

Mr. Hagedorn expressed concern about proceeding with the Ordinance without final cost figures for the proposed Public Works building, noting only preliminary estimates of project costs and annual debt payments are available. Finance Director Jake Burton responded that he had previously shared example figures with Mr. Hagedorn and explained that the request is being made now, at the recommendation of Bond Counsel and the municipal advisor, to avoid additional fees. He clarified that the $1.8 million figure is not based on finalized costs but is included to bring the total issuance to $5 million, which remains below the threshold for additional tax implications.

Mrs. McElfresh moved to adopt Ordinance No. 2025-33; seconded by Dr. Clark. Roll call vote: five ayes, one nay (Hagedorn). Motion carried.

Ordinance No. 2025-34. An Ordinance authorizing the issuance of not to exceed $5,000,000 of various purpose general obligation bond anticipation notes, Series 2025, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

The Clerk of Council read Ordinance No. 2025-34 by title only.

Mr. Burton stated that if the building project does not proceed, the $1.8 million would remain unspent and be used to pay off the note at maturity next year.

Mrs. McElfresh moved to adopt Ordinance No. 2025-34; seconded by Dr. Clark. Roll call vote: five ayes, one nay (Hagedorn). Motion carried.

New Business

Resolution No. 55-2025. A Resolution approving a Then-and-Now Certificate in the amount of $26,969.92 to CivicPlus, LLC for hosting, security, and integration services.

The Clerk of Council read Resolution No. 55-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 55-2025; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.

Resolution No. 56-2025. A Resolution authorizing the City Manager to execute required documents to apply for the Ohio Public Works Commission Grant for a waterline replacement and storm sewer upgrade project.

The Clerk of Council read Resolution No. 56-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 56-2025; seconded by Mr. Graves. Roll call vote: six ayes. Motion carried.

Resolution No. 57-2025. A Resolution amending Emergency Resolution No. 45-2007 to adjust the requirements for tax abatements associated with remodeling of property.

The Clerk of Council read Resolution No. 57-2025 by title only.

Mrs. McElfresh moved to adopt Resolution No. 57-2025; seconded by Mr. Hagedorn. Roll call vote: six ayes. Motion carried.

Consideration of Motion to authorize the expenditure of $18,000 to Rick's Striping and Seal Coating Inc. for sealcoating and restriping the parking lot at Monroe Community Park.

Mrs. McElfresh moved to authorize the expenditure of $18,000 to Rick's Striping and Seal Coating Inc. for sealcoating and restriping the parking lot at Monroe Community Park; seconded by Mr. Wagner. Voice vote: six ayes. Motion carried.

Consideration of Motion to authorize the expenditure of $119,682 to Buckeye State Pipe & Supply Co. for the purchase of bulk water meters and cellular endpoints.

Mrs. McElfresh moved to authorize the expenditure of $119,682 to Buckeye State Pipe & Supply Co. for the purchase of bulk water meters and cellular endpoints; seconded by Mr. Hagedorn. Voice vote: six ayes. Motion carried.

Administrative Reports

None.

Executive Session

Mrs. McElfresh moved to enter into Executive Session to consider confidential information related to the specific business strategy, trade secrets, or financial statements of an applicant for economic development assistance, and to discuss the appointment of a public official; seconded by Mr. Hagedorn. Roll call vote: six ayes. Motion carried.

Council entered into executive session at 7:55 p.m.

Mrs. McElfresh moved to reconvene into regular session; seconded by Mr. Hagedorn. Voice vote: six ayes. Motion carried.

Council reconvened into regular session at 8:23 p.m.

Mrs. McElfresh moved to appoint Jay Marlow to fill the unexpired term ending December 31, 2025; seconded by Mr. Wagner. Roll call vote: six ayes. Motion carried.

Adjournment

Mrs. McElfresh moved to adjourn the regular session of Council; seconded by Mr. Hagedorn. Voice vote: six ayes. Motion carried.

The regular meeting of Council adjourned at 8:24 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council Pro-Tem

RESOLUTION NO. 58-2025

A RESOLUTION AMENDING EMERGENCY RESOLUTION NO. 44-2007 TO EXPAND THE CITY OF MONROE COMMUNITY REINVESTMENT AREA #1.

WHEREAS, the Council of the City of Monroe, Ohio (hereinafter "Council") adopted Emergency Resolution No. 44-2007 on August 14, 2007, establishing the City of Monroe Community Reinvestment Area #1 (the "CRA"); and

WHEREAS, in order to conform economic development with the planning efforts of the City, the City desires to include additional property as identified in dark green on the map attached hereto as Exhibit A (the "Expansion Area") within the CRA; and

WHEREAS, the survey of housing on file with the Clerk of Council shows the facts and conditions relating to existing housing and commercial facilities and undeveloped areas, including, among other things, evidence of the discouragement of new housing construction and repair of existing facilities or structures within the proposed Expansion Area; and

WHEREAS, the inclusion of Expansion Area into the CRA encourages development in the City, which has not enjoyed reinvestment from remodeling or new construction, thus enhancing real property values and providing for additional employment opportunities; and

WHEREAS, Council desires to modify and expand the boundaries of the CRA to add areas such as the Expansion Area where the maintenance and construction of improvements to existing structures and the construction of new structures could serve to encourage economic stability, maintain real property values, and generate new employment opportunities and therefore constitutes a public purpose for which real property exemptions may be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The boundaries of the CRA be and are hereby modified and expanded to add the Expansion Area.

SECTION 2: To conform the requirements of the CRA with statutory changes to Ohio Revised Code Section 3735.671, the last sentence of Section 4 of Emergency Resolution 44-2007 is hereby deleted.

SECTION 3: All provisions of Emergency Resolution 44-2007 not specifically amended herein shall remain in full force and effect.

SECTION 4: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations if this Council and of any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 5: The City Manager is hereby directed and authorized to request certification from the Ohio Department of Development's Director of the findings contained in this Resolution.

SECTION 6: A copy of this Resolution will be forwarded to the County Auditor for information and reference.

SECTION 7: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: ________________

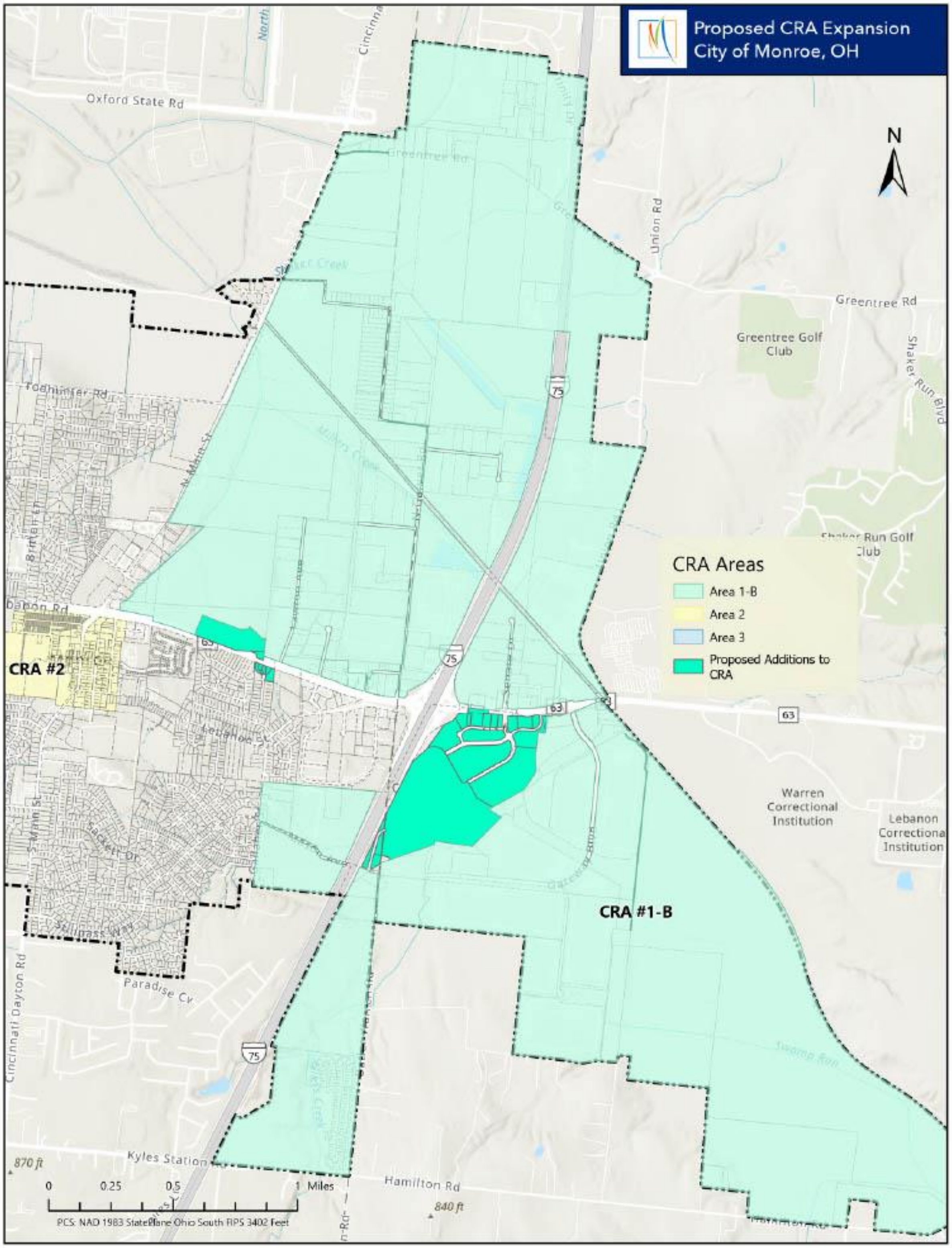
ATTEST: APPROVED:

__________________________________ __________________________________

Clerk of Council Mayor

EXHIBIT A

Expansion Area



CITY OF MONROE, OHIO
HOUSING SURVEY

Proposed CRA 1 Expansion

October 2025

Introduction and Purpose

Per the Ohio Revised Code Section 3735.65 *et seq.* (the "Act") and the requirements of the Ohio Department of Development, the City of Monroe, Ohio (the "City") has conducted a housing survey of residential structures within the proposed Community Reinvestment Area (the "CRA").

The purpose of this housing survey is to document the condition or lack of housing stock in the proposed area of the CRA. The proposed CRA contains vacant land and has shown a historic lack of interest in development. Accordingly, the proposed area lacks inducement for new investment in housing and varied housing construction.

General Description of the City

The City of Monroe is located in southwest Ohio between Cincinnati and Dayton; the City's boundaries fall primarily within Butler County, although a portion of the City is located within Warren County. The City is bisected by Interstate 75, a major travel and commerce artery stretching from Michigan to Florida. Monroe is also minutes away from Interstate 71 via State Route 63. There is still a considerable amount of agricultural and undeveloped land.

Demographics

According to the most recent available census statistics, the City's population has increased by approximately 23.9% between 2010 and 2020. The City's 2020 Census population was 15,412. There were 5,484 households recorded in the City with an average household size of 2.81 persons.

In 2020 34.6% of all housing units was renter occupied in the State of Ohio. In the City there were only 19.5% renter occupied units. With 80.5% of the housing units in the City being owner occupied, there is a lack of multifamily housing.

Advanced Monroe 2040 Comprehensive Plan – Goals

Land Use

Monroe will achieve a more cohesive and balanced development pattern that strengthens residential neighborhoods and grows the job base while offering more diverse and unique places to enhance the character of Monroe, promote quality development, target strategic redevelopment, protect natural assets, responsibly grow the school district, and minimize impacts on city resources.

Housing

Monroe will encourage a wide range of quality housing including townhomes, apartments, condominiums, and single family detached homes.

Economic Development

Monroe will be an economically sustainable city with a diverse tax base and high-wage jobs while protecting the community's character.

Quality of Life

Monroe will be a resilient place to live, build a career, do business, eat, shop and recreate, making it the preferred place to call home in the region.

CRA Boundaries

The City of Monroe's proposed Expanded CRA #1 includes specific properties located along SR 63 where lack of housing is prevalent. The proposed CRA #1 Expansion boundaries are defined on the attached map (Appendix A). Within the proposed Expanded CRA there are 5 duplexes with 10 housing units in all. These duplexes are aging and were built in 1978. This CRA area matches the overall trend in the City with lack of multifamily and rental units.

Housing Stock and Survey

The following information pages were prepared to provide detailed information regarding the current state of a sampling of property within the proposed CRA.

197, 198, 199, 200 and 201 Wyndcrest Court are aging duplex's that have deteriorating siding, holes in exterior, and general wear and tear for residential structures. They are zoned General Residential (GR) and future redevelopment would better fit the Purpose of GR: The General Residential (GR) district provides areas for a range of housing types and lot sizes in a residential subdivision. Developments within this district shall also include parks, schools, public assembly facilities, certain commercial uses, or similar facilities that provide nearby community amenities for the residents in appropriate locations. The GR district provides a development option of smaller lots that provide for a variety of single-unit detached and attached housing types clustered around common open spaces used as buffers between districts or housing types. The site design should provide for resource protection and preservation of sensitive lands.

Housing Fact Sheet

Ownership: Martin Snyder

Address: 197 Wyndcrest Court, Monroe, OH 45050

Owner Address: 194 Wyndcrest Court, Monroe, OH 45050

PID: C1800009120055

Zoning: General Residential

Survey Info: Deteriorating siding, holes in exterior, and general wear and tear on home. Built in 1978.

Ownership: Ryan White and Emily Lanham

Address: 199 Wyndcrest Court, Monroe, OH 45050

Owner Address: 6177 W Alexandria Road, Middletown, OH 45042

PID: C1800009120054

Zoning: General Residential

Survey Info: Deteriorating siding, holes in exterior, and general wear and tear on home. Built in 1978.

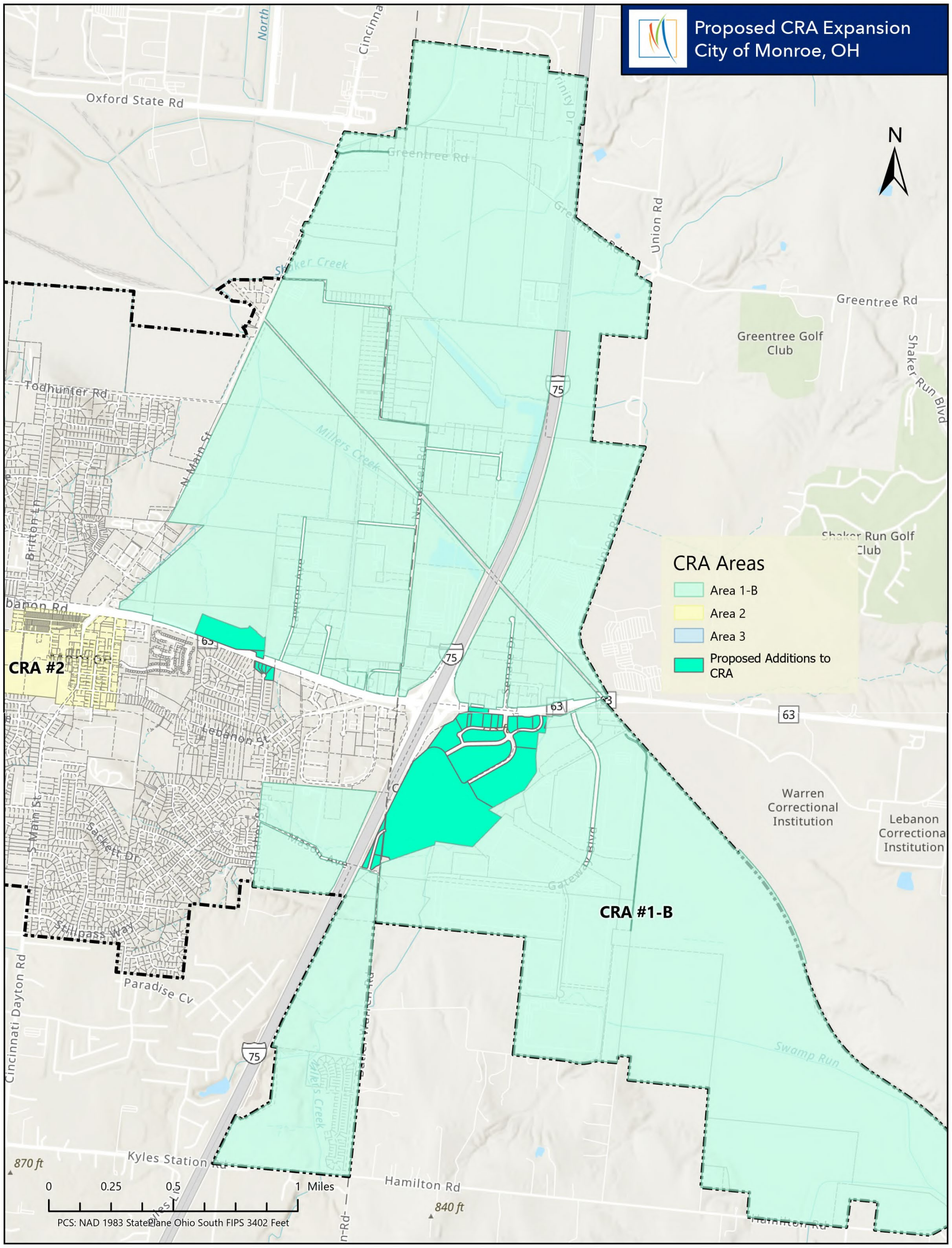
Conclusions

The designation of the proposed CRA for the City is intended to encourage economic development, construction of additional housing in the proposed CRA and the City generally, and the development of vacant land. The data within this Housing Survey demonstrates that the proposed CRA is an area that includes underutilized and undervalued property. CRA implementation will provide the opportunity to control and optimize housing development and economic development generally within the proposed CRA and the City.

In conclusion, this Housing Survey demonstrates that the proposed CRA meets the criteria for a Community Reinvestment Area as defined by Ohio Revised Code.

0059055.0803720 4929-2612-4645v1

Exhibit A



Proposed CRA Expansion
City of Monroe, OH
N
CRA Areas
Area 1-B
Area 2
Area 3
Proposed Additions to CRA
CRA #2
CRA #1-B
Oxford State Rd
Greentree Rd
Greentree Golf Club
Shaker Run Blvd
Shaker Run Golf Club
Union Rd
Todhunter Rd
N Main St
Millers Creek
Shaker Creek
Lebanon St
Sackett Dr
Paradise Cv
Warren Correctional Institution
Lebanon Correctional Institution
Swamp Run
Hamilton Rd
Kyles Station Rd
Cincinnati Dayton Rd
75
63
870 ft
840 ft
0 0.25 0.5 1 Miles
PCS: NAD 1983 StatePlane Ohio South FIPS 3402 Feet

RESOLUTION NO. 59-2025

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AMENDMENT NO. 1 BY AND BETWEEN THE CITY OF MONROE AND FISHBECK FOR THE COMMUNITY PARK STORMWATER DRAINAGE IMPROVEMENTS DESIGN PROJECT.

WHEREAS, on March 27, 2024, the City accepted Fishbeck's proposal for design and construction phase services for drainage improvements at Community Park; and

WHEREAS, during project development, property acquisition constraints prevented the use of a larger outlet channel along the south property line as originally designed, necessitating significant revisions to the project layout; and

WHEREAS, Fishbeck and the City identified an alternative outlet channel design that includes relocation of the paved access road to an existing gravel drive on the northwest side of the property, construction of a new and larger detention or bioretention basin at the south end, minor outlet channel improvements within existing easements, and a new drainage ditch parallel to the relocated access road; and

WHEREAS, Fishbeck has submitted Amendment No. 1, not to exceed $48,500, to provide the additional professional services including additional topographic survey, hydrologic and hydraulic analysis, revised construction drawings, and roadway design services; and

WHEREAS, City staff recommends approval of Amendment No. 1 to address property limitations and ensure the project continues to meet the City's stormwater management objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

<u>SECTION 1:</u> The City Manager is hereby authorized to enter into Amendment No. 1 by and between the City of Monroe and Fishbeck for the Community Park Stormwater Drainage Improvements Design Project in an amount not to exceed $48,500. The terms and conditions of said Amendment are set forth on "Exhibit A" attached hereto and made a part hereof.

<u>SECTION 2:</u> This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08(C) of the Charter.

PASSED: ________________

ATTEST: APPROVED:

_________________________________ _________________________________
Clerk of Council Mayor

“EXHIBIT A”

fishbeck
Engineers | Architects | Scientists | Constructors

10856 Reed Hartman Highway, Suite 175
Cincinnati, Ohio 45242

513.469.2370 | fishbeck.com

August 20, 2025
Project No. 230742

Gary Morton
Public Works Director
City of Monroe
233 South Main Street
Monroe, OH 45050

Community Park Stormwater Drainage Improvements Design
Request for Amendment No. 1

On March 27, 2024, the City accepted Fishbeck’s proposal for the design and construction phase services for drainage improvements at Community Park. Since then, the location of the project features has changed resulting in the need for additional design and subconsultant services.

The original design depended on a larger outlet channel along the south property line. The property owners on the southwest side of the park were unwilling to grant a sufficient drainage easement necessary for the proposed outlet channel improvements. As a result, Fishbeck and the City determined that an alternative outlet channel location would be necessary. The alternative outlet channel will require additional engineering services to provide for design of a second option, consisting of the following elements:

1. Relocating the paved access road to an existing gravel drive on the northwest side of the property.
2. A new, larger detention or bioretention basin at the south end of the property where the access road is currently located. This basin will provide more storage than the previous design which incorporated several smaller basins within the existing drainage path, which did not require relocation of the road.
3. Minor improvements to the outlet channel at the southeast end of the property, as permitted under existing easements.
4. An additional drainage ditch, parallel to the new access road will also be provided. This ditch will have an outlet at the South Main Street ditch near the park entrance. This ditch will provide drainage for the proposed access road and reduce the volume of water being conveyed to the south.

As a result of the additional services, Fishbeck is requesting that our fee for Community Park Drainage Improvements be increased by a not-to-exceed amount of Forty-Eight Thousand, Five Hundred Dollars ($48,500) as itemized in the table below.

Description	Fee
Additional Topographic Survey of Relocated Access Road Corridor, New Basin Location, and Outlet Route	$13,000
Hydrologic and Hydraulic Calculations for Revised Outlet Alignment and Enlarged Basin	$7,000
Revise Construction Drawings including Grading, Drainage Ditch, and Detention Basin	$16,000
Roadway Design, Plan and Profile Utilizing Monroe Standard Construction Drawings	$12,500
Total	**$48,500**

Authorization

Attached is our Professional Services Agreement Amendment 1. If you concur with our amended scope of services and fee, please sign/date in the spaces provided and return the amendment to the attention of Dawn Smith (dmsmith@fishbeck.com). This Amendment is made subject to the Terms and Conditions of the Professional Services Agreement between Fishbeck and the City of Monroe, executed March 27, 2024.

Closing

Fishbeck has enjoyed working on this important project, and we look forward to completing the design and providing construction phase engineering services. If you have any questions or require additional information, please contact me at 513.247.8577 or jpease@fishbeck.com.

Sincerely,

John F. Pease

John Pease, PE
Project Manager

By email
Copy Allen J. Aspacher, PE – Fishbeck
Jen Duane, PE – Fishbeck
Robert Rusnak, PE – Fishbeck

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fishbeck
Engineers | Architects | Scientists | Constructors

10856 Reed Hartman Highway, Suite 175
Cincinnati, Ohio 45242

513.469.2370 | fishbeck.com

Professional Services Agreement Amendment 1

Between Fishbeck and City of Monroe
Dated March 27, 2024
For Monroe Community Park Stormwater Drainage Improvement Design
Project No. 230742

The Scope/Budget for this project is modified as follows:

Provide additional design services in accordance with Fishbeck Request for Amendment letter dated August 21, 2025. This scope of services will be provided on a not-to-exceed fee of Forty-Eight Thousand, Five Hundred Dollars ($48,500) as itemized in the table below.

Description	Fee
Additional Topographic Survey of Relocated Access Road Corridor, New Basin Location, and Outlet Route	$13,000
Hydrologic and Hydraulic Calculations for Revised Outlet Alignment and Enlarged Basin	$7,000
Revise Construction Drawings including Grading, Drainage Ditch, and Detention Basin	$16,000
Roadway Design, Plan and Profile Utilizing Monroe Standard Construction Drawings	$12,500
Total	**$48,500**

All Terms and Conditions shall remain unchanged.

APPROVED FOR:		ACCEPTED FOR:	
City of Monroe		Fishbeck	
SIGNATURE:		SIGNATURE:	Allen J. Aspacher
NAME:		NAME:	Allen J. Aspacher, PE
TITLE:		TITLE:	Vice President
DATE:		DATE:	August 20, 2025

Z:\2023\230742\WORK\CONTRACTS\CITY\AMD1_MONROE_COMMUNITY PARK_FEE INCREASE REQUEST_2025_0820.DOCX

City of Monroe
233 South Main Street
P. O. Box 629, OH 45050

FAO: Michelle Payne

Our Ref: LSM0507CMI
End User: Monroe Police Department (10598)

September 17 2025

Notice of Annual Renewal

Please accept this letter as notice of the annual renewal charge for the period commencing, January 1 2026. Your charge of $39,479.57, includes an increase of 2.5%.

You are required to review this schedule and, if applicable, submit the necessary Purchase Order quoting our reference: LSM0507CMI, to us at the below address, or preferably, email to Renewals@civicaus.com

Your invoice will be issued 45 days prior to Jan 01 2026.

Should you have any queries, please do not hesitate to contact a member of the maintenance management team via email at Renewals@civicaus.com, to ensure any issues can be resolved prior to the invoice being issued.

Alternatively, you may wish to channel your enquiry through your account/customer service manager.

We would like to take the opportunity to thank you for your continued support.

Yours sincerely,

Civica US Revenues Team
Renewals@civicaus.com

Civica North America, Inc. - 52 Hillside Ct, Englewood, OHIO, 45322
Tel: +1 937 836 4499 Email: Revenues@CivicaUS.com Web: www.civicacmi.com
Registered in England: 1628868, Registered Address: Southbank Central, 30 Stamford Street, London, SE1 9LQ,

City of Monroe

LGVNA - Local Government

2026 License, Support & Maintenance

Period: January 1 2026 to December 31 2026

LSM0507CMI

End User: Monroe Police Department (10598)

Licence, Support and Maintenance Description	Net ($)
94-Authority CAD	15,618.57
95-Authority RMS	12,240.25
96-Authority Mobile Safety	6,891.03
10-Authority RedHawk	4,729.72
Total Annual Net Charge for 2026 - 2026	**39,479.57**

Civica North America, Inc. - 52 Hillside Ct, Englewood, OHIO, 45322
Tel: +1 937 836 4499 Email: Revenues@CivicaUS.com Web: www.civicacmi.com
Registered in England: 1628868, Registered Address: Southbank Central, 30 Stamford Street, London, SE1 9LQ,

Task and Timeline for Creation of Stonybrook Incentive Tax Increment Financing District (TIF)

Parties: City of Monroe Ohio ("City"); Butler County ("County"); School District and Joint Vocational School District ("SD"); Property owners ("Property Owner")

TIF Terms: Incentive District / 100% / 30-year term

Task	Parties	Timing
Drafting of Key Documents: • TIF Ordinance • TIF Agreement • Economic Development Plan • Resolution Approving Economic Development Plan • County Compensation Agreement • SD Notice Letters for TIF • County Notice Letters for TIF • Owner Notice Letter for Public Hearing • City Engineer's Certificate	Bricker/FBT	Complete – Requires Updating
First Reading and Adoption of Resolution Approving Economic Development Plan	City	**September 9, 2025**
Provision of Public Hearing Notice Letter for TIF to Property Owners	City/FBT	No later than: September 14, 2025 (30 days prior to Public Hearing)
Provision of Public Hearing Notice Letter for TIF to County	City/FBT	No later than: September 19, 2025 (45 Business days prior to formal action to adopt exemption)
Public Hearing	City	**October 14, 2025** (At least 30 days prior to formal action to adopt exemption)
Provision of Notice Letters for TIF to School District • Obtain signed receipt from School District (we recommend hand delivery)	City	No later than: November 11, 2025 (14 days prior to formal action to adopt exemption)
First Reading of the Ordinance	City	**November 11, 2025**
Second Reading and Emergency Adoption of TIF Ordinance	City	**November 25, 2025**
Transmittal of TIF Ordinance to the Ohio Development of Development • While not required by statute, we also recommend providing the County Auditor with a courtesy copy of the Ordinance	City/FBT	No later than: December 10, 2025 (15 days after passage of the TIF Ordinance)
Preparation and Submission of Ohio DTE 24 Form	City or Property Owner	Upon construction, by December 31

September 12, 2025

TO: Butler County Board of County Commissioners
Government Services Center
315 High Street
Hamilton, OH 45011

RE: Stonybrook Incentive District TIF Notice

Ladies and Gentlemen:

This letter constitutes notice to the Butler County Board of Commissioners that the City of Monroe, Ohio (the "City") intends to adopt an ordinance relating to the creation of a tax increment financing (TIF) incentive district ("Incentive District") providing for an exemption from real property taxation for certain improvements to certain parcels of real property located within the City under Ohio Revised Code Sections 5709.40(C). A draft of the proposed ordinance (the "TIF Ordinance") in substantially the same form as it will be presented to the Council of the City (the "Council") is enclosed as Exhibit A.

Identification of Parcels to Be Exempted: D7000011000005

Period for Which the Improvement Will Be Exempted from Taxation: The TIF Ordinance would exempt one hundred percent (100%) of the increase in assessed value of each parcel of real property with an Incentive District subsequent to the effective date of the TIF Ordinance for a period commencing on the earlier of (i) the first tax year following the effective date of this Ordinance for which Improvements attributable to the construction of one or more structures within the boundaries of the Incentive District collectively total at least $1,000,000.00 in assessed value (e.g., 35% of the true value) first appear on the tax list and duplicate of real and public utility property within the boundaries of the Incentive District or (ii) tax year 2034 (the "Commencement Date"). The TIF Exemption shall end on the earlier of (i) thirty (30) years after the Commencement Date or (ii) the date on which the Public Infrastructure Improvements are paid in full and the City can no longer require Service Payments from the Owners, all in accordance with the requirements of Ohio Revised Code Sections 5709.40, 5709.42, and 5709.43.

Percentage of Improvements to Be Exempted: 100%.

The Council intends to adopt the TIF Ordinance on November 25, 2025. Council meetings are held at 6:30 pm at the Monroe City Hall, Council Chambers, 233 South Main Street, Monroe, Ohio 45050.

For notice purposes only, the total estimated true value in money of the Improvements associated with the development of the Incentive Districts is between approximately $100,000,000 and $200,000,000 depending on the final buildout of all eligible land within the Incentive District and the prevailing market conditions for construction of residential products within the Incentive Districts, and is subject to actual assessment of value by the County Auditor. .

You are invited to attend the meeting of the City Council to present your views or to submit comments in writing to: City of Monroe, 233 South Main Street, Monroe, Ohio 45050, Attention: Larry Lester, City Manager. We believe this project is in the best interests of the City, and that it will benefit the entire community, including Butler County.

Very truly yours,

Larry Lester
City Manager

EXHIBIT A

TIF ORDINANCE

[Attached]

ORDINANCE NO. 2025-[__]

AN ORDINANCE ESTABLISHING AN INCENTIVE DISTRICT AND DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; IDENTIFYING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, IN THE PROCESS OF BEING MADE, OR THAT ONCE MADE, WILL BENEFIT OR SERVE THE PARCELS IN THE INCENTIVE DISTRICT; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF REAL PROPERTY TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE TAX INCREMENT FINANCING AGREEMENTS WITH GRAND COMMUNITIES, LLC, AND APPROVING RELATED MATTERS.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42, 5709.43, 5709.82 and 5709.83 (the "TIF Statute") provide that this Council (the "Council") of the City of Monroe, Ohio (the "City") may, under certain circumstances, (i) establish one or more Incentive Districts within the City, and declare the Improvements (as defined below) to real property located within those Incentive Districts, to be a public purpose, (ii) exempt a percentage of such Improvements from real property taxation, (iii) identify certain public infrastructure improvements made, to be made, in the process of being made, or that once made, will benefit or serve that real property, (iv) identify one or more specific projects being, or to be, undertaken in the Incentive District that place additional demand on the designated public infrastructure improvements, (v) require payments in lieu of real property taxes by the owners of the real property, and (vi) establish a public improvement tax increment equivalent fund and accounts and subaccounts therein; and

WHEREAS, the real property comprising the Incentive District, defined below and described on Exhibit A attached hereto and incorporated herein (the "Property" with each parcel comprising the Property being referred to individually as a "Parcel") is located within the City and is (i) not more than three hundred (300) total acres in size, (ii) enclosed by a continuous boundary, and (iii) pursuant to Emergency Ordinance No. 2024-31 approved by this Council on November 26, 2024, the real property tax exemption applicable to the Parcel originally authorized under Ordinance No. 2004-26 (the "Original TIF Ordinance") and Ohio Revised Code Section 5709.40 was terminated from and after tax lien date January 1, 2025 and this Council declared the Parcel a "nonperforming parcel" under Ohio Revised Code Section 5709.40(A)(9) (the "Nonperforming Parcel Ordinance"); and

WHEREAS, as a result of the Nonperforming Parcel Ordinance, the Parcel is not currently subject to another real property tax exemption authorized pursuant to Ohio Revised Code Section 5709.40(B) nor included within an existing incentive district established under Ohio Revised Code Section 5709.40(C) and may be included within a subsequent incentive district established under Ohio Revised Code Section 5709.40(C); and

WHEREAS, pursuant to the TIF Statute, the boundaries of the Incentive District are coextensive with the boundaries of, and will include only, the respective portions of the Parcels comprising the Property, as specifically identified and depicted by Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City, in partnership with Grand Communities, LLC, a Kentucky limited liability company, together with its successors and assigns (the "Land Owner") and its affiliate Fischer Homes, Inc. has prepared a strategy fostering the development of an area of the City more commonly known as the "Stonybrook by Fischer Homes" project in order to cause the new construction of a subdivision within the City currently expected to include not more than 219 single family dwelling units, all as more generally described pursuant to (i) that Development Agreement entered into between the City and the Land Owner pursuant to Ordinance No. 2024-15 approved by this Council (the "Council") on May 28, 2024 and Ordinance No. 2024-16 approved by this Council on June 11, 2024 (the "Development Agreement"), and (ii) that Planned Unit Development Agreement executed on August 10, 2023 between the City and the Land Owner (the "PUD" and together with the Development Agreement, the "Project Documents"), together with any amendments to the Project Documents as may be required from time to time (collectively, the "Project"); and

WHEREAS, the public infrastructure improvements described by Exhibit B attached hereto and incorporated herein (the "Public Infrastructure Improvements") will benefit or serve the Parcels comprising the Incentive District, and as required by Ohio Revised Code Section 5709.40(C)(3)(a), this Council has determined that the Project will place additional demand on the Public Infrastructure Improvements to be located at the Property and within the Incentive District; and

WHEREAS, as required by Ohio Revised Section 5709.40(A)(5)(f), this Council has approved a written Economic Development Plan (the "Plan") with respect to the Incentive District and delineated an "overlay" (as defined by Ohio Revised Code Section 5709.40(A)(6)) upon a map of the proposed Incentive District pursuant to its adoption of Resolution No. 52-2025 on September 9, 2025; and

WHEREAS, as required by Ohio Revised Code Section 5709.40(A)(5)(f), the engineer for the City, has certified, effective [_________] [__], 2025, that the public infrastructure serving the Incentive District is inadequate to meet the development needs of the Incentive District, all as further evidenced by the Plan; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(C)(2)(a), the City held a public hearing on [October 14, 2025] which such hearing occurred not later than thirty (30) days prior to the date on which this Council considered adoption of this Ordinance, notice of the public hearing was sent by first-class mail to each owner of each Parcel to be located within the boundaries of the proposed Incentive District not later than thirty (30) days prior to the public hearing, and this Council has not received written request for any Parcel to be excluded from inclusion in any Incentive District from any owner pursuant to Ohio Revised Code Section 5709.40(C)(2)(a); and

WHEREAS, under Ohio Revised Code Section 5709.42, this Council has determined to require the owner or owners of each Parcel comprising the Property within the Incentive District, together with their successors and assigns (each an "Owner", and collectively the "Owners"), to make service payments in lieu of real property taxes on the portion of the Improvements exempted from real property taxation pursuant to this Ordinance; and

WHEREAS, under Ohio Revised Code Section 5709.43, this Council has determined to establish a municipal public improvement tax increment equivalent fund for the deposit of service payments in lieu of real property taxes (the "Stonybrook Incentive District TIF Fund"); and

WHEREAS, this Council desires that the Treasurer of Butler County, Ohio (the "County Treasurer") distribute service payments in lieu of real property taxes in the manner prescribed by Section 4 of this Ordinance, all in accordance with Ohio Revised Code Sections 5709.42 and 5709.43; and

WHEREAS, the City sent notice of this Council's intention to exempt the Improvements from real property taxation to the Boards of Education of the Lakota Local School District and the Butler Technology & Career Center (the "School Districts") in accordance with Ohio Revised Code Sections 5709.40(D) and 5709.83 and hereby ratifies the giving of such notice by the City; and

WHEREAS, the City sent notice of this Council's intention to exempt the Improvements from real property taxation to the Board of Commissioners of Butler County (the "County") in accordance with Ohio Revised Code Section 5709.40 and hereby ratifies the giving of such notice by the City; and

WHEREAS, the City desires that the Public Infrastructure Improvements be constructed in conjunction with the Project and desires to enter into one or more Tax Increment Financing Agreements (each a "TIF Agreement") between the City and the Land Owner all in order to set forth the manner in which the costs of the Public Infrastructure Improvements shall be paid from the Stonybrook Incentive District TIF Fund; and

WHEREAS, this Council finds the Project in the best interests of the City with respect to the City's desire to encourage the new construction of single family dwelling units upon currently vacant real property in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: This Council hereby establishes the Stonybrook Incentive District, which shall consist of the Parcels comprising the Property. The boundaries of the Incentive District are depicted on Exhibit A hereto and incorporated herein. Pursuant to Ohio Revised Code Section 5709.40(C), this Council finds and determines that it is in the best interest of the City to declare the increase in the assessed value of each Parcel comprising the Property within the Incentive District after the effective date of this Ordinance (the "Improvements") to be a public purpose and to authorize an exemption from real property taxation equal to one-hundred percent (100%) of such Improvements (the "TIF Exemption"). The TIF Exemption shall commence on the earlier of (i) the first tax year following the effective date of this Ordinance for which Improvements attributable to the construction of one or more structures within the boundaries of the Incentive District collectively total at least $1,000,000.00 in assessed value (e.g., 35% of the true value) first appear on the tax list and duplicate of real and public utility property within the boundaries of the Incentive District or (ii) tax year 2034 (the "Commencement Date"). The TIF Exemption shall end on the earlier of (i) thirty (30) years after the Commencement Date or (ii) the date on which the Public Infrastructure Improvements are paid in full and the City can no longer require Service Payments from the Owners, all in accordance with the requirements of the TIF Statute.

SECTION 2: Pursuant to Ohio Revised Code Section 5709.42, this Council directs and requires each Owner of each Parcel comprising the Property included within the Incentive District to make annual service payments in lieu of real property taxes with respect to the Improvements allocable to each Parcel to the County Treasurer on or before the final dates for payment of real property taxes. Service payments in lieu of real property taxes, including any penalties and interest at the then current rate established under Ohio Revised Code Sections 323.121 and 5703.47, will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements if it were not subject to the TIF Exemption authorized by this Ordinance. Such service payments in lieu of real property taxes, penalties and interest, and any other payments with respect to the Improvements that are received by the County Treasurer in connection with the reduction required by Ohio Revised Code Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions, as the same may be amended from time to time (the "Property Tax Rollback Payments," and together with the service payments in lieu of real property taxes and penalties and interest described above, the "Service Payments"), will be allocated and distributed in accordance with Section 4 of this Ordinance.

SECTION 3: This Council hereby establishes, pursuant to and in accordance with the provisions of the TIF Statute, the Stonybrook Incentive District TIF Fund into which the City shall deposit all Service Payments collected with respect to the Parcels included within the Incentive District and received from the County Treasurer. Within the Stonybrook Incentive District TIF Fund, the Director of Finance of the City, or their designee, is hereby authorized to establish one or more accounts or sub-accounts associated with the Stonybrook Incentive District TIF Fund, as may be required from time to time in the sole discretion of the Director of Finance. The City, in its sole discretion, may utilize Service Payments deposited into the Stonybrook Incentive District TIF Fund, and its associated accounts and sub-accounts, for the purposes authorized by the TIF Statute, this Ordinance, and other generally applicable Ohio law, including, but not limited to, paying costs of the Public Infrastructure Improvements in a manner consistent with one or more TIF Agreements. The Stonybrook Incentive District TIF Fund shall exist so long as Service Payments are collected and used for the purposes described above, after which the Stonybrook Incentive District TIF Fund, and its associated accounts and sub-accounts, are to be dissolved and any surplus funds remaining in the Stonybrook Incentive District TIF

Fund shall be transferred to the City's general fund, all as set forth under Ohio Revised Code Section 5709.43.

SECTION 4: At the same time and in the same manner as real property tax distributions, the City requests that the County Treasurer distribute the Service Payments applicable to the Incentive District as follows:

FIRST, to the appropriate taxing authorities the portion of the Service Payments that represent payments required under Ohio Revised Code Section 5709.40(F), as is required of the County Treasurer pursuant to Ohio Revised Code Section 5709.43(C); and,

SECOND, the remainder to the City for deposit into the Stonybrook Incentive District TIF Fund.

The City shall then use the Service Payments for such uses as may be identified and approved by the City from time to time, including, but not limited to, the following:

FIRST, to make compensation payments to the School Districts and the County in accordance with the associated compensation agreements; and,

SECOND, to the City to pay the costs of administration of the TIF Fund and the costs of administration required under the TIF Agreement; and,

THIRD, to the Land Owner, to reimburse the Land Owner for the remaining costs associated with the Public Infrastructure Improvements constructed by, or on behalf of, the Land Owner (the "Land Owner Reimbursement Amount"), all on the terms and conditions further provided in and described by one or more TIF Agreements; and,

FOURTH, payment of the costs of any other Public Infrastructure Improvements defined by Ohio Revised Code Section 5709.40(A)(8) and selected in the sole discretion of the City, made, to be made, in the process of being made, or that once made will benefit or serve the Parcels of the Property included within the Incentive District, all as authorized under Ohio Revised Code Section 5709.40 and more particularly defined by Exhibit B attached hereto and incorporated herein, and,

FIFTH, for any other lawful purpose pursuant to this Ordinance, the TIF Statute, its related laws and rules, and other generally applicable Ohio law.

SECTION 5: This Council determines that the Public Infrastructure Improvements described by Exhibit C attached hereto, are public infrastructure improvements made, to be made, in the process of being made, or that once made, will benefit or serve the Parcels included within the Incentive District. As required by Ohio Revised Code Section 5709.40(C)(3)(a), this Council hereby determines that the Project will place additional demand on the Public Infrastructure Improvements to be located at the Property within the Incentive District.

SECTION 6: This Council hereby approves one or more TIF Agreements to be executed by and among the City and the Land Owner, in substantially the form on file with the Clerk of this Council or to be negotiated between the City and the Land Owner. The City Manager and the Director of Finance, together with their designees, are hereby authorized to execute and deliver one or more TIF Agreements with such changes as are not inconsistent with this Ordinance and as are not materially adverse to the City as may be approved by the City Manager, which such approval shall be evidenced conclusively by the execution of one or more TIF Agreements by the City Manager. The City Manager and the Director of Finance, together with their designees, are authorized and directed to sign any other agreement, document, instrument, amendment, or certificate and to take such actions as are necessary or appropriate to consummate or implement the transactions described in or contemplated by this Ordinance and one or more TIF Agreements.

SECTION 7: This Council further authorizes and directs the City Manager and the Director of Finance, or their designees, and other appropriate officers of the City to: (i) make such arrangements as are necessary and proper for the collection of Service Payments from the Owners of any of the Parcels comprising the Property and included within the Incentive District, (ii) facilitate the payment of the Service Payments from the County Treasurer to the City for deposit into the Stonybrook Incentive District TIF Fund, (iii) prepare and sign all agreements, documents, instruments, amendments, or certificates as may be necessary to implement this Ordinance from time to time, including, but not limited to, any applications for real property tax exemption and remission (Form DTE-24) that may be required with respect to the Incentive District, and (iv) take all other actions as may be appropriate to implement this Ordinance. For the avoidance of doubt, Ohio Revised Code Section 5709.911 shall govern the priority status of the TIF Exemption authorized pursuant to this Ordinance. Pursuant to Ohio Revised Code Section 5709.40(C), 5709.911, and 5715.27, the Land Owner or the City may apply for the TIF Exemptions authorized pursuant to this Ordinance with respect to the Parcels owned or to be owned by the Land Owner and included within the Incentive District, as may be further determined by one or more TIF Agreements; provided, that any exemption application filed with the Ohio Tax Commissioner under Ohio Revised Code Section 5715.27 with respect to this Ordinance shall identify (i) the nonperforming parcels included in the Incentive District, (ii) the Original TIF Ordinance under which the nonperforming parcels were originally exempted, and (iii) the value history of each nonperforming parcel since the enactment of the Original TIF Ordinance, all as required by Ohio Revised Code Section 5709.40(C)(1).

SECTION 8: Pursuant to Ohio Revised Code Section 5709.40(I), the City Manager and the Director of Finance, together with their designees, are authorized and directed to deliver a copy of this Ordinance to the Director of the Ohio Department of Development ("ODOD") within fifteen (15) days of its adoption. On or before March 31st of each year that a TIF Exemption authorized pursuant to this Ordinance remains in effect, the City Manager and the Director of Finance, together with their designees, are authorized to prepare and submit the status report required under Ohio Revised Code Section 5709.40(I) to the Director of ODOD.

SECTION 9: In accordance with Ohio Revised Code Section 5709.832, this Council hereby determines that no entity doing business upon any Parcel or any portion of any Parcel comprising the Property and included within the Incentive District shall deny any individual employment based on considerations of race, religion, sex, disability, color, national origin, or ancestry.

SECTION 10: The City acknowledges that it has created, or has joined, an applicable Tax Incentive Review Council (the "TIRC") with the membership of the TIRC constituted in accordance with Ohio Revised Code Section 5709.85. The TIRC shall, in accordance with Ohio Revised Code Section 5709.85, annually review all TIF Exemptions resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before the TIRC, all in accordance with Ohio Revised Code Section 5709.85.

SECTION 11: This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken 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 including Ohio Revised Code Section 121.22.

SECTION 12: This measure shall take effect and be in full force from and after the earliest period allowed by law.

[Signature Page Follows]

PASSED: ____________________

ATTEST: APPROVED:

________________________________ ____________________________

Clerk of Council Mayor

"I, the undersigned Clerk of council of the City of Monroe, Ohio hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.

This legislation was enacted in an open meeting pursuant to the terms and conditions of the Sunshine Laws, Section 121.22 of the Ohio Revised Code.

____

Clerk of Council
City of Monroe, Ohio

Exhibit A

Description of Parcel and Incentive District

The Property consists of that Parcel identified in the records of the Butler County Auditor as having the permanent parcel identification numbers noted below as of the date of the passage of the Ordinance to which this Exhibit A is attached. It is expected that the Land Owner may submit one or more applications to the Development Department of the City to re-plat the Property and convey fee simple ownership to future owners of not more than 219 single family dwelling units. Such re-plat may occur after the adoption of the Ordinance to which this Exhibit A is attached. For the avoidance of doubt, the Parcels of Property to be included within the Incentive District shall consist of, and the authorizations of the Ordinance to which this Exhibit A is attached shall apply to, the Butler County Auditor's permanent parcel identification number: D7000011000005 comprising the Property outlined in red below, as such Parcel may be sub-divided, combined, re-combined, re-numbered, or re-platted from time to time by the City, Land Owner, or the Butler County Auditor.

Exhibit B

Public Infrastructure Improvements

The Public Infrastructure Improvements consist generally of acquiring and constructing the Public Infrastructure Improvements described below, as selected in the sole discretion of the City in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law, including but not limited to, the following:

- Any costs of Public Infrastructure Improvements consistent with this Exhibit B that are specifically identified by one or more TIF Agreements on file with the Clerk of Council or to be negotiated between the City and the Land Owner, including as may be amended from time to time, all to benefit or serve the Parcel comprising the Property and the Incentive District; and

- Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing, or changing of, as well as the continued maintenance of, the lines and traffic patterns of roads, highways, streets, bridges (both roadway and pedestrian), traffic calming devices, sidewalks, bikeways, medians, and viaducts accessible to and serving the public, and providing lighting systems, signalization, and traffic controls, and all other appurtenances thereto; and

- Construction, reconstruction, or installation of, as well as the continued maintenance of, public utility improvements (including any underground publicly owned utilities), storm and sanitary sewers (including necessary site grading therefore), police equipment and police station buildings and improvements, fire equipment and fire buildings and improvements, water and fire protection systems, and all other appurtenances thereto; and

- Construction, reconstruction, or installation of publicly owned gas, electric, and communication service facilities, and all other appurtenances thereto; and

- Construction or reconstruction of one or more public parks, including grading, trees and other park plantings, park accessories and related improvements, and all other appurtenances thereto; and

- Construction or installation of streetscape and landscape improvements including trees and shrubs, landscaping mounds and fencing, tree grates, planting beds, signage, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, and all other appurtenances thereto; and

- Construction of one or more public parking facilities, including public surface parking and public parking structures and related improvements, and all other appurtenances thereto; and

- Demolition and excavation, including demolition and excavation on private property when determined to be necessary for economic development purposes; and

- Acquisition of real estate or interests in real estate (including easements) necessary to accomplish the foregoing improvements; and

- Any on-going administrative expenses relating to the Public Infrastructure Improvements as well as maintaining the Service Payments in the Stonybrook Incentive District TIF Fund, including but not limited to, engineering, architectural, legal, and other consulting and professional services; and

- All inspection fees and other governmental fees related to the foregoing; and

- Any and all other costs of the Public Infrastructure Improvements, as determined by the City in its sole discretion and in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law.

The Public Infrastructure Improvements specifically include the costs of financing the Public Infrastructure Improvements, including the items of "costs of permanent improvements" set forth in Ohio Revised Code Section 133.15(B), and incurred with respect to the Public Infrastructure Improvements. "Costs" specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements and the debt service on any bonds or other obligations issued to finance the Public Infrastructure Improvements (including fees and administrative expenses of, and fund reserve funds necessary to pay or service any bonds or other obligations) (the "Debt Service"), all as determined by the City in its sole discretion and in accordance with the Ordinance to which this Exhibit B is attached, the TIF Statute, its related rules and laws, and other generally applicable Ohio law.

CITY OF MONROE
— OHIO —

MonroeOhio MonroeOH

September 12, 2025

TO: Grand Communities, LLC
3940 Olympic Blvd.
Suite 100
Erlanger, Kentucky 41018

To Whom It May Concern:

This letter constitutes notice of the intent of the Council (the "Council") of the City to consider and vote upon a Tax Increment Financing Ordinance pursuant to Ohio Revised Code Section 5709.40(C) (the "TIF Ordinance"). This notice is required under Ohio Revised Code Section 5709.40(C)(2)(a). Please see **EXHIBIT A** attached hereto for an identification of the parcels of real property that, upon approval of the TIF Ordinance by the Council, will comprise the Stonybrook Tax Increment Financing Incentive District (the "Incentive District") pursuant to the TIF Ordinance.

Upon approval of the TIF Ordinance by the Council, the TIF Ordinance would establish the Incentive District and authorize a 100% exemption from real property taxation on the increase in assessed valuation with respect to the parcels to be located within the Incentive District for a period of up to 30 years (the "TIF Exemption"). **The TIF Exemption will not affect the total market value of your real property or the amount of your real property tax bill in any way.**

As an owner of one or more parcels of real property within the proposed Incentive District, you have a right to exclude your real property from the proposed Incentive District if your entire parcel of real property will not be located within the overlay depicted on **EXHIBIT A**. You may exclude your property by either (i) submitting a written request by first-class mail postmarked not later than forty-five (45) days after the date of this notice or (ii) delivering the written request in-person at the public hearing identified below. You may address your written request to: City of Monroe, 233 South Main Street, Monroe, Ohio 45050, Attention: Larry Lester, City Manager. Please include your street address and parcel number issued by the Butler County Auditor in your response.

You are invited to attend a public hearing to be held on October 14, 2025 at 6:30pm at the Monroe City Hall, Council Chambers, 233 South Main Street, Monroe, Ohio 45050.

Very truly yours,

J. M. J. J.

Larry Lester
City Manager

EXHIBIT A

The parcel to be included within the Incentive District pursuant to the TIF Ordinance include that parcel of real property identified by the County Auditor of Butler County, Ohio as having the permanent parcel identification number D7000011000005, as such parcel may be further sub-divided, combined, re-combined, re-numbered, or re-platted from time to time.

For ease of reference, the following map of the parcels to be included within the Incentive District is provided below with the relevant portion of the parcels comprising the real property outlined in **blue** and the overlay in **yellow**: