



**Monroe Council Agenda
Regular Meeting of Council
May 26, 2026 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of May 12, 2026 work session and May 12, 2026 regular meeting

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

Emergency Ordinance No. 2026-13. An Ordinance to create a TIF area pursuant to Section 5709.40(B) of the Ohio Revised Code; declare improvements to certain parcels of real property located in the TIF area to be a public purpose; exempt from real property taxation 100% of those improvements; require the owners of those parcels to make service payments in lieu of taxes; establish a municipal public improvement tax increment equivalent fund for the deposit of the remainder of those service payments; specify the public infrastructure improvements to be made within the TIF area that directly benefit those parcels, and declaring an emergency.

Sponsor: Jake Burton

Strategic Priority: Strategic Growth and Development

Background: This Ordinance will officially create the Clear Commercial Tax Increment Equivalent Fund "TIF", establishing the district for a term of 30 years, creating the "Project Clear (C15)" TIF Fund, and allowing the compensation agreement to be signed between the City of Monroe and Lakota Local School District. The compensation agreement mirrors the compensation agreement for the Stonybrook residential agreement, except this agreement includes a clause that the school district would be "caught up" in later years with excess revenues for any year that the district is not compensated 100% in the first 10 years of the agreement. An emergency adoption of the second reading of this Ordinance on May 12, 2026, is requested to ensure all documents are approved and



submitted to the Ohio Department of Development prior to the commencement of construction. Included in the Council packet for review are the Compensation Agreement with Lakota Local Schools and the TIF timeline.

New Business

Ordinance No. 2026-14. An Ordinance authorizing the City Manager to enter into a development agreement by and between the City of Monroe, Scannell Properties #787, LLC and Corridor 75 Park, LTD to facilitate construction of Project Clear.

Sponsor: Gary Morton

Strategic Priority: Strategic Growth and Development

Background: The proposed Development Agreement establishes a public-private partnership between the City of Monroe, Scannell Properties #787, LLC (Developer), and Corridor 75 Park, LTD. (Seller) to facilitate construction of Project Clear, a proposed 390,000 square-foot food distribution facility with office space at 4850 Butler Warren County Line Road. The project is anticipated to create 93 new full-time equivalent jobs and retain 127 existing positions, generating approximately \$6.7 million in new annual payroll and retaining approximately \$9.1 million in annual payroll.

Key Components of the Agreement

Private Development

- Construction of a 390,000 SF food distribution facility.
- Estimated private investment: approximately \$124 million.
- Expected construction completion: September 20, 2027.

Public Infrastructure Improvements

Developer will construct, in coordination with the City and County, infrastructure improvements supporting the development, including:

- Extension of Gateway Boulevard
- New single-lane roundabout at Butler Warren Road/Mason Road
- Reconstruction of portions of Mason Road
- Construction of additional turn lanes
- Stormwater, utility, signage, and traffic control improvements
- County infrastructure improvements including culverts, sewers, and drainage work

Financial Commitments

City Responsibilities

- Design and engineering of City infrastructure improvements.
- Reimbursement to Developer for eligible public infrastructure costs up to a maximum of \$4.5 million, subject to available Tax Increment Financing (TIF) revenues. Bonds will be issued by the Butler County Finance Authority (BCFA) on the City's behalf for the project. Legislation authorizing an agreement with BCFA will be on a future agenda.



- No obligation to reimburse costs exceeding the established maximum.

Developer Responsibilities

- Construction of all public infrastructure improvements.
- Responsibility for project costs exceeding reimbursement limits.
- Compliance with prevailing wage requirements, insurance requirements, bonding, and maintenance obligations.

Economic Development Incentives

Subject to separate Council action and execution of a CRA Agreement, the City intends to provide:

- A 75% Community Reinvestment Area (CRA) tax abatement
- Duration: 15 years
- Applicable to improvements associated with the private project.

Resolution No. 31-2026. A Resolution accepting the lowest and/or best bid submitted for the Monroe Bicentennial Park Loop Trail Project and authorizing the City Manager to enter into a contract by and between the City of Monroe and Majors Enterprises, Inc.

Sponsor: Zach McNutt

Strategic Priority: Well Managed Services and Infrastructure

Background:

Monroe Bicentennial Park Loop – Construction Award

Bids for the Monroe Bicentennial Park Loop trail project were opened on May 1, 2026. Three bids were received, and Majors Enterprises submitted the apparent low bid for Alternate 1. Projects are required to be awarded based on the low bidder.

The three bids received are as follows:

Bidder	Alt 1
Majors Enterprises	\$1,046,025.62
Barrett Paving	\$1,049,952.14
Rack & Ballauer	\$1,140,898.25



- **Alternate 1** meets the Ohio Department of Transportation's (ODOT) engineering standards, which are eligible for Federal Funding.

Federal funding is limited to work that meets ODOT's standards and is directly connected to the loop portion of the trail. The need for additional Handicap Parking Spaces at Monroe Bicentennial is not an eligible federal funding expense and must be paid solely by the City of Monroe.

Project Funding

This project was budgeted for in 2025, and funding was encumbered in 2026. It is **90% federally funded**, with a maximum of **\$1,092,138** in federal funds available. The City of Monroe is responsible for:

- The required **10% local match** on construction costs
- Any construction costs exceeding the federal funding maximum
- The full cost of a **parking lot expansion** to add handicap-accessible parking spaces, which is outside the scope of the federal grant

Base Bid	90% Federal Funding for eligible items	10% Local Match	ADA Parking Addition	Total Local Funds
\$1,046,025.62	\$844,177.77	\$93,797.53	\$108,050.32	\$201,847.85
	90% Federal Funding + 10% Contingency	10% Local Match+ 10% Contingency	ADA Parking Additon + 10% Contingency	Total Local Funds + 10% Contingency
	\$928,595.55	\$103,177.28	\$145,816.35	\$222,032.64

This authorization of **\$222,032.64** will fund the construction of the paved trail loop and additional Handicap Parking spaces at Monroe Bicentennial Park.

Consideration of Motion to authorize the expenditure of \$18,500 from the 2026 Capital Budget for a network switch refresh at the Police Department.

Sponsor: Dawn Levandusky

Strategic Priority: Well Managed Services and Infrastructure



Background: The current network switches are six years old. Network switches are recommended to be replaced every five to seven years, and are part of the core backbone for everything information technology. If failure were to occur, we would be looking at extended downtime because the switches require at least one week lead time for purchase and several days of configuration prior to physical installation. It is our recommendation that we proactively replace the switches with the newest corresponding model of switches to prevent potential downtime and allow for increased security due to the availability of new firmware updates. This replacement is an ongoing step in the city wide hardware refreshment schedule.

Administrative Reports

Discuss the proposed modernization of Council Chambers and related meeting spaces through a phased, vendor-neutral audio/visual design strategy focused on ADA compliance, long-term scalability, and competitive procurement.

Resolution for PID: 125943- S.R. 63 turn Lane Widening

Executive Session

Review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment;
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. Executive session is necessary to protect the interests of the applicant or possible use of public funds in connection with the project.

Adjournment