CITY OF MONROE OHIO

Monroe Council Agenda
Regular Meeting of Council
September 8, 2026 – 6:30 PM
233 South Main Street, Monroe, Ohio

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of August 15, 2026 special meeting and August 25, 2026 regular meeting

Visitors

Life Saving Award presented by Premier Health and the Monroe Fire Department to Battalion Chief Aaron Forrer, Lieutenant Shon Wells, FF/PM Jacob Zeckser, FF/PM Bradley Lawson, FF/PM Griffin Bandy, FF/EMT Zach Cain, and Butler County Dispatcher Olivia Newman.

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

New Business

Emergency Ordinance No. 2026-23. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Emergency Ordinance 2018-20 on August 18, 2018 levying special assessments against benefited properties in cooperation with the Warren County Port Authority issuing Development Revenue Bonds and must update the special assessments annually by passing this Ordinance. The original bonds were issued for the purpose of financing certain public infrastructure improvements, including roads, sewers, drains, and water pipes.
Table F of the WCPA - Monroe Special Assessment - Series 2021B Bonds - Annual Report (2026)

contains the Special Assessments for Certification which has been included as "Exhibit B" of the Ordinance.
The annual reports were issued to all parties for review on August 14, 2026. Emergency passage is necessary to meet all required deadlines of the special assessment filing.

Emergency Ordinance No. 2026-24. An Ordinance determining to adjust special assessments levied for the purpose of constructing certain improvements and declaring an emergency.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Ordinance No. 2008-35 on August 12, 2008 levying special assessments against benefited properties as it relates to the Tax Increment Service and Cooperative Agreement entered into by the City, the property owners, and the Port Authority, dated March 1, 2008 which requires the assessments to be adjusted by the amount of service payments in lieu of taxes collected. The original bonds were issued for the purpose of refinancing certain public infrastructure improvements at the southeast quadrant of the I-75/SR 63 interchange.
Table C-3 of the WCPA - Corridor 75 - Argus - Annual Report (2026) contains the Special Assessments for Certification which has been included with the Ordinance as "Exhibit B".
The annual reports were issued to all parties for review on August 14, 2026. Emergency passage is necessary to meet all required deadlines of the special assessment filing.

Emergency Ordinance No. 2026-25. An Ordinance accepting the dedication of real property from Monroe Local School District Board of Education containing 2.592 acres, more or less, for public right-of-way purposes, and declaring an emergency.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: The Monroe Local School District Board of Education is dedicating 2.592 acres (112,908 s.f.) of additional Yankee Road right-of-way along the frontage of Lot 6255, Parcel C1800-004-000-037 (O.R. 9692, Pg. 779, 186.570 acres), Section 24, Town 3, Range 3, BTM. The dedication is made in connection with the new Monroe High School campus and leaves a remainder of 183.978 acres.
The plat was prepared by The Kleingers Group (Project 010862VSD029), certified by Matthew D. Habedank, P.S. No. 8611, in accordance with O.A.C. 4733-37, dated July 1, 2026 and revised through August 24, 2026 to incorporate Butler County and City of Monroe comments. Those revisions include the proposed 15-foot slope and utility easement outside the right-of-way line and the proposed 20-foot waterline easement behind it, consistent with the City's urban curb-and-gutter typical section and the planned Yankee Road water main.
Yankee Road is classified as a Major Collector on the Butler County Thoroughfare Plan. The

dedicated width brings the corridor to the section needed for the planned roadway, turn lane, and utility improvements serving the school campus.

Ordinance No. 2026-26. An Ordinance amending and supplementing Ordinance No. 2026-22, otherwise known as the Permanent Appropriations Ordinance, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2026.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: Supplemental appropriation requests totaling $19,266,382 are being requested from the following funds: General Fund - $3,200,000; Ohio Peace Officer Training Fund - $28,800; Capital Improvement Fund - $15,475,000; G.O. Bond Retirement Fund - $112,482; Water Fund - $450,000; Drug Law Enforcement Trust Fund - $100.
The requests within the General Fund, Capital Improvement Fund, and G.O. Bond Retirement Fund are all related to the 2026 Bond Anticipation Note (BAN) issuance and are offset by funds received as a result of the closing of the bond issuance on August 20, 2026. The remaining requests are detailed below.
Ohio Peace Officer Training Fund: Three Police Officers will be attending the Police Academy through Butler Tech. The total cost for the three new hires to attend is $28,800. This will bring the total number of new hires attending the Police Academy to five, while the Police Department's budget only included funding for two officers.
Water Fund: Resolution No. 48-2026 was passed at the August 25, 2026 Council meeting. This legislation approved a new wholesale water supply contract that includes approval of the rates effective August 1, 2025 and August 1, 2026 and approval of a one-time $300,000 payment for the depreciated value of the County's investment for the constructed interconnection at Hankins and Yankee Road. This supplemental appropriation provides funding for the one-time payment and prior month invoice increases exceeding budget.
Drug Law Enforcement Trust Fund: This supplemental appropriation is necessary to provide funds for the reimbursement of Federal Forfeiture Funds received in error in 2025 from the Warren County Sheriff's Office.

Resolution No. 51-2026. A Resolution approving a Then-and-Now Certificate to Atlantic Emergency Solutions in the amount of $29,705.73 for the payment of two invoices for Quint 61 and Medic 62 repairs.

Sponsor: Chief David Leverage

Strategic Priority: Good Governance

Background: Repairs for Quint 61 and Medic 62

Resolution No. 52-2026. A Resolution giving consent to the Ohio Department of Transportation for the improvement of State Route 63 at Yankee Road, authorizing the City of Monroe to cooperate in the development and construction of the project, and authorizing the City Manager to execute the LPA-ODOT-Let project agreement and related documents.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: The Ohio Department of Transportation proposes to lengthen the turn lanes at State Route 63 and Yankee Road to accommodate traffic generated by the new Monroe High School. A portion of the improvement lies within the corporate limits of the City of Monroe. Under Section 5521.01 of the Ohio Revised Code, the Director of Transportation may not proceed with an improvement on a state highway inside a municipal corporation without the consent of the municipal legislative authority.
This resolution grants that consent, commits the City to cooperate in the development and construction of the project, and authorizes Larry J. Lester, City Manager, to execute the LPA-ODOT-Let Project Agreement and any related documents.ODOT will assume 100 percent of the cost of the improvement. The City's obligations are limited to making the required right-of-way available in accordance with State and Federal regulations, complying with 23 CFR 645 and the ODOT Utilities Manual for utility accommodation and relocation, and maintaining the completed improvement. The City would bear the cost only for features it requests that ODOT and FHWA determine are unnecessary to the project.

Administrative Reports

City Branding - Monica Dexter

Budget 101 Presentation - Jake Burton

Adjournment

Monroe Council Minutes
Special Meeting of Council
August 15, 2026 – 9:00 a.m.
233 South Main Street, Monroe, Ohio

City Council met in Special Session on August 15, 2026 at 9:00 a.m. The meeting was held in the City Manager's Conference Room located at 233 South Main Street, Monroe, Ohio.

Present were: Mayor Keith Funk; Vice Mayor Christina McElfresh; Council Members Jordan Brown, Tom Hagedorn, Molly Cloyd, and Michael Graves; City Manager Larry Lester; Assistant City Manager Kacey Waggaman; Jennifer Teal of Raftelis; and Clerk of Council Beth Combs.

Mrs. McElfresh moved to excuse Council Member Todd Hickman; seconded by Ms. Cloyd. Voice vote: six ayes. Motion carried.

Mrs. Teal facilitated the special meeting for the purpose of conducting a Council Retreat. A summary report of the retreat is included as an attachment to these minutes.

Mrs. McElfresh moved to adjourn the meeting; seconded by Mr. Graves. Voice vote. Motion carried.

The special meeting of Council adjourned at 2:43 p.m.

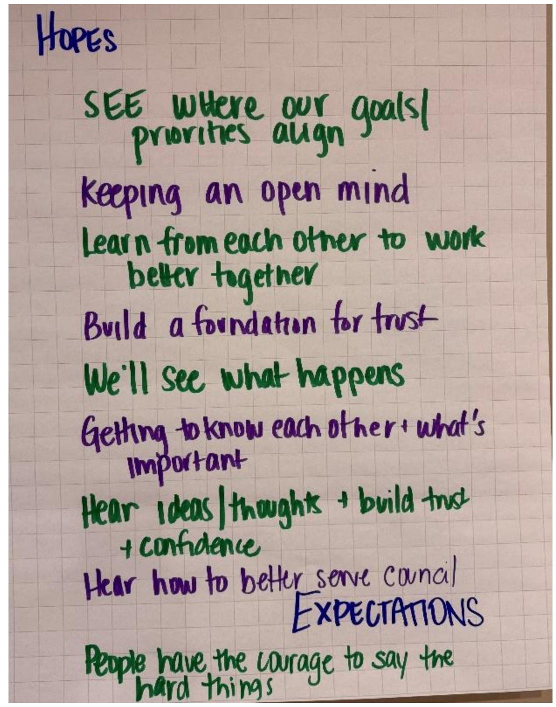
Respectfully submitted,

Beth Combs
Clerk of Council

CITY OF MONROE

City Council Workshop Summary Report

Held August 15, 2026



The City of Monroe (City), Ohio, held a City Council workshop on August 15, 2026. The workshop was planned and facilitated by Raftelis.

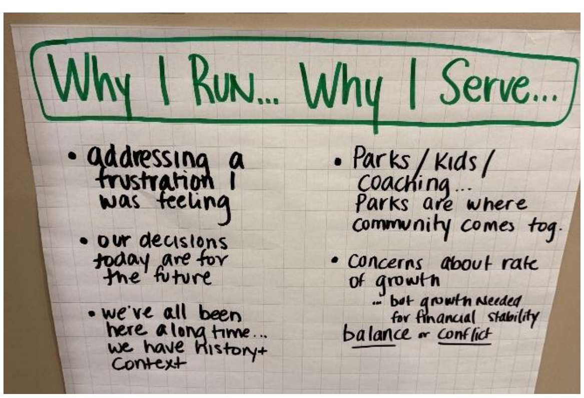
The workshop began with the City Manager welcoming the group. Members of the City Council and staff then introduced themselves and shared their hopes for the workshop. Participants came into the workshop hoping to find common ground around shared goals and priorities, and to build genuine trust through honest, open conversation. A recurring theme was the desire to truly get to know one another, hear each other's ideas and perspectives, and create a space where people feel safe saying the hard things. Their individual insights are captured in the image to the right.

Why I Run/Why I Serve

Council members were asked about what motivated them to run for City Council, what issues matter most to them, what they hope the community becomes, and what they hope this City Council will be known for.

Council members came to their seats through different doors, but a common thread ran through nearly every story: a moment of frustration that turned into action. Whether it was watching an important property deteriorate, feeling like neighbors complained without stepping up, seeing parks underutilized and underpartnered, or sensing that local government was drifting away from its core purpose, each member reached a point where watching from the sidelines was no longer enough. Deep roots in the community shaped many of their motivations, with several members describing Monroe as a place they have known across generations and feel a genuine responsibility to protect.

The issues that matter most to this council cluster around a few clear themes: parks and public spaces as places where community actually forms, roads and core infrastructure as the baseline of good governance, and the tension between growth and identity. Members were candid that growth is not going away and that financial sustainability requires some of it, but there was strong feeling that Monroe's smaller, slower character is worth preserving deliberately. Several members named beautification, pride of place, and consistent code enforcement as signals of whether a city respects itself.



What this council hopes to be known for is more relational than transactional: leaving Monroe in better shape than they found it, making residents feel the quality of what the city provides, and demonstrating that a governing body can disagree and still move forward together. Underlying all of it was a shared belief that service here is personal, and that the most valuable thing any of them gives is their time.

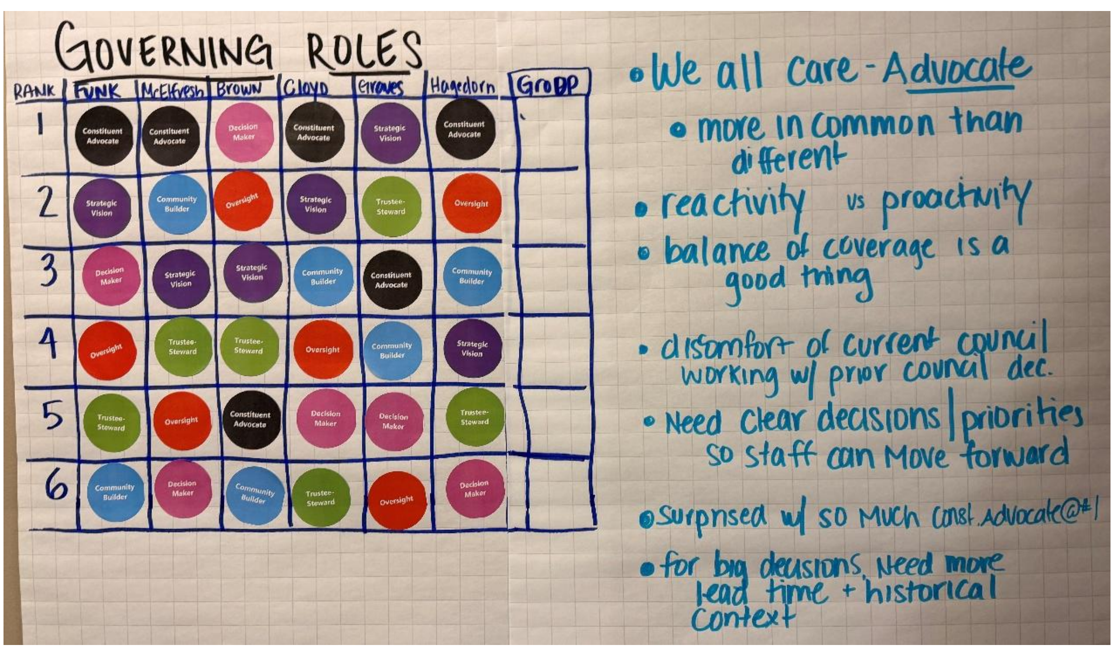
Common themes captured in the conversation are included in the flipchart image to the left.

Governance Roles

In 2016, Julia Novak and Dr. John Nalbandian identified six roles that the City Council must fulfill as the governing body. A strong governing body benefits from members who gravitate toward different roles, creating a more dynamic and well-rounded team. This diversity of strengths ensures that all aspects of governance receive appropriate attention and energy, allowing Council to collectively address the full spectrum of leadership responsibilities more effectively than if all members gravitated toward the same role.

Participants individually ranked each role according to their preference in performing it, followed by an engaging discussion of the Council's strengths, roles that are underrepresented, and how the group can best work together. Definitions of each role are provided below, and highlights of the conversation are reflected in the image that follows:

- **Strategic/Vision – Big Picture Thinker**: The focus here is on decisions that can have a significant impact on the City. Can be long-term or short-term; often focuses on the future and what might make a significant difference; seeing possible connections and relationships; thinks beyond present data and constraints.
- **Trustee – Steward**: While listening to and respecting constituent views, the trustee feels responsible to the City as a whole and to future residents. The trustee will make uncomfortable decisions that may run counter to constituent wishes because the decision is in the interest of the greater good.
- **Community Builder – Bringing People Together**: In the community builder role, the Council member focuses on relationships and consensus-building. The community builder fosters relationships and is able to work through differences. Community is not just a casual word to the Council member who gravitates to this role.
- **Representative – Constituent Advocate**: In this role, the Council member acts as a "customer service representative." The Council member is a conduit between citizens and the City services. Often, residents see this Council member as responsive to their individual concerns.
- **Oversight**: In this role, the focus is on the accountability of staff to the Council.
- **Decision-Maker**: The decision-maker sees their role much like a judge – information is presented, and the decision-maker votes it up or down. This is not an easy role, but often it is a more passive role in contrast to that of the community builder.



Shared Commitments

Effective governing bodies are built on clear, mutual expectations. Council members reflected on what they need from three key relationships, and what they are personally willing to contribute to make those relationships work. What follows is a summary of that conversation for each relationship area, along with the verbatim notes captured on the flip charts.

My Fellow Council Members

Among peers, the most consistent need was for more open, honest, and direct communication. Council members want to understand what matters most to each of their colleagues, receive regular committee updates, and have more substantive public discussion on larger or higher-impact agenda items. There was a recurring request for grace, and a note that work sessions may benefit from a different format or approach. On the commitment side, members pledged to listen to understand rather than to respond, to stay open-minded, and to think differently about how work sessions are used.

My Fellow Council Members	
I Need…	I Will…
• Communication • Committee meetings • Historical context • More open and honest dialog • To know what is important to each person • Ask direct questions, not build a bridge • Committee updates via email and/or at council during committee updates • More public discussion on bigger or more impact items • Grace • Understanding of decisions • Willingness to collaborate • Staff support	• Listen to understand • Be open minded • Consider approaching work sessions differently

Council Leadership

Council members want leadership, particularly the Mayor, to create more space for full council voices to be heard and use tools like straw polls to gauge where the council stands before positions harden. There was also interest in more intentional follow-through with newly elected members to help them find their footing. In return, council members committed to asking questions, giving grace, working toward consensus, and showing up for the community by committing to coverage of community events.

Council Leadership	
I Need…	**I Will…**
• Take a straw poll to garner council is heard • Community involvement • Better communication/direction from the Mayor • Not always take the lead on discussions - let other people speak first • Follow up w/ newly elected people... what happens next?	• Ensure a straw poll is taken for clarity • Ask • Give grace • Try to facilitate more conversation • Work toward consensus • Commit to coverage... community event calendar

City Administration

Council members expressed a consistent need for earlier, more proactive communication from City administration, particularly around ongoing projects, road and park planning, and customer service issues that surface in the community. There was a clear desire to be better informed before decisions reach the council table, with several notes pointing to the importance of timing, context, and background information, especially for newer members who are still building institutional knowledge. Beyond information flow, council members want administration to do more to engage the public directly and to collaborate more intentionally with community groups and partner organizations. On their side, council members committed to giving grace, being available and responsive, and raising issues early rather than letting them build.

City Administration	
I Need…	**I Will…**
• Historical context • More collaboration with community groups/Trustees • More information, early & often re: ongoing projects and "customer service" issues • Listen to Council • More info earlier • Plans or budget for road repairs and park • Better utilize council update - more context • Better engagement with public • Better timing on big ticket items when brought to council • Better communication about construction or road projects or community service to residents • Grace • Responsiveness • Availability • New council info, acronyms	• Communicate issues early • Give grace • Be available • Be responsive

Action Items

Through the course of the conversation about governing roles and shared commitments, three specific, high-priority action items were identified by the group. The City Manager should work with the Mayor to develop a timeline and approach to address these three items promptly.

Restructure Work Sessions

The group surfaced several unresolved questions about how work sessions are currently being used, including whether they should be live-streamed, how they should be timed and scheduled, and how to better balance presentation-style updates against genuine council discussion. The group flagged this as a priority to resolve, and the City Manager and Mayor should work together to revisit the purpose, format, and logistics of work sessions and bring a proposal back to the council.

Revamp the Weekly Manager Update

The council agreed that the weekly manager update could be more useful. Specifically, the group wants it to stay out of operational detail, focus on bigger-picture and strategic issues, and serve as a vehicle for following up on constituent concerns. The City Manager should revamp the format within one month and solicit council feedback on the revised approach.

Address Development and Zoning Concerns

A specific action item was added to identify and work through the concerns and available avenues related to development and zoning matters that arise in an upcoming work session. The City Manager should work with the Mayor to determine the appropriate forum and process for surfacing and addressing these concerns in a structured way.

Individual Priorities

Each member of the City Council captured their top three priorities on individual post-its, identifying the most important policies or initiatives they hope to accomplish while serving. The group then explored areas of consensus by grouping individual priorities into common themes. Five clear categories emerged.

Roads and Connectivity

Roads rose to the top of the priority list across nearly every member's contributions. The common thread was not just fixing what is broken, but doing so with a real plan and a realistic budget behind it. Members want to see a coordinated approach to road maintenance across all neighborhoods, a defined vision for State Route 63, and meaningful progress on truck and traffic control. Citywide connectivity, including sidewalks, also surfaced as a priority that extends the conversation beyond pavement into how residents actually move through the community.

Verbatim Post-Its

- Realistic estimated road expenses and matching budgeting
- More truck/semi/traffic control
- Have a planned out idea and goal for State Rt 63
- Road maintenance in all neighborhoods
- Citywide connectivity (sidewalks)

Parks

Parks also generated a significant number of contributions, reflecting the passion council members expressed earlier in the day. The priorities here are practical and visible: better amenities, a real budget and building plan, and at least one significant improvement that generates genuine excitement among residents. Several members called out community park improvements specifically, and the overall message was that Monroe's parks should be something residents feel proud of.

Verbatim Post-Its

- Better parks and amenities, budget and building
- Park development
- 1 big new improvement to the parks that excites people
- Increase amenities to residents (parks)
- Improve community park

Zoning and Development

This category captured the tension the group named earlier in the day around growth, identity, and land use. Members want to revisit and update zoning codes, put limits on large multi-family developments, and review existing administrative regulations. There was also a forward-looking priority around supporting small, locally owned businesses, with restaurants specifically mentioned, as a way to shape the kind of community Monroe becomes.

Verbatim Post-Its

- Zoning code changes/updates/roll backs
- Re-visit/redo Advance Monroe 2040
- Stop large multi-family developments
- Business loans for small businesses, mainly restaurants

Service Excellence

This category reflects a desire to rebuild and strengthen the relationship between City government and its residents. Council members want to see the City invest in proactive communication, increase community-facing customer service, and create more structured opportunities for residents to understand how local government works. Pre-election information sessions and greater transparency around council and committee activity were specifically named as ways to build local trust.

Verbatim Post-Its

- Increase community "customer service" and communication and local trust
- Design & schedule pre-election information sessions & transparency for council & committees

Sustainable Funding

A smaller but pointed cluster of priorities centered on the City's long-term financial health. Members want to make decisions now that position Monroe well for the future, maintaining current service levels without overextending, and ensuring revenue streams are managed with an eye toward sustainability rather than short-term convenience.

Verbatim Post-Its

- Financially position city for future success, maintain revenue
- Maintain level of services

Closing Thoughts

As the workshop concluded, participants shared their final reflections on the discussions, reflecting a shared appreciation for the time to connect and learn from one another and optimism for the future of the City.

CITY OF MONROE OHIO

Monroe Council Minutes
Regular Meeting of Council
August 25, 2026 – 6:30 p.m.
233 South Main Street, Monroe, Ohio

Pledge of Allegiance

Vice Mayor McElfresh opened the regular meeting of Council at 6:30 p.m. with the Pledge of Allegiance.

Roll Call

Council members present – Christina McElfresh, Jordan Brown, Molly Cloyd, Michael Graves, Todd Hickman, and Tom Hagedorn.

Mr. Graves moved to excuse Mr. Funk; seconded by Mr. Hickman. Voice vote. Motion carried.

Approval of the Minutes

Mr. Graves moved to approve the Council Minutes of August 11, 2026 work session and August 11, 2026 regular meeting; seconded by Mr. Brown. Voice vote: six ayes. Motion carried.

Visitors

Resident Austin Damon spoke in opposition to the City's current Flock Safety contract. He referenced municipalities in the region that have ended their contracts and requested that Council place a Resolution on a future Council agenda to terminate the City's contract with Flock Safety and allow Monroe residents an opportunity to speak on the matter.

Committee Reports

Ms. Cloyd provided an update from the Public Involvement Committee meeting. She stated that staff provided a recap of the July 4th parade and park event, noting strong positive feedback regarding the parade floats and fireworks display. Ms. Cloyd explained that the City provided additional support for the Lions Club event this year in recognition of America250. Moving forward, the City will provide the fireworks display and band entertainment and will continue to communicate with the Lions Club regarding other event needs. She stated that the City is seeking a volunteer organizer for the July 4th parade.

Ms. Cloyd also announced that Christmas on the Plaza is scheduled for Saturday, December 5. She stated that the activities and entertainment will be similar to previous years, but the City is looking to expand the event by piloting local business participation. She encouraged residents to watch the City's social media pages for additional information.

CITY OF MONROE OHIO

Executive Session

Mr. Graves moved to amend the agenda to add executive session to consider the purchase of property for public purposes, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to general public interest; seconded by Mr. Hickman. Voice vote: six ayes. Motion carried.

Mr. Graves moved to enter into executive session to consider the purchase of property for public purposes, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to general public interest; seconded by Mr. Brown. Roll call vote: six ayes. Motion carried.

Council entered into executive session at 6:38 p.m.

Mr. Graves moved to reconvene into regular session; seconded by Mr. Brown. Voice vote: six ayes. Motion carried.

Council reconvened into regular session at 7:18 p.m.

Old Business

None.

New Business

Resolution No. 48-2026. A Resolution authorizing the City Manager to enter into a contract by and between the City of Monroe and the Board of County Commissioners of Butler County for the Monroe Wholesale Water Supply contract.

The Clerk of Council read Resolution No. 48-2026 by title only.

Mr. Graves moved to adopt Resolution No. 48-2026; seconded by Mr. Brown. Roll call vote: six ayes. Motion carried.

Resolution No. 49-2026. A Resolution authorizing the City Manager to enter into an agreement with Choice One Engineering for design engineering services related to the Britton Lane storm sewer improvements.

The Clerk of Council read Resolution No. 49-2026 by title only.

Mr. Hagedorn asked if the proposed work is necessary because there are future plans for a roundabout at that area. Gary Morton, Public Works Director, explained that there is failing infrastructure, a storm manhole in the middle of State Route 63 and Britton Lane. He believes that the infrastructure would stay in place, possibly only adding onto the existing system, when the roundabout design is completed, however, the timeline for a future roundabout is unknown.

Mr. Graves moved to adopt Resolution No. 49-2026; seconded by Mr. Hagedorn. Roll call vote: six ayes. Motion carried.

Resolution No. 50-2026. A Resolution approving a Then-and-Now Certificate in the amount of $3,365.68 to Air Force One for the payment of two invoices for Station 61 air conditioning services.

The Clerk of Council read Resolution No. 50-2026 by title only.

Mr. Graves moved to adopt Resolution No. 50-2026; seconded by Mr. Hickman. Roll call vote: six ayes. Motion carried.

Consideration of Motion to accept the January, February, and March 2026 Finance Reports as submitted.

Mr. Graves moved to accept the April, May, and June 2026 Finance Reports as submitted; seconded by Mr. Brown. Voice vote. Motion carried.

Administrative Reports

None.

Executive Session

Mr. Graves moved to enter into executive session 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. Executive session is necessary to protect the interests of the applicant or possible use of public funds in connection with the project; seconded by Ms. Cloyd. Roll call vote: six ayes. Motion carried.

Council entered into executive session at 7:26 p.m.

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

Council reconvened into regular session at 8:49 p.m.

Other Business

Mr. Hickman stated that some Councilmembers met with the Chief of Police regarding Flock cameras. He said that this was approved in 2024 and it is a recurring charge of $69,000 that doesn’t come to Council for approval, and recently included an added charge of $4,000 for Flock Nova.

Mr. Hickman moved to have any and all Flock and Axon invoices presented to Council for approval prior to being paid and limit automatic license plate reading cameras to 23 as noted on Resolution No. 28-2024; seconded by Ms. Cloyd. Roll call vote: six ayes. Motion carried.

Mr. Hagedorn thanked the Public Works staff for their assistance in supporting the school's recent cross-country meet at Monroe Community Park, which was held there due to construction at the high school site.

Adjournment

Mr. Graves moved to adjourn; seconded by Mr. Hickman. Voice vote: six ayes. Motion carried.

The regular meeting of Council adjourned at 8:55 p.m.

Respectfully submitted,

Beth Combs
Clerk of Council

EMERGENCY ORDINANCE NO. 2026-23

AN ORDNANCE DETERMINING TO ADJUST SPECIAL ASSESSMENTS LEVIED FOR THE PURPOSE OF CONSTRUCTING CERTAIN IMPROVEMENTS AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to a petition filed by the owner of the benefited properties, dated August 13, 2018 ("Petition") this City Council ("Council") of the City of Monroe ("City"), Butler and Warren Counties, Ohio by Emergency Resolution No. 51-2018 adopted August 28, 2018, has declared the necessity of acquiring, constructing, installing, equipping, and improvement public improvements described in such Resolution and has adopted the assessments with respect to such improvements prepared and filed with the Clerk of Council and by Emergency Ordinance No. 2018-19 adopted on August 18, 2018, determined to proceed with said improvements; and

WHEREAS, in accordance with the Petition, the improvements identified in such Ordinance (hereinafter called the "Improvements") have been acquired and constructed on behalf of the City and in cooperation with the Warren County Port Authority ("Port Authority"); and

WHEREAS, the City has pursuant to Chapter 727 of the Ohio Revised Code authorized the assessments be levied and collected for the improvements identified in such Resolution (hereinafter called the "Improvements"); and

WHEREAS, this Council by Emergency Ordinance No. 2018-20 adopted on August 18, 2018 levied special assessments against benefited properties and certified said assessments to the Warren County Auditor for collection; and

WHEREAS, the City has received the report of the Administrator detailing the amount of funds to be available during 2026 and 2027 for the purpose of making debt service payments and indicating the amount by which the special assessments to be collected should be adjusted for tax year 2026, collection year 2027.

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

<u>SECTION 1:</u> The assessments of the cost and expense of the Improvements plus, Administrative Expenses, which were previously certified by this Council to the Warren County Auditor's office in the amounts set forth in Exhibit "A" attached hereto, shall be adjusted and shall be levied and collected for collection year 2027 in the amounts set forth on Exhibit "B" attached hereto.

<u>SECTION 2:</u> The Clerk of Council is hereby directed to deliver a certified copy of this Ordinance to the Warren County Auditor after adoption.

<u>SECTION 3:</u> It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council,

and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements included Section 121.22 of the Ohio Revised Code.

SECTION 4: This measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that the immediate adoption of said Ordinance is necessary for the orderly reduction of the assessments. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: ____________________________

ATTEST: APPROVED:

____________________________________ ____________________________________
Clerk of Council Mayor

25909317v1

Exhibit "A" E. Ord. No. 2026-23

$2,885,000
WARREN COUNTY PORT AUTHORITY
DEVELOPMENT REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2021B
(MONROE SPECIAL ASSESSMENT PROJECT)
DATED MARCH 31, 2021

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
6/1/2021	$ 90,000	3.370%	$ 16,474.15	$ 106,474.15	
12/1/2021	45,000	3.370%	47,095.75	92,095.75	$ 198,569.90
6/1/2022	45,000	3.370%	46,337.50	91,337.50	
12/1/2022	45,000	3.370%	45,579.25	90,579.25	181,916.75
6/1/2023	50,000	3.370%	44,821.00	94,821.00	
12/1/2023	50,000	3.370%	43,978.50	93,978.50	188,799.50
6/1/2024	50,000	3.370%	43,136.00	93,136.00	
12/1/2024	50,000	3.370%	42,293.50	92,293.50	185,429.50
6/1/2025	50,000	3.370%	41,451.00	91,451.00	
12/1/2025	50,000	3.370%	40,608.50	90,608.50	182,059.50
6/1/2026	55,000	3.370%	39,766.00	94,766.00	
12/1/2026	55,000	3.370%	38,839.25	93,839.25	188,605.25
6/1/2027	55,000	3.370%	37,912.50	92,912.50	
12/1/2027	55,000	3.370%	36,985.75	91,985.75	184,898.25
6/1/2028	60,000	3.370%	36,059.00	96,059.00	
12/1/2028	55,000	3.370%	35,048.00	90,048.00	186,107.00
6/1/2029	65,000	3.370%	34,121.25	99,121.25	
12/1/2029	65,000	3.370%	33,026.00	98,026.00	197,147.25
6/1/2030	60,000	3.370%	31,930.75	91,930.75	
12/1/2030	65,000	3.370%	30,919.75	95,919.75	187,850.50
6/1/2031	65,000	3.370%	29,824.50	94,824.50	
12/1/2031	70,000	3.370%	28,729.25	98,729.25	193,553.75
6/1/2032	65,000	3.370%	27,549.75	92,549.75	
12/1/2032	70,000	3.370%	26,454.50	96,454.50	189,004.25
6/1/2033	70,000	3.370%	25,275.00	95,275.00	
12/1/2033	75,000	3.370%	24,095.50	99,095.50	194,370.50
6/1/2034	70,000	3.370%	22,831.75	92,831.75	
12/1/2034	75,000	3.370%	21,652.25	96,652.25	189,484.00
6/1/2035	75,000	3.370%	20,388.50	95,388.50	
12/1/2035	75,000	3.370%	19,124.75	94,124.75	189,513.25
6/1/2036	80,000	3.370%	17,861.00	97,861.00	
12/1/2036	80,000	3.370%	16,513.00	96,513.00	194,374.00
6/1/2037	80,000	3.370%	15,165.00	95,165.00	
12/1/2037	85,000	3.370%	13,817.00	98,817.00	193,982.00
6/1/2038	85,000	3.370%	12,384.75	97,384.75	
12/1/2038	85,000	3.370%	10,952.50	95,952.50	193,337.25
6/1/2039	90,000	3.370%	9,520.25	99,520.25	
12/1/2039	240,000	3.370%	8,003.75	248,003.75	347,524.00
6/1/2040	235,000	3.370%	3,959.75	238,959.75	238,959.75
	$ 2,885,000.00		$1,120,486.15	$4,005,486.15	$4,005,486.15

25909317v1

EXHIBIT “B” to E. Ord. No. 2026-23

The amount of the Special Assessment per acre to be collected from all Net Acreage necessary to satisfy the Annual Required Assessment of $226,382.08 is approximately $14,650.38 per acre ($226,382.08 Annual Required / Assessment 15.4523 acres = $14,650.38 per acre).

Parcel ID	Account Number	Current Owner	Acreage	Special Assessment
11-05-128-006	5802155	17AC East of Senate, LLC	1.6505	$ 24,180.46
11-05-205-001	5802174	17AC East of Senate, LLC	2.3903	35,018.81
11-06-400-021	5802175	17AC East of Senate, LLC	7.2000	105,482.74
11-06-377-014	5801443	Senate Hotel LP	1.7991	26,357.50
11-05-201-001	5802158	17AC East of Senate, LLC	0.7410	10,855.93
11-05-128-007	5802181	17AC East of Senate LLC	0.8526	12,490.91
11-05-201-003	5802182	Brooks 4K LLC	0.8188	11,995.73
Total			**15.4523**	$226,382.08

25909317v1

$2,885,000
WARREN COUNTY PORT AUTHORITY
DEVELOPMENT REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2021B
(MONROE SPECIAL ASSESSMENT PROJECT)
DATED MARCH 31, 2021

ANNUAL ADMINISTRATOR'S REPORT

August 7, 2026

Prepared By:

Argus Growth Consultants, Ltd.

100 South Third Street
Columbus, Ohio 43215
614.227.2300

INTRODUCTION

The Warren County Port Authority (the "Authority") issued its $2,685,000 Development Revenue Bonds (Ohio Communities Accelerator Fund) Series 2018D (Monroe Special Assessment Project) (the "Original Bonds") on November 9, 2018 pursuant to the financing documents including: (a) a Trust Indenture dated as of June 1, 2018 (the "Master Trust Indenture"), between the Authority and The Huntington National Bank, as trustee (the "Trustee"), as supplemented by the Seventh Supplemental Trust Indenture dated as of December 1, 2018 between the Authority and the Trustee, and (b) a Cooperative Agreement dated as of November 1, 2018 (the "Original Cooperative Agreement"), between the Authority, the City of Monroe (the "City") and 17AC East of Senate, LLC (the "Developer").

The Original Bonds were issued for the purpose of financing certain public infrastructure improvements to meet additional demand by future real estate developments on the available public infrastructure in the City, including certain public roads, sewers, drains, and water pipes, together with the facilities and appurtenances necessary and proper therefor.

The Authority issued its $2,885,000 Development Revenue Bonds (Ohio Communities Accelerator Fund) Series 2021B (Monroe Special Assessment Project) (the "Bonds") on March 31, 2021 pursuant to the financing documents including: (a) the Master Trust Indenture, as supplemented by the Eighteenth Supplemental Trust Indenture dated as of March 1, 2021 (the "Supplemental Trust Indenture" and, together with the Master Trust Indenture, the "Trust Indenture") between the Authority and the Trustee, and (b) the Original Cooperative Agreement, as amended by the First Amendment to Cooperative Agreement dated as of March 1, 2021 (the "Amendment to the Cooperative Agreement" and, together with the Original Cooperative Agreement, the "Cooperative Agreement").

The Bonds were issued for the purpose of refunding the outstanding portion of the Original Bonds.

The Bonds are special, limited obligations of the Authority, which are payable solely from special assessments (the "Special Assessments") to levied by the City and monies in certain funds and accounts held by the Trustee.

The City levied the Special Assessments pursuant to a Petition to Assess Property Within the City of Monroe to Pay a Portion of the Costs of Public Improvements submitted to the City by the Developer on August 13, 2018 (the "Original Petition"), as amended by an Amendment to the Petition to Assess Property Within the City of Monroe to Pay a Portion of the Costs of Public Improvements submitted by the Developer to the City on October 15, 2018 (together with the Original Petition, the "Petition"). The City accepted the Petition and levied the Special Assessments by approving Resolution No. 51-2018 on August 28, 2018, Ordinance 2018-28 on October 23, 2018, and Ordinance 2018-29 on October 23, 2018 (the "Assessing Ordinance"). The Special Assessments levied pursuant to the Petition and the City's legislation are subject to reduction to equal the Annual Required Assessment (as defined herein).

Argus Growth Consultants, Ltd. ("Argus") has been appointed by the Authority to carry out the duties of administrator (the "Administrator") under the Administration Agreement dated as of November 1, 2018 (the "Original Administration Agreement"), between the Authority, Argus and the Trustee, as the trustee, as amended by the Amendment Agreement dated as of March 1, 2021 (together with the Original Administration Agreement, the "Administration Agreement"), between the

Authority, the Trustee, Argus, and the Incentive Review Group, LLC. In its role as Administrator, Argus is required to prepare and submit to the Authority and the Trustee an annual report (the "Report") identifying all payments expected to be made in the upcoming fiscal year (January 1 through December 31), detailing the sources of revenue for such payments, and calculating the Annual Required Assessment (as defined herein) to be certified by the City for collection in the upcoming fiscal year. The Report, which includes all required information for both 2025 and 2026, is divided into three sections including: (1) Sources of Funds, (2) Uses of Funds, and (3) Annual Requirement Assessment. Any questions regarding this Report should be directed to:

Argus Growth Consultants, Ltd.
100 South Third Street
Columbus, Ohio 43215
(614) 227-2300

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SOURCES OF FUNDS

Principal and interest on the Bonds (the "Debt Service Charges") and Administrative Amounts (as hereinafter defined) of the Authority are secured by several sources including the Special Assessments and investment earnings on various funds held by the Trustee. Detailed descriptions of these revenue sources are included below.

Special Assessments

Pursuant to the Petition, annual Special Assessments have been levied on the property subject to the Petition for a period of twenty (20) years in amounts sufficient to pay Bond Service Charges and Administrative Amounts in the succeeding fiscal year. Based on calculations prepared by the Administrator, the Special Assessments may be reduced or abated to cause the Special Assessments to equal the Administrative Amounts and Bond Service Charges due in the year of collection, PLUS any then-existing deficiencies in Special Assessments Collected by the City, LESS any investment earnings in the Series 2021B PRF Account (as that term is defined in the Trust Indenture), as of June 1 in the year of the calculation, LESS any amounts that the Authority notifies the Administrator are available to pay Administrative Amounts and Bond Service Charges in the applicable year (the "Annual Required Assessment"). Under the Trust Indenture, the Special Assessments are transferred to the Trustee, and the Trustee is to deposit the Special Assessments into the Series 2021B Revenue Account of the Revenue Fund.

2025 Special Assessment: The City levied Special Assessments for collection in 2025 in the aggregate amount of $226,235.56. The County collected $125,067.35 with the first half 2025 property tax collection cycle and retained $5,955.59 of this amount as a collection fee. The remaining $119,111.76 was distributed by the County to the City and deposited by the City with the Trustee. The County collected $112,479.99 in the second half 2025 property tax collection cycle and retained $5,655.89 of this amount as a collection fee. The remaining $106,824.10 was distributed by the County to the City and deposited by the City with the Trustee.

2026 Special Assessment: The City levied Special Assessments for collection in 2026 in the aggregate amount of $226,360.21. The County collected $118,839.13 prior to the deadline for the payment of first half 2026 property taxes. The County retained $5,659.01 of the $118,839.13 collected and distributed the remaining $113,180.12 to the City. The City deposited $113,180.12 with the Trustee on April 30, 2026.

The County is expected to collect $118,839.13 prior to the deadline for payment of second half 2026 property taxes. The County is expected to retain $5,659.01 of this amount as its collection fee and deposit $113,180.12 with the City for transfer to the Trustee.

Bond Fund

Pursuant to the Trust Indenture, monies in the Series 2021B Interest Subaccount and the Series 2021B Principal Subaccount were pledged to the payment of Bond Service Charges on the Bonds.

Series 2021B Interest Subaccount

As of June 30, 2026, the balance in the Series 2021B Interest Subaccount was $20.88. As of June 30, 2026, $187,769.51 was transferred into the Series 2021B Interest Subaccount, and the Series 2021B Interest Subaccount accrued $97.72 in interest. The amounts on deposit in the Series 2021B Interest Subaccount were used to pay interest on the Bonds on December 1, 2025 ($40,608.50), to pay principal on the bonds on December 1, 2025 ($50,000.00), to pay interest on the Bonds on June 1, 2026 ($39,766.00), to pay principal on the bonds on June 1, 2026 ($55,000.00), and to pay the trustee fee ($2,500.00).

Table A
Series 2021B Interest Subaccount
2025 and 2026 Activity
(As June 30, 2026)

Beginning Balance as of June 30, 2025	$ 28.15
Transfer from the Revenue Fund	185,269.51
Transfer from the Administrative Exp. Fund	2,500.00
Investment Earnings	97.72
Payment of Trustee Fee	(2,500.00)
Payment of Principal on the Bonds	(105,000.00)
Payment of Interest on the Bonds	(80,374.50)
Balance as of June 30, 2026	$ 20.88

Series 2021B Principal Subaccount

As of June 30, 2025, the balance in the Series 2021B Principal Subaccount was $33.96. As of June 30, 2026, the Series 2021B Interest Subaccount accrued $4.19 in interest. From the amounts on deposit in the Series 2021B Principal Subaccount, $38.15 was transferred to the Series 2021B Interest Subaccount for the payment of principal on the Bonds.

Table B
Series 2021B Principal Subaccount
2025 and 2026 Activity
(As June 30, 2026)

Beginning Balance as of June 30, 2025	$ 33.96
Investment Earnings	4.19
Transfer to the Interest Subaccount	(38.15)
Balance as of June 30, 2026	$ 0.00

Reserve Fund

Series 2021B PRF Account in the Primary Reserve Fund

The Series 2021B PRF Account in of the Primary Reserve Fund was created and funded in the amount of $288,500.00 with the issuance of the Bonds. Following the initial deposit, the reserve requirement is equal to the ten percent (10%) of the sale proceeds of the Bonds (the "Reserve Requirement"), which for the Original Bonds was $288,500.00. The amount of the Reserve Requirement in the Series 2021B PRF Account is pledged to the payment of Bond Service Charges on the Bonds. Pursuant to the Trust Indenture, investment earnings on the Series 2021B PRF Account are retained in the Series 2021B PRF Account. After December 2^{nd} but prior to December 31^{st} of each year, the amount on deposit in the Series 2021B PRF Account that exceeds the Reserve Requirement is to be transferred to the Series 2021B Interest Subaccount or, if the amount already on deposit in the Series 2021B Interest Subaccount exceeds the amount of interest which will be due and payable on the Bonds in the next succeeding June 1^{st}, to the Series 2021B Principal Subaccount.

2026 Balance of the Series 2021B PRF Account in the Primary Reserve Fund: As of June 30, 2026, the Series 2021B PRF Account contains $337,130.57, which exceeds the Reserve Requirement by $48,630.57.

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USES OF FUNDS

Bond Service Charges

A copy of the debt service schedule for the Bonds is included as **Exhibit A** to this Report.

2025 Bond Service Charges: Bond Service Charges in 2025 on the Bonds include interest payments of $41,451.00 due on June 1st and $40,608.50 due on December 1st, and principal payments of $50,000.00 due on June 1st and $50,000.00 due on December 1st. The interest payments due on June 1, 2025 ($41,451.00) and on December 1, 2025 ($42,293.50) were paid from available monies in the Series 2021B Interest Subaccount. The principal payments due on June 1, 2025 ($50,000.00) and on December 1, 2025 ($50,000.00) were paid from available monies in the Series 2021B Interest Subaccount.

2026 Bond Service Charges: Bond Service Charges in 2026 on the Bonds include interest payments of $39,766.00 due on June 1st and $38,839.25 due on December 1st, and principal payments of $55,000.00 due on June 1st and $55,000.00 due on December 1st. The interest payment due on June 1, 2026 ($39,766.00) and the principal payment due on June 1, 2026 ($55,000.00) were paid from available monies in the Series 2021B Interest Subaccount. The interest payment due in December will be paid from available monies in the Series 2021B Interest Subaccount, and the principal payment due in December will be paid from available monies in the Series 2021B Principal Subaccount.

2027 Bond Service Charges: Bond Service Charges in 2027 include an interest payment of $37,912.50 due on June 1st, an interest payment of $36,985.75 due on December 1st, a principal payment of $55,000.00 due on June 1st, and a principal payment of $55,000.00 December 1st. Bond Service Charges in 2027 will be paid from the Special Assessments collected in 2027.

Administrative Amounts

Administrative Amounts, as defined in Trust Indenture, means that portion of the Financing Payments to be paid to the Issuer or the Trustee, as applicable, for the payment of their respective fees and any other amounts other than Required Amounts to be paid under the Cooperative Agreement and the Trust Agreement, including any amounts required to be deposited in the Rebate Fund and in any reimbursement of any other expenses incurred by the Issuer or the Trustee, including those to comply with continuing disclosure or rebate obligations pertaining to the Bonds.

Administrative Amounts are payable on each Interest Payment Date from money held by the Trustee in the Series 2021B Revenue Account.

2025 Administrative Amounts: The total Administrative Amounts for 2025 consisted of (i) the Reporting Agent Fee ($7,500.00) paid to the Incentive Review Group on January 26, 2025, for continuing disclosure services, (ii) the Administrator Fee ($7,500.00) paid to the Administrator on April 14, 2026, (iii) the Trustee Fee ($2,500.00) paid directly to the Trustee on December 23, 2025, and (iv) the Authority Fee ($12,175.00) paid to the Authority on April 14, 2026.

2026 Administrative Amounts: Pursuant to the 2025 Annual Administrator's Report, the total Administrative Amounts for 2026 were estimated as follows:

Table B
Budgeted Administrative Amounts
2026

Port Authority Fee (June 1, 2026)	$ 5,900.00
Port Authority Fee (December 1, 2026)	5,762.50
Reporting Agent Fee	7,500.00
Trustee Fee	2,500.00
Administrator Fee	7,500.00
Miscellaneous	5,000.00
Total	**$34,162.50**

2027 Administrative Amounts: The total Administrative Amounts for 2027 are estimated as follows:

Table C
Budgeted Administrative Expenses
2027

Port Authority Fee (June 1, 2027)	$ 5,625.00
Port Authority Fee (December 1, 2026)	5,487.50
Reporting Agent Fee	7,500.00
Trustee Fee	2,500.00
Administrator Fee	7,500.00
Miscellaneous	5,000.00
Total	**$33,612.50**

ANNUAL REQUIRED ASSESSMENT

The Annual Required Assessment is defined in the financing documents as "an amount equal to Bond Service Charges due in the year of collection, PLUS any then-existing deficiencies in Special Assessments Collected by the City, LESS any investment earnings in the Series 2021B PRF Account, as defined in the Supplemental Trust Indenture, as of June 1 in the year of the calculation, LESS any amounts that the Authority notifies the Administrator are available to pay Administrative Amounts and Bond Service Charges in the applicable year, including amounts available under Section 8 of the Supplemental Trust Indenture for the final Financing Payment Date on June 1, 2040." Definitions of Administrative Amounts and Bond Service Charges are as follows:

> "***Administrative Amounts***" means that portion of the Financing Payments representing fees and reasonable expenses of the Trustee, the Authority, the Administrator, and the Reporting Agent, and including the Authority Fees, the Trustee Fees, the Administrator Fees, Reporting Agent fees, and any amounts (other than the Bond Service Charges) required to be paid under this Agreement, including, but not limited to attorneys' fees, amounts expended by the Authority or the Trustee in pursuing remedies, and amounts expended in connection with the levy, collection, and transfer of the Assigned Special Assessments.

"Bond Service Charges" means, for any period or payable at any time, the principal of and premium, if any, and interest on the Bonds for that period or payable at that time whether due at maturity or upon acceleration or redemption.

Annual Required Assessment:

The Annual Required Assessments to be placed on the 2026 tax duplicate (collection in 2027) are shown in the table below. The applicable Bond Service Charges and Administrative Amounts are estimated to equal $346,512.50. The amounts available to pay the applicable Bond Service Charges are estimated to equal $290,221.72, resulting in an estimated deficit of $56,290.78.

Pursuant to Assessing Ordinance, the maximum amount of special assessments approved for collection in 2026 is $226,382.08. Further, the Assessing Ordinance authorizes the collection of Special Assessments through the first half of 2039. The Bonds do not mature until June 1, 2040. Therefore, there is a one year period between the last collection of the special assessments and the maturity of the Bonds. In order to secure sufficient revenue to pay Bond Service Charges and Administrative Amounts later in subsequent years, the Administrator has determined that the entire authorized amount for collection ($226,382.08) should be collected in 2027. As a result, Special Assessments in the amount of $226,382.08 need to be assessed in 2026 for collection in 2027.

Table D
Annual Required Assessment
2026 (Collection in 2027)

Bond Service Charges and Administrative Amounts	
Interest on Bonds – December 1, 2026	$ 38,839.25
Principal on Bonds – December 1, 2026	55,000.00
Interest on Bonds – June 1, 2027	37,912.50
Principal on Bonds – June 1, 2027	55,000.00
Interest on Bonds – December 1, 2027	36,985.75
Principal on Bonds – December 1, 2027	55,000.00
Outstanding Administrative Expenses, 2026	34,162.50
2027 Administrative Expenses	33,612.50
Total	**$346,512.50**
Amounts Available	
Series 2021B Interest Subaccount	$ 20.88
Series 2021B Principal Subaccount	0.00
Series 2021B Cost of Issuance and Administrative Expense Subaccount	14,584.79
Series 2021B Revenue Fund	113,805.36
Estimated Second Half 2026 Special Assessments for Deposit	113,180.12
Series 2021B PRF Account excess Above the Reserve Requirement	48,630.57
Total Annual Available Amounts	**$290,221.72**

Total Amounts Available – Bond Service Charges and Administrative Amounts	**$ (56,290.78)**
Additional Authorized Assessments Under the Assessing Ordinance	**$ 170,091.30**
Annual Required Assessment	**$ 226,382.08**

According to the records of the Warren County Auditor, the property subject to the Petition and the Special Assessments currently consists of the following parcels:

Table E
Parcels Subject to the Special Assessment

Parcel ID	Account Number	Current Owner	Acreage
11-05-128-006	5802155	17AC East of Senate, LLC	1.6505
11-05-205-001	5802174	17AC East of Senate LLC	2.3903
11-06-400-021	5802175	17AC East of Senate LLC	7.2000
11-06-377-014	5801443	Senate Hotel LP	1.7991
11-05-201-001	5802158	17AC East of Senate, LLC	0.7410
11-05-128-007	5802181	17AC East of Senate LLC	0.8526
11-05-201-003	5802182	Brooks 4K LLC	0.8188
11-05-600-009	5802156	City of Monroe, Ohio (Right-of-Way)	1.6732
Total			**17.1255**

According to the Petition:

"The Special Assessments will be apportioned to each Parcel based on the Apportionment Formula. We acknowledge that the Apportionment Formula apportions the Special Assessments among the Parcels based on the special benefits to be received by each Parcel in accordance with the laws of the State, and we agree that the Special Assessments shall be assessed upon the Parcels based on the Apportionment Formula."

Further, "upon the conveyance of any Parcel or subdivision thereof by the Petitioner to the City, the Special Assessments levied on the Parcel so subdivided shall no longer be levied on any new parcel comprised solely of land that is used for the Improvements and shall instead be levied entirely on that Parcel or those new Parcels created from the subdivision of such parcel that does not or do not, as the case may be, consist entirely of property upon which such Improvements shall be constructed. If more than one such Parcel subject to Special Assessments shall result from such subdivision, the Special Assessments shall be divided among the new Parcels."

As set forth in the Petition, "'Apportionment Formula' means, as applied to each Parcel, the proportion that the acreage of such Parcel bears to the total acreage of all Parcels to be assessed (which proportion shall be expressed as a fraction) multiplied by the Special Assessment. The Petitioners agree that the Apportionment Formula assesses each Parcel in proportion to the special benefits each Parcel receives from the Improvements, all in accordance with Chapter 727 of the Ohio Revised Code."

The Administrator has determined that the property subject to the Petition has been subdivided, and one parcel has been conveyed to the City for use as right-or-way. The parcels and acreage, which acreage excludes any open space and public right-of-way, are shown on Table E, below.

The amount of the Special Assessment per acre to be collected from all Net Acreage necessary to satisfy the Annual Required Assessment of $226,382.08 is approximately $14,650.38 per acre ($226,382.08 Annual Required / Assessment 15.4523 acres = $14,650.38 per acre). The City shall certify the following amounts to the Warren County Auditor pursuant to Section 2.4(b) of the Cooperative Agreement:

Table F
Special Assessments for Certification

Parcel ID	Account Number	Current Owner	Acreage	Special Assessment
11-05-128-006	5802155	17AC East of Senate, LLC	1.6505	$ 24,180.46
11-05-205-001	5802174	17AC East of Senate, LLC	2.3903	35,018.81
11-06-400-021	5802175	17AC East of Senate, LLC	7.2000	105,482.74
11-06-377-014	5801443	Senate Hotel LP	1.7991	26,357.50
11-05-201-001	5802158	17AC East of Senate, LLC	0.7410	10,855.93
11-05-128-007	5802181	17AC East of Senate LLC	0.8526	12,490.91
11-05-201-003	5802182	Brooks 4K LLC	0.8188	11,995.73
Total			**15.4523**	$226,382.08

EXHIBIT A

$2,885,000
WARREN COUNTY PORT AUTHORITY
DEVELOPMENT REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2021B
(MONROE SPECIAL ASSESSMENT PROJECT)
DATED MARCH 31, 2021

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
6/1/2021	$ 90,000	3.370%	$ 16,474.15	$ 106,474.15	
12/1/2021	45,000	3.370%	47,095.75	92,095.75	$ 198,569.90
6/1/2022	45,000	3.370%	46,337.50	91,337.50	
12/1/2022	45,000	3.370%	45,579.25	90,579.25	181,916.75
6/1/2023	50,000	3.370%	44,821.00	94,821.00	
12/1/2023	50,000	3.370%	43,978.50	93,978.50	188,799.50
6/1/2024	50,000	3.370%	43,136.00	93,136.00	
12/1/2024	50,000	3.370%	42,293.50	92,293.50	185,429.50
6/1/2025	50,000	3.370%	41,451.00	91,451.00	
12/1/2025	50,000	3.370%	40,608.50	90,608.50	182,059.50
6/1/2026	55,000	3.370%	39,766.00	94,766.00	
12/1/2026	55,000	3.370%	38,839.25	93,839.25	188,605.25
6/1/2027	55,000	3.370%	37,912.50	92,912.50	
12/1/2027	55,000	3.370%	36,985.75	91,985.75	184,898.25
6/1/2028	60,000	3.370%	36,059.00	96,059.00	
12/1/2028	55,000	3.370%	35,048.00	90,048.00	186,107.00
6/1/2029	65,000	3.370%	34,121.25	99,121.25	
12/1/2029	65,000	3.370%	33,026.00	98,026.00	197,147.25
6/1/2030	60,000	3.370%	31,930.75	91,930.75	
12/1/2030	65,000	3.370%	30,919.75	95,919.75	187,850.50
6/1/2031	65,000	3.370%	29,824.50	94,824.50	
12/1/2031	70,000	3.370%	28,729.25	98,729.25	193,553.75
6/1/2032	65,000	3.370%	27,549.75	92,549.75	
12/1/2032	70,000	3.370%	26,454.50	96,454.50	189,004.25
6/1/2033	70,000	3.370%	25,275.00	95,275.00	
12/1/2033	75,000	3.370%	24,095.50	99,095.50	194,370.50
6/1/2034	70,000	3.370%	22,831.75	92,831.75	
12/1/2034	75,000	3.370%	21,652.25	96,652.25	189,484.00
6/1/2035	75,000	3.370%	20,388.50	95,388.50	
12/1/2035	75,000	3.370%	19,124.75	94,124.75	189,513.25
6/1/2036	80,000	3.370%	17,861.00	97,861.00	
12/1/2036	80,000	3.370%	16,513.00	96,513.00	194,374.00
6/1/2037	80,000	3.370%	15,165.00	95,165.00	
12/1/2037	85,000	3.370%	13,817.00	98,817.00	193,982.00
6/1/2038	85,000	3.370%	12,384.75	97,384.75	
12/1/2038	85,000	3.370%	10,952.50	95,952.50	193,337.25
6/1/2039	90,000	3.370%	9,520.25	99,520.25	
12/1/2039	240,000	3.370%	8,003.75	248,003.75	347,524.00
6/1/2040	235,000	3.370%	3,959.75	238,959.75	238,959.75
	$ 2,885,000.00		$1,120,486.15	$4,005,486.15	$4,005,486.15

Exhibit “A” E Ord No. 2019-21

EXHIBIT A

$2,685,000
WARREN COUNTY PORT AUTHORITY
DEVELOPMENT REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2018D
(MONROE SPECIAL ASSESSMENT PROJECT)
DATED NOVEMBER 9, 2018

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
12/1/2018					
6/1/2019			$ 71,562.71	$ 71,562.71	
12/1/2019			63,768.75	63,768.75	$ 135,331.46
6/1/2020			63,768.75	63,768.75	
12/1/2020	$ 25,000	4.750%	63,768.75	88,768.75	152,537.50
6/1/2021	45,000	4.750%	63,175.00	108,175.00	
12/1/2021	30,000	4.750%	62,106.25	92,106.25	200,281.25
6/1/2022	45,000	4.750%	61,393.75	106,393.75	
12/1/2022	30,000	4.750%	60,325.00	90,325.00	196,718.75
6/1/2023	50,000	4.750%	59,612.50	109,612.50	
12/1/2023	30,000	4.750%	58,425.00	88,425.00	198,037.50
6/1/2024	50,000	4.750%	57,712.50	107,712.50	
12/1/2024	35,000	4.750%	56,525.00	91,525.00	199,237.50
6/1/2025	55,000	4.750%	55,693.75	110,693.75	
12/1/2025	35,000	4.750%	54,387.50	89,387.50	200,081.25
6/1/2026	55,000	4.750%	53,556.25	108,556.25	
12/1/2026	40,000	4.750%	52,250.00	92,250.00	200,806.25
6/1/2027	55,000	4.750%	51,300.00	106,300.00	
12/1/2027	40,000	4.750%	49,993.75	89,993.75	196,293.75
6/1/2028	60,000	4.750%	49,043.75	109,043.75	
12/1/2028	45,000	4.750%	47,618.75	92,618.75	201,662.50
6/1/2029	65,000	4.750%	46,550.00	111,550.00	
12/1/2029	45,000	4.750%	45,006.25	90,006.25	201,556.25
6/1/2030	65,000	4.750%	43,937.50	108,937.50	
12/1/2030	50,000	4.750%	42,393.75	92,393.75	201,331.25
6/1/2031	70,000	4.750%	41,206.25	111,206.25	
12/1/2031	55,000	4.750%	39,543.75	94,543.75	205,750.00
6/1/2032	70,000	4.750%	38,237.50	108,237.50	
12/1/2032	55,000	4.750%	36,575.00	91,575.00	199,812.50
6/1/2033	75,000	4.750%	35,268.75	110,268.75	
12/1/2033	60,000	4.750%	33,487.50	93,487.50	203,756.25
6/1/2034	80,000	4.750%	32,062.50	112,062.50	
12/1/2034	65,000	4.750%	30,162.50	95,162.50	207,225.00
6/1/2035	80,000	4.750%	28,618.75	108,618.75	
12/1/2035	70,000	4.750%	26,718.75	96,718.75	205,337.50
6/1/2036	85,000	4.750%	25,056.25	110,056.25	
12/1/2036	70,000	4.750%	23,037.50	93,037.50	203,093.75
6/1/2037	90,000	4.750%	21,375.00	111,375.00	
12/1/2037	75,000	4.750%	19,237.50	94,237.50	205,612.50
6/1/2038	95,000	4.750%	17,456.25	112,456.25	
12/1/2038	80,000	4.750%	15,200.00	95,200.00	207,656.25
6/1/2039	100,000	4.750%	13,300.00	113,300.00	
12/1/2039	85,000	4.750%	10,925.00	95,925.00	209,225.00
6/1/2040	375,000	4.750%	8,906.25	383,906.25	383,906.25
Total	$2,685,000.00		$1,830,250.21	$ 4,515,250.21	$ 4,515,250.21

EMERGENCY ORDINANCE NO. 2026-24

AN ORDINANCE DETERMINING TO ADJUST SPECIAL ASSESSMENTS LEVIED FOR THE PURPOSE OF CONSTRUCTING CERTAIN IMPROVEMENTS AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to a petition filed by the owners of the benefited properties, dated July 21, 2008, ("Petition") this City Council ("Council") of the City of Monroe ("City"), Butler and Warren Counties, Ohio by Resolution No. 69-2008 adopted August 12, 2008, has declared the necessity of acquiring and constructing the improvements described in such Resolution and has adopted the assessments with respect to such improvements prepared and filed with the Clerk of Council and by Ordinance No. 2008-34 adopted on August 12, 2008, determined to proceed with said improvements; and

WHEREAS, in accordance with the Petition, the improvements identified in such Ordinance (hereinafter called the "Improvements") have been acquired and constructed on behalf of the City and in cooperation with the Warren County Port Authority ("Port Authority"); and

WHEREAS, the City has pursuant to Chapter 727 of the Ohio Revised Code authorized the assessments be levied and collected for the Improvements; and

WHEREAS, this Council by Ordinance No. 2008-35 adopted August 12, 2008 levied special assessments against benefited properties and certified said assessments to the Warren County Auditor for collection; and

WHEREAS, the Tax Increment Service and Cooperative Agreement entered into by and among the City, the property owners and the Port Authority (the "Cooperative Agreement"), dated March 1, 2008 requires the assessments to be adjusted by the amount of service payments in lieu of taxes collected pursuant to Section 5709.42 of the Ohio Revised code and the Cooperative Agreement; and

WHEREAS, the City has received the report of the Administrator, as defined in the Cooperative Agreement, detailing the amount of service payments in lieu of taxes and other funds to be available during 2026 and 2027 for the purpose of making debt service payments and indicating the amount by which the special assessments to be collected should be adjusted for the 2027 collection year.

WHEREAS, this Council determines that the assessments previously levied should be adjusted.

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

SECTION 1: That the assessments of the cost and expense of the Improvements plus Administrative Expenses, which were previously certified by this Council to the Warren County Auditor's Office in the amounts as set forth in Exhibit "A" attached hereto, shall be adjusted and shall be levied and collected for collection year 2027 in the amounts set forth on Exhibit "B" attached hereto.

SECTION 2: The Clerk of Council is hereby directed to deliver a certified copy of this Ordinance to the Warren County Auditor after its adoption.

SECTION 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4: That this measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that the immediate adoption of said Ordinance is necessary for the orderly reduction of the assessments; therefore, this measure shall be in full force and effect from and immediately after its adoption.

PASSED: ____________________________

ATTEST: APPROVED:

_____________________________________ Clerk of Council

_____________________________________ Mayor

25912940v1

Exhibit “A” E. Ord. No. 2026-24

Warren County Port Authority

VH Monroe Project - $19,000,000 VH Monroe Total Special Assessments

Dated: August 1, 2008

Net Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2008	-	-	435,416.67	435,416.67
12/01/2009	305,000.00	6.875%	1,306,250.00	1,611,250.00
12/01/2010	325,000.00	6.875%	1,285,281.26	1,610,281.26
12/01/2011	350,000.00	6.875%	1,262,937.50	1,612,937.50
12/01/2012	375,000.00	6.875%	1,238,875.00	1,613,875.00
12/01/2013	400,000.00	6.875%	1,213,093.76	1,613,093.76
12/01/2014	425,000.00	6.875%	1,185,593.76	1,610,593.76
12/01/2015	455,000.00	6.875%	1,156,375.00	1,611,375.00
12/01/2016	490,000.00	6.875%	1,125,093.76	1,615,093.76
12/01/2017	520,000.00	6.875%	1,091,406.26	1,611,406.26
12/01/2018	555,000.00	6.875%	1,055,656.26	1,610,656.26
12/01/2019	595,000.00	6.875%	1,017,500.00	1,612,500.00
12/01/2020	635,000.00	6.875%	976,593.76	1,611,593.76
12/01/2021	680,000.00	6.875%	932,937.50	1,612,937.50
12/01/2022	725,000.00	6.875%	886,187.50	1,611,187.50
12/01/2023	775,000.00	6.875%	836,343.76	1,611,343.76
12/01/2024	830,000.00	6.875%	783,062.50	1,613,062.50
12/01/2025	885,000.00	6.875%	726,000.00	1,611,000.00
12/01/2026	950,000.00	6.875%	665,156.26	1,615,156.26
12/01/2027	1,015,000.00	6.875%	599,843.76	1,614,843.76
12/01/2028	1,080,000.00	6.875%	530,062.50	1,610,062.50
12/01/2029	1,155,000.00	6.875%	455,812.50	1,610,812.50
12/01/2030	1,235,000.00	6.875%	376,406.26	1,611,406.26
12/01/2031	1,320,000.00	6.875%	291,500.00	1,611,500.00
12/01/2032	1,410,000.00	6.875%	200,750.00	1,610,750.00
12/01/2033	1,510,000.00	6.875%	103,812.50	1,613,812.50
Total	$19,000,000.00	-	$21,737,948.03	$40,737,948.03

Warren County Port Authority

VH Monroe Project - $19,000,000 VH Monroe Total Special Assessments

Dated: August 1, 2008

Expense Summary

DATE	Warren County Port	Argus Administrator Fee	US Bank	TOTAL
12/01/2008	31,666.67	15,615.00	2,000.00	49,281.67
12/01/2009	95,000.00	16,255.00	2,000.00	113,255.00
12/01/2010	93,475.00	16,922.00	2,000.00	112,397.00
12/01/2011	91,850.00	17,615.00	2,000.00	111,465.00
12/01/2012	90,100.00	18,338.00	2,000.00	110,438.00
12/01/2013	88,225.00	19,090.00	2,000.00	109,315.00
12/01/2014	86,225.00	19,872.00	2,000.00	108,097.00
12/01/2015	84,100.00	20,687.00	2,000.00	106,787.00
12/01/2016	81,825.00	21,535.00	2,000.00	105,360.00
12/01/2017	79,375.00	22,418.00	2,000.00	103,793.00
12/01/2018	76,775.00	23,337.00	2,000.00	102,112.00
12/01/2019	74,000.00	24,294.00	2,000.00	100,294.00
12/01/2020	71,025.00	25,290.00	2,000.00	98,315.00
12/01/2021	67,850.00	26,327.00	2,000.00	96,177.00
12/01/2022	64,450.00	27,406.00	2,000.00	93,856.00
12/01/2023	60,825.00	28,530.00	2,000.00	91,355.00
12/01/2024	56,950.00	29,700.00	2,000.00	88,650.00
12/01/2025	52,800.00	30,918.00	2,000.00	85,718.00
12/01/2026	48,375.00	32,185.00	2,000.00	82,560.00
12/01/2027	43,625.00	33,505.00	2,000.00	79,130.00
12/01/2028	38,550.00	34,878.00	2,000.00	75,428.00
12/01/2029	33,150.00	36,308.00	2,000.00	71,458.00
12/01/2030	27,375.00	37,797.00	2,000.00	67,172.00
12/01/2031	21,200.00	39,347.00	2,000.00	62,547.00
12/01/2032	14,600.00	40,960.00	2,000.00	57,560.00
12/01/2033	7,550.00	42,639.00	2,000.00	52,189.00
Total	**$1,580,941.67**	**$701,768.00**	**$52,000.00**	**$2,334,789.67**

Exhibit "B" E. Ord. No. 2026-24

Special Assessments per acre to be collected from all Net Acreage necessary to satisfy the Annual Required Assessment of $165,107.06 is approximately $457.14 per acre ($165,107.06 Annual Required Assessment / 361.17290 acres = $457.14 per acre).

Parcel ID	Account Number	Current Owner	Acreage	Special Assessment
11-05-400-021	5900878	Duke Energy Ohio Inc.	2.997	$ 1,370.05
11-04-200-008	5900896	MREIC Monroe OH LLC	22.4063	10,242.85
11-05-200-020	5802051	ProLogis-A5 OH III LLC	56.047	25,621.40
11-05-300-021	5900913	Lex PN Cincy II LLC	68.5176	31,322.23
11-05-400-035	5900911	Lex PN Cincy III LLC	44.5433	20,362.58
11-04-200-009	5900898	BCIF Park North Logistics Center LLC	51.1947	23,403.21
11-05-400-034	5802135	Granite (Park North 4) LLC	42.603	19,475.59
11-05-300-021	5802144	Lex PN Cincy II LLC	6.5564	2,997.20
11-05-400-035	5802143	Lex PN Cincy III LLC	10.9846	5,021.52
11-05-300-022	5802145	Lex PN Cincy I LLC	8.083	3,695.07
11-05-200-033	5802091	Granite (Park North 2) LLC	33.782	15,443.15
11-05-200-034	5802092	Lex PN Cincy IV LLC	13.458	6,152.21
Total			**361.1729**	**$165,107.06**

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$10,740,000
WARREN COUNTY PORT AUTHORITY
SPECIAL OBLIGATION DEVELOPMENT
REVENUE REFUNDING BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2018F
(CORRIDOR 75 PARK REFUNDING PROJECT)
DATED DECEMBER 18, 2018

$2,195,000
WARREN COUNTY PORT AUTHORITY
SPECIAL OBLIGATION DEVELOPMENT
REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2022B
(CORRIDOR 75 PARK PROJECT)
DATED SEPTEMBER 14, 2022

ANNUAL ADMINISTRATOR'S REPORT

August 11, 2026

Prepared By:

Argus Growth Consultants, Ltd.

100 South Third Street
Columbus, Ohio 43215
614.227.2300

INTRODUCTION

The Warren County Port Authority (the "Authority") issued its $10,000,000 Special Obligation Development Revenue Bonds, Series 2008A (Corridor 75 Park Project) (the "Original Bonds") on September 24, 2008 pursuant to the financing documents including: (a) a Master Trust Agreement dated as of March 1, 2008 (the "Original Trust Agreement"), between the Authority and U.S. Bank National Association, as trustee (the "Prior Trustee"), as supplemented by a Second Supplemental Trust Agreement dated as of September 24, 2008 (the "Second Supplement") and by a Third Supplemental Trust Agreement dated as of October 1, 2008 (the "Third Supplement"), and (b) a Tax Increment Service and Cooperative Agreement dated as of March 1, 2008 (the "Original Cooperative Agreement"), between the Authority, the City of Monroe` (the "City") and VH Monroe, LLC (the "Original Developer").

The Original Bonds were issued for the purpose of financing certain public infrastructure improvements to meet additional demand by future real estate developments on the available public infrastructure in the City, including certain private improvements (the "Development") undertaken by the Developer, at the southeast quadrant of the I-75/SR 63 interchange (the "Development Site").

The Authority issued its $11,185,000 Special Obligation Development Revenue Refunding Bonds, Series 2017 (Corridor 75 Park Project) (the "Prior Bonds") on November 8, 2017 pursuant to the financing documents including a Fourth Supplemental Trust Agreement dated as of November 1, 2017 (the "Fourth Supplement" and together with the Original Trust Agreement, the First Supplement, the Second Supplement, and the Third Supplement, the "Prior Trust Agreement") between the Authority and the Prior Trustee. The Prior Bonds were issued for the purpose of advance refunding the Original Bonds.

The Authority issued is $10,740,000 Special Obligation Development Revenue Refunding Bonds (Ohio Communities Accelerator Fund) Series 2018F (Corridor 75 Park Refunding Project) (the "Series 2018F Bonds") on December 18, 2018 pursuant to the financing documents including a Trust Indenture dated as of June 1, 2018 (the "Master Trust Indenture"), between the Authority and The Huntington National Bank, as trustee (the "Trustee"), as supplemented by the Seventh Supplemental Trust Indenture dated as of December 1, 2018 (together with the Master Trust Indenture, the "Series 2018F Trust Indenture") between the Authority and the Trustee. The Series 2018F Bonds were issued to refund the Prior Bonds.

The Series 2018F Bonds are special, limited obligations of the Authority, which are payable solely from (a) tax increment revenues to be collected by the City other than the portion of the service payments pledged to the Monroe Local School District as School District Compensation Payments (as that term is defined in the Cooperative Agreement) (the "Service Payments"); (b) special assessments (the "Special Assessments") to be levied by the City to the extent the Service Payments are expected to be insufficient to cover the debt service and administrative expenses on the Bonds; and (c) monies in certain funds and accounts held by the Trustee.

The Authority issued its $2,195,000 Special Obligation Development Revenue Bonds (Ohio Communities Accelerator Fund), Series 2022B (Corridor 75 Park Project) (the "Series 2022B Bonds" and, together with the Series 2018F Bonds, the "Bonds") on September 14, 2022 pursuant to the financing documents including the Master Trust Indenture, as supplemented by the Twenty-Fourth Supplemental Trust Indenture dated as of July 1, 2022, between the Authority and the Trustee, and the

Twenty-Fifth Supplemental Trust Indenture dated as of September 1, 2022, between the Authority and the Trustee (collectively with the Master Trust Indenture, the "Series 2022B Trust Indenture"). The Series 2022B Bonds were issued to pay certain costs of the construction of a right-turn deceleration lane on eastbound State Route 63 and related sidewalk improvements (the "Series 2022B Project").

The Series 2022B Bonds are special, limited obligations of the Authority, which are payable solely from (a) the Special Assessments to be levied by the City and (b) monies in certain funds and accounts held by the Trustee. The use of proceeds of the Series 2022B Bonds to pay the costs of the Series 2022B Project and the use of the Special Assessments to repay the Series 2022B Bonds are set out in the First Amendment to Tax Increment Service and Cooperative Agreement dated as of September 1, 2022 (the "First Amendment to Cooperative Agreement" and, together with the Original Cooperative Agreement, the "Cooperative Agreement") among the Authority, the City, and Park North Master Development, LLC (the "Developer"), as the successor in interest to the Original Developer.

Argus Growth Consultants, Ltd. ("Argus") has been appointed by the Authority to carry out the duties of administrator (the "Administrator") under the Administration Agreement dated as of March 1, 2008 (the "Administration Agreement"), between the Authority, Argus and the Trustee, as the successor trustee. In its role as Administrator, Argus is required to prepare and submit to the Authority and the Trustee an annual report (the "Report") identifying all payments expected to be made in the upcoming fiscal year (January 1 through December 31), detailing the sources of revenue for such payments, and calculating the Annual Required Assessments (as defined herein) to be levied by the City for collection in the upcoming fiscal year. The Report, which includes all required information for both 2025 and 2026, is divided into three sections including: (1) Sources of Funds, (2) Uses of Funds, and (3) Annual Requirement Assessments. Any questions regarding this Report should be directed to:

Argus Growth Consultants, Ltd.
100 South Third Street
Columbus, Ohio 43215
(614) 227-2300

SOURCES OF FUNDS

Principal and interest on the Series 2018F Bonds (the "Series 2018F Debt Service Charges") and Series 2018F Administrative Amounts (as hereinafter defined) of the Authority are secured by several sources including the Service Payments, the Special Assessments, and investment earnings on various funds held by the Trustee for the Series 2018F Bonds. Principal and interest on the Series 2022B Bonds (the "Series 2022B Debt Service Charges" and, together with the Series 2018F Debt Service Charges, the "Debt Service Charges") and Series 2022B Administrative Amounts (as hereinafter defined) of the Authority are secured by the Special Assessments and investment earnings on various funds held by the Trustee for the Series 2022B Bonds. Detailed descriptions of these revenue sources are included below.

Service Payments

Pursuant to the Cooperative Agreement, the Developer and subsequent owners of the Development Site make Service Payments to the City in amounts equal to the real property taxes the Developer and subsequent owners of the Development Site would have paid on the improvements to the Development Site had the improvements not been exempt from taxation. Under the Series 2018F Trust Indenture, the Service Payments are transferred to the Trustee, and the Trustee is to deposit the Service Payments in the Series 2018F Revenue Account of the Revenue Fund.

2026 Service Payments: According to the City, Service Payments in the amount of $905,001.31 (net of County Auditor fees) were collected in the first half settlement of 2026. For the first half settlement of 2026, the School District compensation payment was $407,250.59. The remaining amount ($497,750.72) was transferred to the Trustee pursuant to the Series 2018F Trust Indenture. The Trustee deposited the Service Payments in the Series 2018F Revenue Account of the Revenue Fund.

The second half settlement of 2026 has not yet occurred. It is estimated that Service Payments of $776,533.30 (net of County Auditor fees) will be collected, and a compensation payment of $349,439.99 will be made to the School District, in the second half settlement of 2026. Consequently, it is estimated that an additional $427,093.32 will be deposited in the Series 2018F Revenue Account of the Revenue Fund in 2026.

2027 Service Payments: Pursuant to the financing documents for the Series 2018F Bonds, Annual Projected Service Payments means the amount of Service Payments estimated by the Administrator (assuming that existing levies will expire as scheduled, unless a renewal or replacement levy has been approved by the electorate of the applicable taxing jurisdiction, and assuming further that the properties from which Service Payments will be derived will be valued at the assessed value of the properties most recently estimated or determined, if no more recent estimates exist, by the Warren County Auditor) to be received by the City.

By the first day of October of the year prior to taxes being collected, the Warren County Auditor must prepare the final tax list, which assigns the true value of the parcels within the TIF district. The estimated true value of the taxable property in the TIF district as of January 1, 2026 has not yet been set by the County Auditor. Therefore, for purposes of estimating the Annual Projected Service Payments to be collected in 2027, we are assuming that the true value for the incremental value of properties in the TIF district in tax year 2026 remain at the values set in tax year 2025 ($28,867,461.00).

It is estimated that Service Payments to be collected in 2027 will be $1,591,163.62 as follows, with Table A-1 showing estimated Service Payments for Warren County Tax District 58 and Table A-2 showing estimated Service Payments for Warren County Tax District 59:

Table A-1
Estimated Service Payments
to be Collected in 2027 (Tax District 58)

Market Value	$76,501,030.00
Assessed Value (35% of Market Value)	$26,775,360.50
Commercial/Industrial Effective Millage Rate	55.116152
Service Payment to be Collected (Full Year)	**$1,475,754.84**

Table A-2
Estimated Service Payments
to be Collected in 2027 (Tax District 59)

Market Value	$5,977,430.00
Assessed Value (35% of Market Value)	$2,092,100.50
Commercial/Industrial Effective Millage Rate	55.164072
Service Payment to be Collected (Full Year)	**$115,408.78**

After deduction of estimated County Auditor fees ($22,537.23) and the 45% compensation payment to the School District ($705,881.88), it is estimated that **$862,744.52** will remain available for Debt Service Charges on the Bonds and Administrative Expenses.

Special Assessments

Pursuant to a petition filed by the Original Developer with the City (the "Petition"), annual Special Assessments have been levied on all property within the Development Site for a period of twenty-seven (27) years in amounts sufficient to pay Debt Service Charges and Administrative Expenses (as hereinafter defined) in the succeeding fiscal year. Based on calculations prepared by the Administrator, the Special Assessments may be reduced or abated to the extent that Service Payments and other revenues cover all or a portion of the Series 2018F Debt Service Charges and Series 2018F Administrative Expenses for the succeeding fiscal year (the "Annual Required Assessments"). Under the Cooperative Agreement, the Series 2018F Trust Indenture, and the Series 2022B Trust Indenture, the Special Assessments are transferred to the Trustee, and the Trustee is to deposit the Special Assessments into the Series 2018F Revenue Account of the Revenue Fund and the Series 2022B Revenue Account of the Revenue Fund, as appropriate.

2025 Special Assessment: The Administrator calculated that the Annual Required Assessments to be placed on the 2024 tax duplicate for collection in 2025 was $1,111,024.48. Special Assessments in the amount of $1,111,024.53 were collected in 2025. This amount was transferred to the Trustee pursuant to the Series 2018F Trust Agreement. The Trustee deposited the Special Assessments received for the first half of 2025 and the second half of 2025 in the Series 2018F Revenue Account of the Revenue Fund. The deposit from the second half of 2025 is shown in Table A-3 below.

2026 Special Assessment: The Administrator calculated that the Annual Required Assessments to be placed on the 2024 tax duplicate for collection in 2025 were $291,191.04. According to the City, Special Assessments in the amount of $146,803.65 were collected in the first half settlement of 2026. The Trustee deposited the Special Assessments received for the first half of 2026 in the Series 2018F Revenue Account of the Revenue Fund, which is shown on Table A-3 below, in accordance with the Series 2018F Trust Indenture.

The second half settlement has not yet occurred. It is estimated based on the County Auditor's collection data and the total amount of Special Assessments levied for collection in 2026 that **$144,387.37** of Special Assessments will be collected in the second half of 2026.

Revenue Fund

Series 2018F Revenue Account

The Series 2018F Revenue Account was created under the Series 2018F Trust Agreement as part of the issuance of the Series 2018F Bonds. On June 30, 2025, the balance of the Series 2018F Revenue Account was $614,684.83. As of June 30, 2026, $1,092,879.22 was deposited into the Series 2018F Revenue Account. In addition, the Series 2018F Revenue Account accrued $17,206.61 in interest between June 30, 2025, and June 30, 2026. From the amounts available in the Series 2018F Revenue Account, $905,318.41 was transferred to the Series 2018F Interest Subaccount, $75,838.47 was transferred to the Series 2018F Administrative Expense Account, 103,633.07 was transferred to the Series 2022B Revenue Account, and $227,349.55 was transferred to the Series 2022B Interest Account. Therefore, the balance in the Series 2018F Revenue Account as of June 30, 2026, was **$412,631.16**.

Table A-3
Series 2018F Revenue Account
(As June 30, 2026)

Balance as of June 30, 2025	$ 614,684.83
Second Half 2025 Settlement (Service Payments)	395,172.93
Second Half 2025 Settlement (Special Assessments)	550,902.64
First Half 2026 Settlement (Special Assessments)	146,803.65
Transfer to Series 2018F Interest Subacct.	(905,318.41)
Transfer to Series 2022B Interest Account	(227,349.55)
Transfer to Series 2022B Revenue Account	(103,633.07)
Transfer to Series 2018F Admin. Exp. Account	(75,838.47)
Investment Earnings	17,206.61
Balance as of June 30, 2026	$ 412,631.16

Series 2022B Revenue Account

The Series 2022B Revenue Account was created under the Series 2022B Trust Agreement as part of the issuance of the Series 2022B Bonds. On June 30, 2025, the balance of the Series 2022B Revenue Account was $75,902.52. As of June 30, 2026, $601,383.79 was deposited into the Series 2022B Revenue Account. In addition, the Series 2022B Revenue Account accrued $3,961.87 in interest between June 30, 2025, and June 30, 2026. From the amounts available in the Series 2022B

Revenue Account, $17,050.00 was used to pay administrative expenses. Therefore, the balance in the Series 2022B Revenue Account as of June 30, 2026, was **$664,198.18**.

Table A-4
Series 2022B Revenue Account
(As June 30, 2026)

Balance as of June 30, 2025	$ 75,902.52
First Half 2026 Settlement (Service Payments)	497,750.72
Transfer from Series 2018F Revenue Account	103,633.07
Payment of Administrative Expenses	(17,050.00)
Investment Earnings	3,961.87
Balance as of June 30, 2025	$ 664,198.18

Revenue Accounts Required Transfers

The first half 2026 service payments in the amount of $497,750.72 were deposited in the Series 2022B Revenue Account. The service payments are not pledged to the Series 2022B Bonds. Therefore, the first half 2026 service payments in the amount of $497,750.72 should be transferred from the Series 2022B Account to the Series 2018F Revenue Account.

The first half 2026 special assessments in the amount of $146,803.65 were deposited in the Series 2018F Revenue Account. The special assessments were levied for collection in 2026 for the payment of the Series 2022B Bonds. On May 28, 2026, $117,871.70 was transferred from the Series 2018F Revenue Account to the Series 2022B Revenue Account. Therefore, the remaining first half 2026 special assessments in the amount of $28,931.95 should be transferred from the Series 2018F Revenue Account to the Series 2022B Revenue Account.

Bond Fund

Pursuant to the Series 2018F Trust Indenture, monies in the Series 2018F Interest Subaccount and the Series 2018F Principal Subaccount were pledged to the payment of Series 2018F Debt Service Charges. Pursuant to the Series 2022B Trust Indenture, monies in the Series 2022B Interest Subaccount and the Series 2022B Principal Subaccount will be pledged to the payment of Series 2022B Debt Service Charges.

Series 2018F Interest Subaccount

The Series 2018F Interest Subaccount was created under the Series 2018F Trust Agreement as part of the issuance of the Series 2018F Bonds. On June 30, 2025, the balance of the Series 2018F Interest Subaccount was $56.53. As of June 30, 2026, $907,318.41 was transferred into the Series 2018F Interest Subaccount. In addition, the Series 2018F Interest Subaccount accrued $856.27 in interest between June 30, 2025, and June 30, 2026. From the amounts available in the Series 2018F Interest Subaccount, $286,200.00 was used to pay interest on the Series 2018F Bonds, $620,000.00 was used to pay Principal on the Series 2018F Bonds, and $2,000.00 was used to pay administrative expenses on the Series 2018F Bonds. Therefore, the balance in the Series 2018F Interest Subaccount as of June 30, 2026, was **$31.21**.

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Table A-5
Series 2018F Interest Subaccount Activity
(As June 30, 2026)

Beginning Balance (as of June 30, 2025)	$ 56.53
Transfer from the Series 2018F Revenue Account	905,318.41
Transfer from the Series 2018F Admin. Exp. Acct.	2,000.00
Payment of Interest on the Bonds	(286,200.00)
Payment of Principal on the Bonds	(620,000.00)
Payment of Administrative Expenses	(2,000.00)
Investment Earnings	856.27
Balance as of June 30, 2026	$ 31.21

Series 2018F Principal Subaccount

The Series 2018F Principal Subaccount was created under the Series 2018F Trust Agreement as part of the issuance of the Series 2018F Bonds. On June 30, 2025, the balance of the Series 2018F Principal Subaccount was $540.73. As of June 30, 2026, the Series 2018F Principal Subaccount accrued $550.27 in interest between June 30, 2025, and June 30, 2026. Therefore, the balance in the Series 2018F Principal Subaccount as of June 30, 2025, was **$1,091.00**.

Table A-6
Series 2018F Principal Subaccount Activity
(As of June 30, 2026)

Beginning Balance (as of June 30, 2025)	$ 540.73
Investment Earnings	550.27
Balance as of June 30, 2026	$1,091.00

Series 2022B Interest Subaccount

The Series 2022B Interest Subaccount was created under the Series 2022B Trust Agreement as part of the issuance of the Series 2022B Bonds. On June 30, 2025, the balance of the Series 2022B Interest Subaccount was $43.94. As of June 30, 2026, $229,849.66 was transferred into the Series 2022B Interest Subaccount. In addition, the Series 2022B Interest Subaccount accrued $151.18 in interest between June 30, 2025, and June 30, 2026. From the amounts available in the Series 2022B Interest Subaccount, $87,518.75 was used to pay interest on the Series 2022B Bonds, $140,000.00 was used to pay Principal on the Series 2022B Bonds, and $2,500.00 was used to pay administrative expenses on the Series 2022B Bonds. Therefore, the balance in the Series 2022B Interest Subaccount as of June 30, 2026, was **$26.03**.

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Table A-7
Series 2022B Interest Subaccount Activity
(As June 30, 2026)

Beginning Balance (as of June 30, 2025)	$	43.94
Transfer from the Series 2018F Revenue Subacct.		227,349.55
Transfer from the Series 2022B Revenue Subacct.		2,500.00
Transfer from the Series 2022B Cap. Int. Acct.		0.11
Payment of Interest on the Bonds		(87,518.75)
Payment of Principal on the Bonds		(140,000.00)
Payment of Administrative Expenses		(2,500.00)
Investment Earnings		151.18
Balance as of June 30, 2026	$	26.03

Series 2022B Principal Subaccount

The Series 2022B Principal Subaccount was created under the Series 2022B Trust Agreement as part of the issuance of the Series 2022B Bonds. From the creation of the Series 2022B Principal Subaccount on September 14, 2022, through June 30, 2026, there have been no transfers to or from the Series 2022B Principal Subaccount.

Reserve Fund

Series 2018F Bonds Reserve Requirement

The Series 2018F PRF Account in of the Primary Reserve Fund was created with the issuance of the Series 2018F Bonds and funded in the amount of $1,074,000.00 with the issuance of the Series 2018F Bonds. Following the initial deposit, the reserve requirement is equal to the ten percent (10%) of the sale proceeds of the Series 2018F Bonds (the "Series 2018F Reserve Requirement"), which for the Series 2018F Bonds is $1,074,000.00. The amount of the Series 2018F Reserve Requirement in the Series 2018F PRF Account is pledged to the payment of Series 2018F Debt Service Charges. Pursuant to the Series 2018F Trust Indenture, investment earnings on the Series 2018F PRF Account are retained in the Series 2018F PRF Account. After December 2nd but prior to December 31st of each year, the amount on deposit in the Series 2018F PRF Account that exceeds the Series 2018F Reserve Requirement is to be transferred to the Series 2018F Interest Subaccount or, if the amount already on deposit in the Series 2018F Interest Subaccount exceeds the amount of interest which will be due and payable on the Series 2018F Bonds in the next succeeding June 1st, to the Series 2018F Principal Subaccount.

2026 Balance of the Series 2018F PRF Account in the Primary Reserve Fund

As of June 30, 2026, the Series 2018F PRF Account contains $1,237,355.07, which exceeds the Series 2018F Reserve Requirement by $163,355.07.

Series 2022B Bonds Reserve Requirement

The Series 2022B PRF Account in of the Primary Reserve Fund was created with the issuance of the Series 2022B Bonds and funded in the amount of $219,500.00 with the issuance of the Series

2022B Bonds. Following the initial deposit, the reserve requirement is equal to the ten percent (10%) of the sale proceeds of the Series 2022B Bonds (the "Series 2022B Reserve Requirement"), which for the Series 2022B Bonds is $219,500.00. The amount of the Series 2022B Reserve Requirement in the Series 2022B PRF Account is pledged to the payment of Series 2022B Debt Service Charges. Pursuant to the Series 2022B Trust Indenture, investment earnings on the Series 2022B PRF Account are retained in the Series 2022B PRF Account. After December 2nd but prior to December 31st of each year, the amount on deposit in the Series 2022B PRF Account that exceeds the Series 2022B Reserve Requirement is to be transferred to the Series 2022B Interest Subaccount or, if the amount already on deposit in the Series 2022B Interest Subaccount exceeds the amount of interest which will be due and payable on the Series 2022B Bonds in the next succeeding June 1st, to the Series 2022B Principal Subaccount.

2026 Balance of the Series 2022B PRF Account in the Primary Reserve Fund

As of June 30, 2026, the Series 2022B PRF Account contains $252,016.56, which exceeds the Series 2022B Reserve Requirement by $32,516.56.

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USES OF FUNDS

Debt Service Charges

A copy of the debt service schedule for the Bonds is included as **Exhibit A** to this Report.

2025 Debt Service Charges: Debt Service Charges in 2025 included interest payments for the Series 2018F Bonds of $149,300.00 due on June 1 and December 1, a principal payment for the Series 2018F Bonds of $620,000.00 due on December 1, interest payments for the Series 2022B Bonds of $46,193.75 due on June 1 and $44,531.25 due on December 1, and principal payments for the Series 2022B Bonds of $70,000.00 due on June 1 and $65,000.00 due on December 1. The interest payments for the Series 2018F Bonds due on June 1, 2025 ($149,300.00) and on December 1, 2025 ($149,300.00) were paid from available monies in the Series 2018F Interest Subaccount. The principal payment for the Series 2018F Bonds due on December 1, 2025 ($620,000.00) was paid from available monies in the Series 2018F Interest Subaccount. The interest payments for the Series 2022B Bonds due on June 1, 2025 ($46,193.75) and on December 1, 2025 ($44.531.25) was paid from available monies in the Series 2022B Interest Subaccount. The principal payments for the Series 2022B Bonds due on June 1, 2025 ($70,000.00) and on December 1, 2025 ($65,000.00) was paid from available monies in the Series 2022B Interest Subaccount.

2026 Debt Service Charges: Debt Service Charges in 2026 include interest payments for the Series 2018F Bonds of $136,900.00 due on June 1 and December 1, a principal payment for the Series 2018F Bonds of $645,000.00 due on December 1, interest payments for the Series 2022B Bonds of $42,987.50 due on June 1 and $41,206.25 due on December 1, and principal payments for the Series 2022B Bonds of $75,000.00 due on June 1 and $70,000.00 due on December 1. The interest payment for the Series 2018F Bonds due on June 1, 2026 ($136,900.00) was paid from available monies in the Series 2018F Interest Subaccount, and the Series 2018F Debt Service Charges due on December 1 will be paid from available monies as provided in the Series 2018F Trust Indenture. The interest payment for the Series 2022B Bonds due on June 1, 2026 ($42,987.50) and the principal payment for the Series 2022B Bonds due on June 1, 2026 ($75,000.00) were paid from available monies in the Series 2022B Interest Subaccount, and the Series 2022B Debt Service Charges due on December 1 will be paid with available monies as provided in the Series 2022B Trust Indenture.

2027 Debt Service Charges: Debt Service Charges in 2027 include interest payments for the Series 2018F Bonds of $124,000.00 due on both June 1 and on December 1, and a principal payment of $670,000.00 due on December 1. Series 2018F Debt Service Charges in 2027 will be paid from available monies as provided in the Series 2018F Trust Indenture. Further, Debt Service Charges in 2026 include interest payments for the Series 2022B Bonds of $39,543.75 due on June 1 and $37,762.50 due on December 1, and principal payments of $75,000.00 due on June 1 and of $70,000.00 due on December 1. Series 2022B Debt Service Charges in 2027 will be paid from available monies as provided in the Series 2022B Trust Indenture.

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Administrative Amounts

Administrative Amounts, as defined in Series 2018F Trust Indenture, for the Series 2018F Bonds (the "Series 2018F Administrative Amounts") means that portion of the Financing Payments to be paid to the Issuer or the Trustee, as applicable, for the payment of their respective fees and any other amounts other than Required Amounts to be paid under the Series 2018F Trust Indenture and the Cooperative Agreement, including any amounts required to be deposited in the Series 2018F Rebate Fund and in any reimbursement of any other expenses incurred by the Issuer or the Trustee, including those to comply with continuing disclosure or rebate obligations pertaining to the Series 2018F Bonds. Administrative Amounts, as defined in Series 2022B Trust Indenture, for the Series 2022B Bonds (the "Series 2022B Administrative Amounts" and, together with the Series 2018F Administrative Amounts, the "Administrative Amounts") means that portion of the Financing Payments to be paid to the Issuer or the Trustee, as applicable, for the payment of their respective fees and any other amounts other than Required Amounts to be paid under the Series 2022B Trust Indenture and the Cooperative Agreement, including any amounts required to be deposited in the Series 2022B Rebate Fund and in any reimbursement of any other expenses incurred by the Issuer or the Trustee, including those to comply with continuing disclosure or rebate obligations pertaining to the Series 2022B Bonds.

Series 2018F Administrative Amounts are payable on each Interest Payment Date from money held by the Trustee in the Series 2018F Revenue Account. Series 2022B Administrative Amounts are payable on each Interest Payment Date from money held by the Trustee in the Series 2022B Revenue Account.

2025 Administrative Expenses: Pursuant to the issuance of the Series 2018F Bonds and the 2024 Annual Administrator's Report, Series 2018F Administrative Amounts for 2025 were estimated at $82,000.00. Table B-1 below compares estimated Series 2018F Administrative Amounts to actual Series 2018F Administrative Amounts applicable to bond year 2025.

Table B-1
Series 2018F Administrative Amounts
Bond Year 2025 Activity
(As of June 30, 2026)

	Estimated	Amount Paid	Date Paid	Outstanding
Port Authority Fee (2025)	$50,000.00	$50,000.00	4/14/2026	$0.00
Disclosure Fee	10,000.00	10,000.00	12/10/2024	0.00
Trustee Fee	2,000.00	2,000.00	12/31/2024	0.00
Administrator Fee	15,000.00	15,000.00	4/14/2026	0.00
Miscellaneous	5,000.00	---	---	---
Total	**$82,000.00**	**$77,000.00**		

Pursuant to the issuance of the Series 2022B Bonds, the Series 2022B Administrative Amounts for 2025 were estimated at $17,050.00. Table B-2 below compares the estimated Series 2022B Administrative Amounts to the actual Series 2022B Administrative Amounts applicable to bond year 2025.

Table B-2
Series 2022B Administrative Amounts
Bond Year 2025 Activity
(As of June 30, 2026)

	Estimated	Amount Paid	Date Paid	Outstanding
Port Authority Fee (2025)	$9,550.00	$9,050.00	4/14/2026	$0.00
Disclosure Fee	5,000.00	5,000.00	12/10/2024	0.00
Trustee Fee	2,500.00	2,500.00	12/23/2025	0.00
Total	**$17,050.00**	**$17,050.00**		

2026 Administrative Amounts: Pursuant to the 2025 Administrator's Report and the issuance of the Series 2018F Bonds, Series 2018F Administrative Amounts for 2026 were estimated at $82,000. Table B-3 below compares estimated Series 2018F Administrative Amounts to actual Series 2018F Administrative Amounts applicable to bond year 2026.

Table B-3
Series 2018F Administrative Amounts
Bond Year 2026 Activity
(As of June 30, 2026)

	Estimated	Amount Paid	Date Paid	Outstanding
Port Authority Fee (2026)	$50,000.00	$ 0.00		$50,000.00
Disclosure Fee	10,000.00	10,000.00	1/27/2026	0.00
Trustee Fee	2,000.00	2,000.00	12/23/2025	0.00
Administrator Fee	15,000.00	0.00		15,000.00
Miscellaneous	5,000.00	0.00		5,000.00
Total	**$82,000.00**	**$12,000.00**		**$70,000.00**

Pursuant to the 2025 Administrator's Report and the issuance of the Series 2022B Bonds, Series 2022B Administrative Amounts for 2026 were estimated at $16,3625.50. Table B-3 below compares estimated Series 2022B Administrative Amounts to actual Series 2022B Administrative Amounts applicable to bond year 2026.

Table B-4
Series 2022B Administrative Amounts
Bond Year 2026 Activity
(As of June 30, 2026)

	Estimated	Amount Paid	Date Paid	Outstanding
Port Authority Fee (2026)	$ 8,862.50	$ 0.00		$8,862.50
Disclosure Fee	5,000.00	5,000.00	1/27/2026	0.00
Trustee Fee	2,500.00	0.00		2,500.00
Total	**$16,362.50**	**$5,000.00**		**$11,362.50**

2027 Administrative Amounts: The total Administrative Amounts for 2027 are estimated as follows:

Table B-5
Budgeted Administrative Amounts
Bond Year 2027

Series 2018F Administrative Amounts		
Port Authority Fee (2027)		$50,000.00
Disclosure Fee		10,000.00
Trustee Fee		2,000.00
Administrator Fee		15,000.00
Miscellaneous		5,000.00
	Subtotal	**$82,000.00**
Series 2022B Administrative Amounts		
Port Authority Fee (2027)		$ 8,137.50
Disclosure Fee		5,000.00
Trustee Fee		2,500.00
	Subtotal	**$15,637.50**
	Total	**$97,637.50**

ANNUAL REQUIRED ASSESSMENTS

Annual Required Assessments are defined in the financing documents as "an amount equal to (i) the sum of the Annual Bond Payments for the remainder of the then-current Bond Year and the Annual Bond Payments for the next succeeding Bond Year, less (ii) the Annual Available Amounts." Definitions of Annual Bond Payments and Annual Available Amounts are as follows:

> **"*Annual Bond Payments*"** mean, during any Bond Year, the principal of and interest and any premium on the Obligations and all related charges, including replenishment of any depleted reserve funds or reimbursement (including interest) for draws on a Credit Support Instrument in the Reserve Fund used to pay Debt Service Charges, Trustee fees, Administrative Amounts, the Authority Annual Fee, and other fees and annual servicing costs required to be paid during the Bond Year.
>
> ***"Annual Available Amounts*"** means the aggregate amounts estimated by the Administrator on an Annual Calculation Date to be available to pay the Annual Bond Payments in that and the next succeeding Bond Year, without reducing the amount in the Reserve Fund below the Reserve Requirement, which amount shall be equal to the sum of:
>
> (i) The value of amounts held in the Bond Fund, the Revenue Fund, the Administrative Expense Fund, the Surplus Fund, and the Capitalized Interest Account on the Annual Calculation Date; plus
>
> (ii) Annual Projected Service Payments, as estimated by the Administrator; plus
>
> (iii) The amount of any Special Assessment Collections due to be received by the City (or the Authority or the Trustee on behalf of the City) and to

be transferred to and deposited with the Trustee from the Annual Calculation Date through December 31st of the same calendar year; plus

(iv) If the Reserve Fund is in a form other than a Credit Support Instrument, the amounts estimated by the Administrator to be received by the Trustee as investment earnings on amounts in the Reserve Fund from the Annual Calculation Date through January 31st of the next succeeding Bond Year, provided that any amounts estimated to be received shall only be counted to the extent the total amount on deposit in the Reserve Fund is and is anticipated to remain equal to or greater than the Reserve Requirement, plus any excess expected to be available in the Reserve Fund as a result of any reduction in the Reserve Requirement; plus

(v) The amount of any other revenues other than those mentioned in (i) through (iv) above to the extent that the Authority notifies the Administrator that the Authority reasonably expects that such revenues will be available to pay Annual Bond Payments during the next succeeding Bond Year.

Annual Required Assessments:

The Annual Required Assessments to be placed on the 2026 tax duplicate (collection in 2027) are shown in the table below. The Annual Bond Payments for the Series 2018F Bonds are estimated to equal $1,853,900.00, and the Annual Bond Payments for the Series 2022B Bonds are estimated to equal $355,512.50. The Annual Available Amounts for the Series 2018F Bonds are estimated to equal $2,403,298.09, resulting in an estimated surplus relating to the Series 2018F Bonds of $549,398.09. The Annual Available Amounts for the Series 2022B Bonds are estimated to equal $313,277.14, resulting in an estimated deficit relating to the Series 2022B Bonds of $47,235.36. As a result, Special Assessments in the amount of $47,235.36 need to be assessed in 2026 for collection in 2027.

Table C-1
Annual Required Assessments
2026 (Collection in 2027)

(A)	***Annual Bond Payments (Series 2018F Bonds)***	
	Interest on the Bonds – December 1, 2026	$ 136,900.00
	Principal on Bonds – December 1, 2026	645,000.00
	Interest on Bonds – June 1, 2027	124,000.00
	Interest on Bonds – December 1, 2027	124,000.00
	Principal on Bonds – December 1, 2027	670,000.00
	Outstanding Administrative Expenses, 2026	72,000.00
	2027 Administrative Expenses	82,000.00
	Total Annual Bond Payments (Series 2018F Bonds)	**$1,853,900.00**
(B)	***Annual Available Amounts (Series 2018F Bonds)***	
	Series 2018F Interest Subaccount	$ 31.21
	Series 2018F Principal Subaccount	1,091.00

	Series 2018F Revenue Account	881,449.93[1]
	Series 2018F Administrative Expense Fund	41,017.38
	Balance of Service Payments to be Collected in 2026	427,093.32
	Balance of Special Assessments to be Collected in 2026	144,387.37
	Annual Projected Service Payments (2026)	862,744.52
	Reserve Fund investment earnings through June 30, 2026	163,355.07
	Total Annual Available Amounts (Series 2018F Bonds)	**$ 2,521,169.79**
(B minus A)	**Total Annual Available Amounts – Total Annual Bond Payments**	**$ 667,269.79**
(C)	**Annual Required Assessments for the Series 2018F Bonds**	**$ 0.00**
(D)	***Annual Bond Payments (Series 2022B Bonds)***	
	Interest on the Bonds – December 1, 2026	$ 41,206.25
	Principal on the Bonds – December 1, 2026	70,000.00
	Interest on Bonds – June 1, 2027	39,543.75
	Principal on the Bonds – June 1, 2027	70,000.00
	Interest on Bonds – December 1, 2027	37,762.50
	Principal on Bonds – December 1, 2027	70,000.00
	Outstanding Administrative Expenses, 2026	11,362.50
	2027 Administrative Expenses	15,637.50
	Total Annual Bond Payments (Series 2022B Bonds)	**$ 355,512.50**
(E)	***Annual Available Amounts (Series 2022B Bonds)***	
	Series 2022B Revenue Account	$ 195,379.41[1]
	Series 2022B Interest Subaccount	26.03
	Total Annual Available Amounts (Series 2018F Bonds)	**$ 195,405.44**
(E minus D)	**Total Annual Available Amounts – Total Annual Bond Payments**	**$ (165,107.06)**
(F)	**Annual Required Assessments for the Series 2022B Bonds**	**$ 165,107.06**
(C plus F)	**Total Annual Required Assessments**	**$ 165,107.06**

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[1] As adjusted pursuant to the transfers set forth in the subsection titled *Revenue Accounts Required Transfers* of the section titled **Revenue Fund** of this Report.

According to the records of the Warren County Auditor, the Development Site, subject to the Special Assessment, currently consists of the following parcels:

Table C-2
Parcels Subject to the Special Assessment

Parcel ID	Account Number	Current Owner	Acreage
11-05-400-021	5900878	Duke Energy Ohio Inc.	2.9970
11-04-200-008	5900896	MREIC Monroe OH LLC	22.4063
11-05-200-020	5802051	ProLogis-A5 OH III LLC	56.0470
11-05-300-021	5900913	Lex PN Cincy II LLC	68.5176
11-05-400-035	5900911	Lex PN Cincy III LLC	44.5433
11-04-200-009	5900898	BCIF Park North Logistics Center LLC	51.1947
11-05-400-034	5802135	Granite I (Park North 4) LLC	42.6030
11-05-300-021	5802144	Lex PN Cincy II LLC	6.5564
11-05-400-035	5802143	Lex PN Cincy III LLC	10.9846
11-05-300-022	5802145	Lex PN Cincy I LLC	8.0830
11-05-200-033	5802091	Granite I (Park North 2) LLC	33.7820
11-05-200-034	5802092	Lex PN Cincy IV LLC	13.4580
11-05-600-008	5802147	Roadway (City of Monroe Park North 5 LLC)	1.4440
11-05-600-007	5900912	Roadway (City of Monroe Park North 8, LLC)	1.3961
11-04-600-001	5900899	Road Way (City of Monroe)	5.5537
11-04-600-001	5802116	Road Way (City of Monroe)	0.7143
11-05-600-006	5802114	Road Way (City of Monroe)	5.7930
11-05-600-005	5802099	Road Way (City of Monroe)	0.6370
11-05-300-023	5802146	Open Space (Park North at Monroe Owners' Association, Inc.)	8.6870
11-04-200-010	5900910	Open Space (Park North at Monroe Owners' Association, Inc.)	7.7491
11-05-400-026	5802097	Open Space (Park North at Monroe Owners' Association, Inc.)	11.0930
11-05-400-027	5900891	Open Space (Park North at Monroe Owners' Association, Inc.)	4.8680
11-05-400-027	5802098	Open Space (Park North at Monroe Owners' Association, Inc.)	12.8600
11-05-200-030	5802087	Open Space (Park North at Monroe Owners' Association, Inc.)	1.1940
Total			**423.1621**

[Balance of Page Intentionally Left Blank]

According to the Special Assessment Petition:

"The Special Assessment of a parcel shall be reapportioned to each new parcel upon the subdivision of a parcel. The Special Assessment shall be reapportioned to each new parcel in proportion to the developable portion (the "Net Acreage") of each new parcel, which Net Acreage shall not include any lots or lands constituting public improvements or related rights of way. The reapportionment of the Special Assessment to each subdivided parcel shall be represented by the following formula:

$$A = B \times (C / D)$$

Where the terms have the following meanings:

A = The Special Assessment levied upon a newly subdivided parcel
B = The Net Acreage of the subdivided parcel
C = The Special Assessment of the parcel prior to its subdivision
D = The Net Acreage of all of the parcels resulting from the subdivision of the parcel.

In the event of a subdivision, the computation of the Net Acreage shall be calculated by the Administrator (as defined in the Cooperative Agreement), based on the information available regarding the use of the parcel. The Administrator may estimate the Net Acreage as long as consistent standards are used in preparing the calculations. Any calculations or determinations by the Administrator shall be binding upon the Owners."

The Administrator has determined that the Net Acreage of the subdivided parcels to be the acreage of the parcels as listed on the Warren County Auditor's website (shown in the table below), which acreage excludes any open space and public right-of-way in the Development Site.

The minimum Special Assessment per acre to be collected from all Net Acreage necessary to satisfy the Annual Required Assessment of $165,107.06 is approximately $457.14 per acre ($165,107.06 Annual Required Assessment / 361.17290 acres = $457.14 per acre). The City shall certify the following amounts to the Warren County Auditor pursuant to Section 4.2(e) of the Cooperative Agreement:

[Balance of Page Intentionally Left Blank]

Table C-3
Special Assessments for Certification

Parcel ID	Account Number	Current Owner	Acreage	Special Assessment
11-05-400-021	5900878	Duke Energy Ohio Inc.	2.997	$ 1,370.05
11-04-200-008	5900896	MREIC Monroe OH LLC	22.4063	10,242.85
11-05-200-020	5802051	ProLogis-A5 OH III LLC	56.047	25,621.40
11-05-300-021	5900913	Lex PN Cincy II LLC	68.5176	31,322.23
11-05-400-035	5900911	Lex PN Cincy III LLC	44.5433	20,362.58
11-04-200-009	5900898	BCIF Park North Logistics Center LLC	51.1947	23,403.21
11-05-400-034	5802135	Granite (Park North 4) LLC	42.603	19,475.59
11-05-300-021	5802144	Lex PN Cincy II LLC	6.5564	2,997.20
11-05-400-035	5802143	Lex PN Cincy III LLC	10.9846	5,021.52
11-05-300-022	5802145	Lex PN Cincy I LLC	8.083	3,695.07
11-05-200-033	5802091	Granite (Park North 2) LLC	33.782	15,443.15
11-05-200-034	5802092	Lex PN Cincy IV LLC	13.458	6,152.21
Total			**361.1729**	**$165,107.06**

EXHIBIT A

$10,740,000
WARREN COUNTY PORT AUTHORITY
SPECIAL OBLIGATION DEVELOPMENT
REVENUE REFUNDING BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2018F
(CORRIDOR 75 PARK REFUNDING PROJECT)
DATED DECEMBER 18, 2018

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
6/1/2019			$194,513.33	194,513.33	
12/1/2019	490,000	4.000%	214,800.00	704,800.00	899,313.33
6/1/2020			205,000.00	205,000.00	
12/1/2020	515,000	4.000%	205,000.00	720,000.00	925,000.00
6/1/2021			194,700.00	194,700.00	
12/1/2021	535,000	4.000%	194,700.00	729,700.00	924,400.00
6/1/2022			184,000.00	184,000.00	
12/1/2022	555,000	4.000%	184,000.00	739,000.00	923,000.00
6/1/2023			172,900.00	172,900.00	
12/1/2023	580,000	4.000%	172,900.00	752,900.00	925,800.00
6/1/2024			161,300.00	161,300.00	
12/1/2024	600,000	4.000%	161,300.00	761,300.00	922,600.00
6/1/2025			149,300.00	149,300.00	
12/1/2025	620,000	4.000%	149,300.00	769,300.00	918,600.00
6/1/2026			136,900.00	136,900.00	
12/1/2026	645,000	4.000%	136,900.00	781,900.00	918,800.00
6/1/2027			124,000.00	124,000.00	
12/1/2027	670,000	4.000%	124,000.00	794,000.00	918,000.00
6/1/2028			110,600.00	110,600.00	
12/1/2028	700,000	4.000%	110,600.00	810,600.00	921,200.00
6/1/2029			96,600.00	96,600.00	
12/1/2029	730,000	4.000%	96,600.00	826,600.00	923,200.00
6/1/2030			82,000.00	82,000.00	
12/1/2030	760,000	4.000%	82,000.00	842,000.00	924,000.00
6/1/2031			66,800.00	66,800.00	
12/1/2031	790,000	4.000%	66,800.00	856,800.00	923,600.00
6/1/2032			51,000.00	51,000.00	
12/1/2032	815,000	4.000%	51,000.00	866,000.00	917,000.00
6/1/2033			34,700.00	34,700.00	
12/1/2033	850,000	4.000%	34,700.00	884,700.00	919,400.00
6/1/2034			17,700.00	17,700.00	
12/1/2034	885,000	4.000%	17,700.00	902,700.00	920,400.00
Total	$10,740,000		$3,984,313.33	$14,724,313.33	$14,724,313.33

$2,195,000
WARREN COUNTY PORT AUTHORITY
SPECIAL OBLIGATION DEVELOPMENT REVENUE BONDS
(OHIO COMMUNITIES ACCELERATOR FUND) SERIES 2022B
(CORRIDOR 75 PARK PROJECT)
DATED SEPTEMBER 14, 2022

Date	Principal	Interest Rate	Interest	Total Debt Service	Annual Debt Service
12/1/2022			$ 22,300.59	$ 22,300.59	$ 22,300.59
6/1/2023	$ 65,000	4.750%	52,131.25	117,131.25	
12/1/2023	60,000	4.750%	50,587.50	110,587.50	227,718.75
6/1/2024	65,000	4.750%	49,162.50	114,162.50	
12/1/2024	60,000	4.750%	47,618.75	107,618.75	221,781.25
6/1/2025	70,000	4.750%	46,193.75	116,193.75	
12/1/2025	65,000	4.750%	44,531.25	109,531.25	225,725.00
6/1/2026	75,000	4.750%	42,987.50	117,987.50	
12/1/2026	70,000	4.750%	41,206.25	111,206.25	229,193.75
6/1/2027	75,000	4.750%	39,543.75	114,543.75	
12/1/2027	70,000	4.750%	37,762.50	107,762.50	222,306.25
6/1/2028	80,000	4.750%	36,100.00	116,100.00	
12/1/2028	75,000	4.750%	34,200.00	109,200.00	225,300.00
6/1/2029	85,000	4.750%	32,418.75	117,418.75	
12/1/2029	80,000	4.750%	30,400.00	110,400.00	227,818.75
6/1/2030	90,000	4.750%	28,500.00	118,500.00	
12/1/2030	85,000	4.750%	26,362.50	111,362.50	229,862.50
6/1/2031	95,000	4.750%	24,343.75	119,343.75	
12/1/2031	90,000	4.750%	22,087.50	112,087.50	231,431.25
6/1/2032	100,000	4.750%	19,950.00	119,950.00	
12/1/2032	95,000	4.750%	17,575.00	112,575.00	232,525.00
6/1/2033	105,000	4.750%	15,318.75	120,318.75	
12/1/2033	100,000	4.750%	12,825.00	112,825.00	233,143.75
6/1/2034	110,000	4.750%	10,450.00	120,450.00	
12/1/2034	330,000	4.750%	7,837.50	337,837.50	458,287.50
Total	$ 2,195,000		$ 792,394.34	$ 2,987,394.34	$ 2,987,394.34

Corridor 75 Park Project
Special Assessment Projections

GATEWAY INDUSTRIAL INFRASTRUCTURE

Collection Year	Principal	Interest	Total Debt Service	Port Fee	Trustee Fee	Administrator Fees	Contingency	Total Expenses	Transfers from Capitalized Interest Account	Transfers from Reserve Account	Net Special Assessment
2008*	–	$134,851.46	$134,851.46	$9,222.11	$533.33	$4,133.33	$0.00	$13,889.78	$134,851.46	$5,556.37	$8,333.41
2009	–	724,575.00	724,575.00	50,000.00	2,000.00	15,500.00	5,000.00	72,500.00	724,575.00	29,995.20	42,504.80
2010	–	724,575.00	724,575.00	50,000.00	2,000.00	16,135.50	5,000.00	73,135.50	724,575.00	29,995.20	43,140.30
2011	–	724,575.00	724,575.00	50,000.00	2,000.00	16,797.06	5,000.00	73,797.06	–	29,995.20	768,376.86
2012	–	724,575.00	724,575.00	50,000.00	2,000.00	17,485.73	5,000.00	74,485.73	–	29,995.20	769,065.53
2013	–	724,575.00	724,575.00	50,000.00	2,000.00	18,202.65	5,000.00	75,202.65	–	29,995.20	769,782.45
2014	–	724,575.00	724,575.00	50,000.00	2,000.00	18,948.96	5,000.00	75,948.96	–	29,995.20	770,528.76
2015	–	724,575.00	724,575.00	50,000.00	2,000.00	19,725.87	5,000.00	76,725.87	–	29,995.20	771,305.67
2016	–	724,575.00	724,575.00	50,000.00	2,000.00	20,534.63	5,000.00	77,534.63	–	29,995.20	772,114.43
2017	–	724,575.00	724,575.00	50,000.00	2,000.00	21,376.55	5,000.00	78,376.55	–	29,995.20	772,956.35
2018	320,000.00	724,575.00	1,044,575.00	50,000.00	2,000.00	22,252.98	5,000.00	79,252.98	–	29,995.20	1,093,832.78
2019	345,000.00	702,175.00	1,047,175.00	48,400.00	2,000.00	23,165.36	5,000.00	78,565.36	–	29,995.20	1,095,745.16
2020	370,000.00	678,025.00	1,048,025.00	46,675.00	2,000.00	24,115.14	5,000.00	77,790.14	–	29,995.20	1,095,819.94
2021	395,000.00	652,125.00	1,047,125.00	44,825.00	2,000.00	25,103.86	5,000.00	76,928.86	–	29,995.20	1,094,058.66
2022	425,000.00	624,475.00	1,049,475.00	42,850.00	2,000.00	26,133.12	5,000.00	75,983.12	–	29,995.20	1,095,462.92
2023	455,000.00	594,725.00	1,049,725.00	40,725.00	2,000.00	27,204.57	5,000.00	74,929.57	–	29,995.20	1,094,659.37
2024	485,000.00	562,875.00	1,047,875.00	38,450.00	2,000.00	28,319.96	5,000.00	73,769.96	–	29,995.20	1,091,649.76
2025	515,000.00	528,925.00	1,043,925.00	36,025.00	2,000.00	29,481.08	5,000.00	72,506.08	–	29,995.20	1,086,435.88
2026	550,000.00	492,875.00	1,042,875.00	33,450.00	2,000.00	30,689.80	5,000.00	71,139.80	–	29,995.20	1,084,019.60
2027	590,000.00	454,375.00	1,044,375.00	30,700.00	2,000.00	31,948.08	5,000.00	69,648.08	–	29,995.20	1,084,027.88
2028	635,000.00	413,075.00	1,048,075.00	27,750.00	2,000.00	33,257.96	5,000.00	68,007.96	–	29,995.20	1,086,087.76
2029	680,000.00	368,625.00	1,048,625.00	24,575.00	2,000.00	34,621.53	5,000.00	66,196.53	–	29,995.20	1,084,826.33
2030	730,000.00	317,625.00	1,047,625.00	21,175.00	2,000.00	36,041.02	5,000.00	64,216.02	–	29,995.20	1,081,845.82
2031	785,000.00	262,875.00	1,047,875.00	17,525.00	2,000.00	37,518.70	5,000.00	62,043.70	–	29,995.20	1,079,923.50
2032	840,000.00	204,000.00	1,044,000.00	13,600.00	2,000.00	39,056.96	5,000.00	59,656.96	–	29,995.20	1,073,661.76
2033	905,000.00	141,000.00	1,046,800.00	9,400.00	2,000.00	40,658.30	5,000.00	57,058.30	–	29,995.20	1,073,063.10
2034	975,000.00	73,125.00	1,048,125.00	4,875.00	2,000.00	42,325.29	5,000.00	54,200.29	–	1,029,835.37	72,489.92
Total	$10,000,000.00	$14,451,501.46	$24,451,501.46	$990,223.11	$52,533.33	$700,733.97	$130,000.00	$1,873,490.42		$1,785,271.74	$22,955,718.68

Total Special Assessment for Collection in 2009*: $50,838.21

* Pro-rated expenses for 2008 to be collected in the 2009 collection year.

EMERGENCY ORDINANCE NO. 2026-26

AN ORDINANCE ACCEPTING THE DEDICATION OF REAL PROPERTY FROM MONROE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION CONTAINING 2.592 ACRES, MORE OR LESS, FOR PUBLIC RIGHT-OF-WAY PURPOSES, AND DECLARING AN EMERGENCY.

WHEREAS, Monroe Local School District Board of Education is dedicating right-of-way in connection with the new Monroe High School campus; and

WHEREAS, the plat includes the proposed 15-foot slope and utility easement outside the right-of-way line and the proposed 20-foot waterline easement behind it; and

WHEREAS, Council deems it in the best interest of its citizens to accept said real property to provide the ability to maintain the public infrastructure without hindrance.

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

SECTION 1: The real property from Monroe Local School District Board of Education containing 2.592 acres, more or less, and described on "Exhibit A" attached hereto and made a part hereof, is hereby accepted.

SECTION 2: That this measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that the immediate adoption of said Ordinance is necessary to formally accept the dedication of the real property for public right-of-way purposes and to ensure the timely availability of the property for public use; therefore, this measure shall be in full force and effect from and immediately after its adoption.

PASSED: ____________________________

ATTEST: APPROVED:

______________________________ ______________________________

Clerk of Council Mayor

"Exhibit A" Ord. No. 2026-26

DEDICATION PLAT YANKEE ROAD

SECTION 24, TOWN 3, RANGE 3, BTM
CITY OF MONROE
BUTLER COUNTY, OHIO
JULY 2026

CLOSURE

North: 527646.2217' East: 1434924.5819'

Segment #1 : Line
Course: N04° 43' 48"W Length: 942.40'
North: 528585.4122' East: 1434846.8713'

Segment #2 : Line
Course: N03° 08' 34"W Length: 1311.72'
North: 529895.1594' East: 1434774.9572'

Segment #3 : Line
Course: S84° 56' 27"E Length: 50.52'
North: 529890.7043' East: 1434825.2804'

Segment #4 : Line
Course: S03° 08' 34"E Length: 1303.82'
North: 528588.8453' East: 1434896.7614'

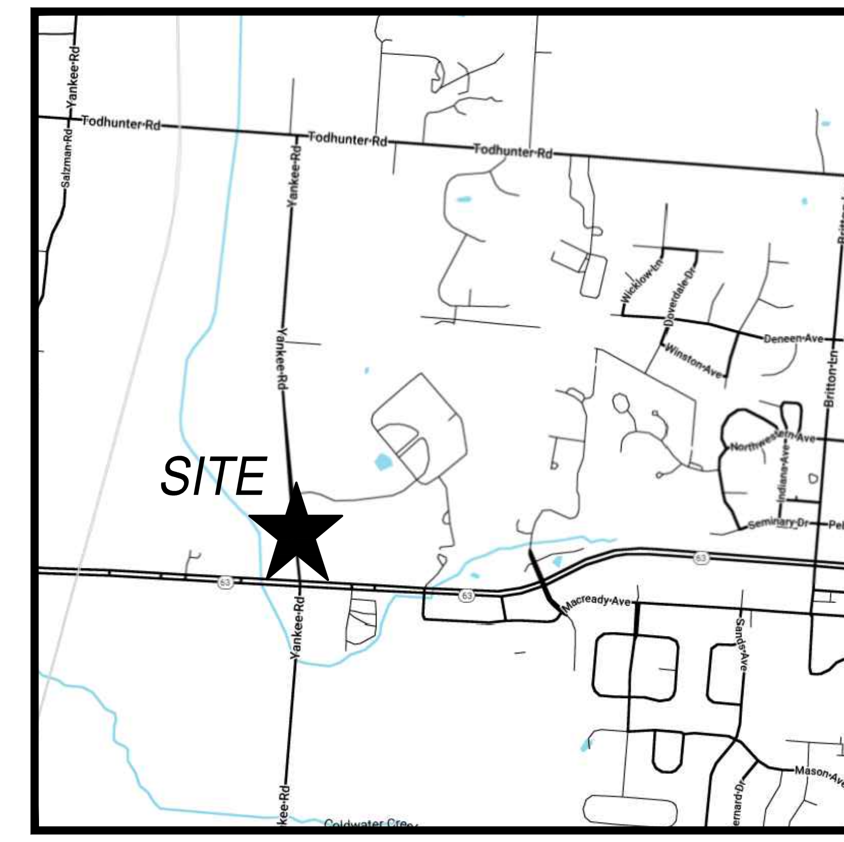
Segment #5 : Line
Course: S04° 43' 48"E Length: 1005.03'
North: 527587.2380' East: 1434979.6365'

Segment #6 : Line
Course: N85° 36' 46"W Length: 1.27'
North: 527587.3352' East: 1434978.3702'

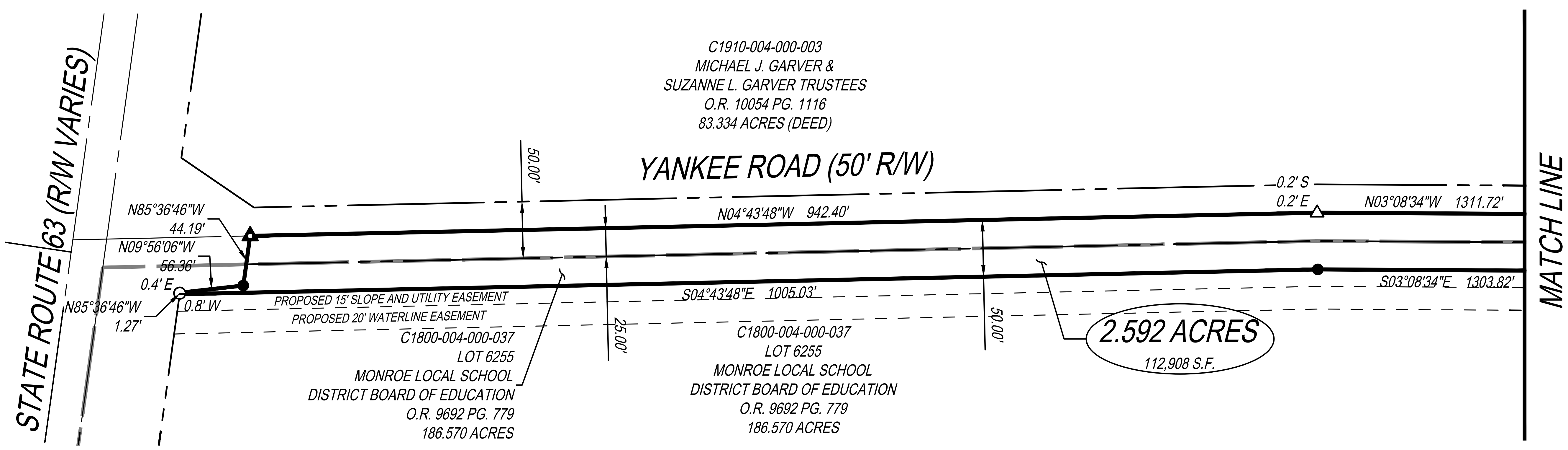
Segment #7 : Line
Course: N09° 56' 06"W Length: 56.36'
North: 527642.8500' East: 1434968.6464'

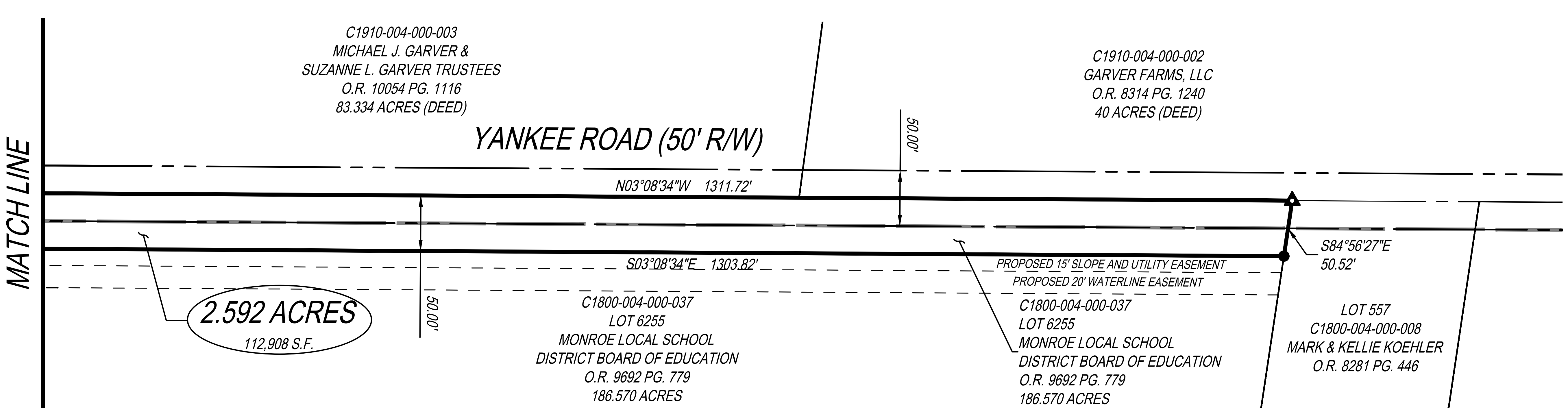
Segment #8 : Line
Course: N85° 36' 46"W Length: 44.19'
North: 527646.2304' East: 1434924.5859'

Perimeter: 4715.31' Area: 2.592 acres
Error Closure: 0.0096 Course: N24° 16' 50"E
Error North: 0.00871 East: 0.00393
Precision 1: 491178.13



VICINITY MAP
N.T.S





LEGEND:

- 5/8" IRON PIN SET (KLEINGERS GROUP)
- MAG NAIL SET
- 5/8" IRON PIN FOUND
- RAILROAD SPIKE FOUND

CITY OF MONROE :

THIS PLAT WAS APPROVED AND ACCEPTED BY THE COUNCIL OF THE CITY OF MONROE, OHIO ON THIS ________ DAY OF ___________, 2026.

ORDINANCE NO. ___________________

____
CLERK OF MONROE COUNCIL

I HEREBY APPROVE THIS PLAT ON THIS _______ DAY OF ______, 2026.

____
ENGINEER OF THE CITY OF MONROE

DEDICATION :

THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF 2.592 ACRES SITUATED IN SECTION 24, TOWN 3, RANGE 3, BTM, CITY OF MONROE, BUTLER COUNTY, OHIO AND BEING PART OF 186.570 ACRES DESCRIBED IN O.R. 9692 PG. 779, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF SUBDIVISION.

MONROE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION

BY: ____________________________

ACKNOWLEDGEMENTS:

STATE OF OHIO

COUNTY OF BUTLER

THIS CERTIFICATE RELATES TO AN ACKNOWLEDGEMENT IN CONNECTION WITH WHICH NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE DOCUMENT SIGNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY AND STATE WRITTEN ABOVE, THIS _____ DAY OF _______________, 2026, BY ___________________________ THE ____________________ OF MONROE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION.

____
NOTARY PUBLIC

COMMISSION EXPIRES: _______________

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

____
MATTHEW D. HABEDANK DATE
OHIO PROFESSIONAL SURVEYOR NO. 8611

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS GROUP".
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200/3937 METERS)
6. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "LEBA"
7. PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.00009403904 APPLIED AT A BASE POINT OF N:433,444.00 E:1,437,157.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.

BUTLER COUNTY AUDITOR:

ENTERED FOR TRANSFER ON THIS _____ DAY OF _______________, 2026.

____
AUDITOR, BUTLER COUNTY, OHIO

____
DEPUTY AUDITOR

BUTLER COUNTY RECORDER:

RECEIVED ON THIS ____ DAY OF ______________, 2026. AT ______.

RECORDED ON THIS ___ DAY OF ______________, 2026. AT ______.
PLAT ENVELOPE ______, PAGE ______, FILE NO. ______ FEE $__________.

____
RECORDER, BUTLER COUNTY, OHIO

____
DEPUTY RECORDER

ACREAGE BREAKDOWN

PARCEL C1800-004-000-037 - 186.570 ACRES	
DEDICATED R/W	- 2.592 ACRES
REMAINDER	-183.978 ACRES

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

SEAL:

NO.	DATE	DESCRIPTION
1	07-01-26	DEDICATION PLAT
2	08-03-26	COUNTY COMMENTS - MDH
3	08-24-26	CITY COMMENTS - MDH

DEDICATION PLAT
YANKEE ROAD
2.592 ACRES
SECTION 24, TOWN 3, RANGE 3, BTM
CITY OF MONROE
BUTLER COUNTY, OHIO

PROJECT NO: 010862VSD029
DATE: 07-01-2026
SCALE: 1" = 100'
0 50 100 200

SHEET NAME:
YANKEE ROAD

SHEET NO.
1 OF 1

ORDINANCE NO. 2026-25

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 2026-22, OTHERWISE KNOWN AS THE PERMANENT APPROPRIATIONS ORDINANCE, TO MEET CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF MONROE, DURING FISCAL YEAR ENDING DECEMBER 31, 2026.

SECTION 1: To provide for current expenses of the City of Monroe, this Appropriations Ordinance is hereby repealed, amended, and supplemented so it sets aside and appropriates from the various funds of the City the amounts set forth in the following sections.

SECTION 2: There be appropriated from the GENERAL FUND:

1110	**GENERAL GOVERNMENT**			
	000	*FUND EXPENSES*		
		OPERATING EXPENSES		46,500
		OTHER		-
			TOTAL	*46,500*
	110	*CITY COUNCIL*		
		PERSONAL SERVICES		154,635
		OPERATING EXPENSES		209,400
			TOTAL	*364,035*
	120	*CITY MANAGER'S OFFICE*		
		PERSONAL SERVICES		568,595
		OPERATING EXPENSES		545,245
			TOTAL	*1,113,840*
	125	*INFORMATION TECHNOLOGY*		
		PERSONAL SERVICES		370,585
		OPERATING EXPENSES		659,497
			TOTAL	*1,030,082*
	130	*HUMAN RESOURCES*		
		PERSONAL SERVICES		638,680

	OPERATING EXPENSES	289,750
	TOTAL	*928,430*
135	*ECONOMIC DEVELOPMENT*	
	PERSONAL SERVICES	136,895
	OPERATING EXPENSES	160,000
	TOTAL	*296,895*
140	*DEVELOPMENT*	
	PERSONAL SERVICES	641,955
	OPERATING EXPENSES	579,500
	OTHER EXPENSES	1,000
		3,200,000
	TOTAL	*4,422,455*
145	*ENGINEERING*	
	PERSONAL SERVICES	493,775
	OPERATING EXPENSES	545,750
	TOTAL	*1,039,525*
150	*FINANCE*	
	PERSONAL SERVICES	1,232,745
	OPERATING EXPENSES	382,950
	OTHER EXPENSES	1,250,000
	TOTAL	*2,865,695*
160	*MAYOR'S COURT*	
	PERSONAL SERVICES	134,810
	OPERATING EXPENSES	22,150

	TOTAL	*156,960*	
TOTAL GENERAL GOVERNMENT			**12,264,417**
PUBLIC SAFETY			
220	*PUBLIC SAFETY COMMUNICATIONS*		
	PERSONAL SERVICES	957,460	
	OPERATING EXPENSES	129,800	
	TOTAL	*1,087,260*	
250	*POLICE*		
	OTHER EXPENSES	4,225,000	
	TOTAL	*4,225,000*	
270	*FIRE*		
	OTHER EXPENSES	4,725,000	
	TOTAL	*4,725,000*	
TOTAL PUBLIC SAFETY			**10,037,260**
PUBLIC WORKS			
310	*STREET*		
	OTHER EXPENSES	800,000	
	TOTAL	*800,000*	
330	*BUILDINGS AND GROUNDS*		
	OPERATING EXPENSES	611,500	
	TOTAL	*611,500*	
340	*CEMETERY*		
	OTHER EXPENSES	25,000	
	TOTAL	*25,000*	

TOTAL PUBLIC WORKS				**1,436,500**
PARKS AND RECREATION				
410	*PARK OPERATION AND MAINTENANCE*			
	PERSONAL SERVICES		413,835	
	OPERATING EXPENSES		297,000	
		TOTAL	*710,835*	
TOTAL PARKS AND RECREATION				**710,835**
OTHER FINANCING USES				
710	*CAPITAL IMPROVEMENTS*			
	OTHER EXPENSES		-	
		TOTAL	-	
810	*DEBT SERVICE*			
	OTHER EXPENSES		825,000	
		TOTAL	*825,000*	
TOTAL OTHER FINANCING USES				**825,000**
TOTAL GENERAL FUND				25,274,012
GRAND TOTAL GENERAL FUND				**25,274,012**

2101	**PUBLIC SAFETY INCOME TAX FUND**			
	PUBLIC SAFETY			
	PERSONAL SERVICES		3,550,000	
	OTHER EXPENSES		-	
		TOTAL		*3,550,000*

2210	**STREET FUND**		
	PUBLIC WORKS		
	PERSONAL SERVICES	2,065,105	
	OPERATING EXPENSES	1,009,400	
	TOTAL		*3,074,505*
2220	**STATE HIGHWAY FUND**		
	PUBLIC WORKS		
	OPERATING EXPENSES	91,250	
	TOTAL		*91,250*
2230	**MOTOR VEHICLE LICENSE**		
	PUBLIC WORKS		
	OPERATING EXPENSES	260	
	TOTAL		*260*
2310	**FIRE - 1989 LEVY FUND**		
	PUBLIC SAFETY		
	PERSONAL SERVICES	5,719,880	
	OPERATING EXPENSES	1,206,500	
	OTHER EXPENSES	3,800	
	TOTAL		*6,930,180*
2330	**PUBLIC SAFETY FEMA GRANT FUND**		
	PUBLIC SAFETY		
	OPERATING EXPENSES	1,500	
	TOTAL		*1,500*
2370	**ONEOHIO OPIOID SETTLEMENT FUND**		
	250 *GENERAL GOVERNMENT*		
	OTHER EXPENSES	20,000	
	TOTAL		*20,000*

2410	**POLICE LAW ENFORCEMENT**		
	250 *PUBLIC SAFETY*		
	PERSONAL SERVICES	4,338,875	
	OPERATING EXPENSES	931,700	
	TOTAL		*5,270,575*
2420	**DARE GRANT FUND**		
	250 *PUBLIC SAFETY*		
	PERSONAL SERVICES	-	
	OPERATING EXPENSES	6,500	
	TOTAL		*6,500*
2430	**ENFORCEMENT & EDUCATION FUND**		
	250 *PUBLIC SAFETY*		
	OPERATING EXPENSES	3,000	
	TOTAL		*3,000*
2450	**OHIO PEACE OFFICER TRAINING FUND**		
	250 *PUBLIC SAFETY*		
	OPERATING EXPENSES	93,800	
	TOTAL		*93,800*
2510	**COURT TECHNOLOGY IMPROVEMENT**		
	GENERAL GOVERNMENT		
	OPERATING EXPENSES	12,500	
	TOTAL		*12,500*
2600	**2004 TIFS**		
	DEVELOPMENT INCENTIVES		
	OPERATING EXPENSES	51,304	
	OTHER EXPENSES	3,861,957	
	TOTAL		*3,913,261*

2700	**2004 RIDS**		
	DEVELOPMENT INCENTIVES		
	OPERATING EXPENSES	76,824	
	OTHER EXPENSES	7,337,813	
	TOTAL		*7,414,637*
GRAND TOTAL SPECIAL REVENUE FUNDS			***30,381,969***

SECTION 4: There be appropriated from the following CAPITAL PROJECTS FUNDS:

3101	**CAPITAL INCOME TAX FUND**		
	GENERAL GOVERNMENT		
	CAPITAL EXPENSES	137,000	
	PUBLIC SAFETY		
	CAPITAL EXPENSES	430,056	
	PUBLIC WORKS		
	OPERATING EXPENSES	-	
	CAPITAL EXPENSES	770,312	
	OTHER FINANCING USES		
	OTHER EXPENSES	611,800	
	TOTAL		*1,949,168*
3110	**PARK IMPROVEMENT FUND**		
	PARKS AND RECREATION		
	OPERATING	-	
	CAPITAL EXPENSES	350,000	
	TOTAL		*350,000*
3120	**CAPITAL IMPROVEMENT FUND**		
	GENERAL GOVERNMENT		

	CAPITAL EXPENSES	17,275,000	
	PUBLIC SAFETY		
	CAPITAL EXPENSES	120,600	
	PUBLIC WORKS		
	OPERATING EXPENSES	500	
	CAPITAL EXPENSES	4,498,986	
	TOTAL		*21,895,086*
6120	**WATER CAPITAL IMPROVEMENT FUND**		
	PUBLIC WORKS		
	OPERATING EXPENSES	100,000	
	CAPITAL EXPENSES	1,015,000	
	TOTAL		*1,115,000*
6125	**WATER METER REPLACEMENT FUND**		
	PUBLIC WORKS		
	OPERATING EXPENSES	30	
	CAPITAL EXPENSES	400,000	
	TOTAL		*400,030*
GRAND TOTAL CAPITAL PROJECTS FUNDS			***25,709,284***

SECTION 5: There be appropriated from the following DEBT SERVICE FUNDS:

4110	**G.O. BOND RETIREMENT**		
	GENERAL GOVERNMENT		
	DEBT SERVICE EXPENSE	963,335	
	TOTAL		*963,335*
4210	**WATER BOND RETIREMENT**		

	PUBLIC WORKS		
	DEBT SERVICE EXPENSE	431,730	
	TOTAL		*431,730*
4310	**S.A. BOND RETIREMENT FUND**		
	GENERAL GOVERNMENT		
	OPERATING EXPENSES	100	
	DEVELOPMENT INCENTIVES		
	OTHER EXPENSES	517,560	
	TOTAL		*517,660*
4410	**INCOME TAX BOND RETIREMENT FUND**		
	GENERAL GOVERNMENT		
	DEBT SERVICE EXPENSE	614,063	
	TOTAL		*614,063*
GRAND TOTAL DEBT SERVICE FUNDS			***2,526,788***

SECTION 6: There be appropriated from the following SPECIAL ASSESSMENT FUNDS:

5110	**S.A. STREET LIGHTING FUND**		
	GENERAL GOVERNMENT		
	OPERATING EXPENSES	10	
	TOTAL		*10*
GRAND TOTAL SPECIAL ASSESSMENT FUNDS			***10***

SECTION 7: There be appropriated from the following ENTERPRISE FUNDS:

6110	**WATER FUND**		
	PUBLIC WORKS		
	PERSONAL SERVICES	1,296,785	
	OPERATING EXPENSES	3,010,300	

	OTHER EXPENSES		1,100,000	
		TOTAL		*5,407,085*
6210	**SEWER FUND**			
	PUBLIC WORKS			
	PERSONAL SERVICES		112,975	
	OPERATING EXPENSES		1,322,200	
		TOTAL		*1,435,175*
6310	**STORM WATER FUND**			
	PUBLIC WORKS			
	PERSONAL SERVICES		257,680	
	OPERATING EXPENSES		310,650	
	CAPITAL EXPENSES		600,000	
		TOTAL		*1,168,330*
6410	**GARBAGE FUND**			
	PUBLIC WORKS			
	PERSONAL SERVICES		129,135	
	OPERATING EXPENSES		1,167,000	
		TOTAL		*1,296,135*
6510	**CEMETERY FUND**			
	PUBLIC WORKS			
	PERSONAL SERVICES		40,000	
	OPERATING EXPENSES		94,800	
		TOTAL		*134,800*
6610	**STREET LIGHTING FUND**			
	PUBLIC WORKS			
	OPERATING EXPENSES		160,050	
		TOTAL		*160,050*

GRAND TOTAL ENTERPRISE FUNDS			***9,601,575***

SECTION 8: There be appropriated from the following TRUST AND AGENCY FUNDS:

7100	**CEMETERY MAINTENANCE TRUST FUND**		
	FUND EXPENSE		
	OPERATING EXPENSES	10,000	
	CAPITAL EXPENSES	-	
	TOTAL		*10,000*
7110	**MOUND CEMETERY TRUST FUND**		
	PUBLIC WORKS		
	OPERATING EXPENSES	10,000	
	CAPITAL EXPENSES	-	
	TOTAL		*10,000*
7120	**LONG STREET CEMETERY TRUST FUND**		
	PUBLIC WORKS		
	OPERATING EXPENSES	250	
	TOTAL		*250*
7310	**FIRE HISTORIC PRESERVATION FUND**		
	PUBLIC SAFETY		
	CAPITAL OUTLAY	-	
	TOTAL		-
7320	**FIRE LOSS SECURITY FUND**		
	PUBLIC SAFETY		
	OPERATING	-	
	TOTAL		-

7410	**DRUG LAW ENFORCEMENT TRUST FUND**		
	PUBLIC SAFETY		
	OPERATING EXPENSES	10,100	
	TOTAL		*10,100*
GRAND TOTAL TRUST AND AGENCY FUNDS			***30,350***
TOTAL ALL APPROPRIATIONS			***93,523,988***

SECTION 9: The City Manager is hereby authorized to convert the dollar appropriation figures in this Ordinance into such form as may be required by the Auditors of Butler and Warren Counties and by the Auditor of the State of Ohio; however, no change to the total dollar amounts in any Section of this Ordinance shall be made without prior approval of Council.

SECTION 10: The Finance Director is hereby authorized to draw warrants on the City Treasury for payments from any of the foregoing appropriations upon receipt of proper certificates and vouchers, approved either by the board or officers authorized by law to approve the same, or an ordinance or resolution of Council. No warrants shall be drawn or paid for salaries or wages except to persons employed by authority and in accordance with law or ordinance. Provided further that the appropriations for contingencies can only be expended upon appeal of two-thirds vote of Council for items of expense constituting a legal obligation against the City, and for purposes other than those covered by other specific appropriations herein made.

SECTION 11: This measure shall take effect immediately upon passage pursuant to Section 7.08(B)(1) of the Charter of the City of Monroe.

PASSED: ______________________

ATTEST: APPROVED:

______________________________ ______________________________
Clerk of Council Mayor

City of Monroe

Supplemental Appropriations
September 8, 2026

FUND	FUND DESCRIPTION	CURRENT APPROPRIATIONS	ADJUSTED APPROPRIATIONS	AMOUNT OF CHANGE	% CHANGE	ACCOUNT NUMBER	REASON FOR REQUEST
1110	**GENERAL GOVERNMENT**						
	140 *DEVELOPMENT*						
	CAPITAL EXPENSES	-	3,200,000	3,200,000	100.0%	*11114300-53701*	*Account used for initial purchase of PW Facility Land - 2026 Bond Anticipation Notes (BANs) reimburse General Fund*
2450	**OHIO PEACE OFFICER TRAINING FUND**						
	250 *PUBLIC SAFETY*						
	OPERATING EXPENSES	65,000	93,800	28,800	44.3%	*24425053-52340*	*3 Police Officers attending Butler Tech Police Academy*
3120	**CAPITAL IMPROVEMENT FUND**						
	GENERAL GOVERNMENT						
	CAPITAL EXPENSES	1,800,000	17,275,000	15,475,000	859.7%	*31210000-53701; 31210000-53711-PW181*	*Account used for $1.8M from 2025 BAN - 2026 Bond Anticipation Notes (BANs) reimburse General Fund; Appropriate additional $13.675M from 2026 BAN for PW Facility Funding*
4110	**G.O. BOND RETIREMENT**						
	GENERAL GOVERNMENT						
	DEBT SERVICE EXPENSE	850,853	963,335	112,482	13.2%	*41100058-54811*	*To book cost of issuance of BAN renewal, which is offset by $180,774 received from notes*
6110	**WATER FUND**						
	PUBLIC WORKS						
	OPERATING EXPENSES	2,560,300	3,010,300	450,000	17.6%	*61138000-52402*	*Butler County Water & Sewer Contract - $300k infrastructure payment + prior month invoice increases*
7410	**DRUG LAW ENFORCEMENT TRUST FUND**						
	PUBLIC SAFETY						
	OPERATING EXPENSES	10,000	10,100	100	1.0%	*74120000-52699*	*Reimbursement to WCSO for payment made in error*

RESOLUTION NO. 51-2026

A RESOLUTION APPROVING A THEN-AND-NOW CERTIFICATE TO ATLANTIC EMERGENCY SOLUTIONS IN THE AMOUNT OF $29,705.73 FOR THE PAYMENT OF TWO INVOICES FOR QUINT 61 AND MEDIC 62 REPAIRS.

WHEREAS, the invoices were received prior to a purchase order being opened.

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

SECTION 1: A Then-and-Now Certificate to Atlantic Emergency Solutions in the amount of $29,705.73 for the payment of two invoices for Quint 61 and Medic 62 repairs is hereby approved.

SECTION 2: 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

CUSTOMER #: 71450
UNIT# T2
CITY OF MONROE
ACCOUNTS PAYABLE DEPT
233 S MAIN STREET
MONROE, OH 45050
HOME:513-539-8380 CONT:513-539-8380
BUS: CELL:

12913CD

INVOICE

PAGE 1

ATLANTIC EMERGENCY SOLUTIONS

Springboro Regional Service Center
260 Advanced Drive
Springboro, OH 45066
www.atlanticemergency.com
Ph: 937-514-6134

SERVICE ADVISOR: 1468 ROB CAMP

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	07	SUTPHEN SL-75	1S9A7LLE272003027		1/1	HS4159

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
17SEP21 DD		17SEP2021	17:00 28MAY26	SP		CHG	01JUL26

R.O. OPENED	READY	OPTIONS:
11:23 05MAY26	08:23 01JUL26	STK:HS4159

```
LINE OPCODE TECH TYPE HOURS                              LIST      NET     TOTAL
A AES CHECK-IN INSPECTION - (AE00-AES-CHECKIN)
    AE00-AES-CHECKIN AES CHECK-IN INSPECTION -
        (AE00-AES-CHECKIN)
        1349   CP                                                  0.00      0.00
PARTS:    0.00  LABOR:     0.00  OTHER:      0.00  TOTAL LINE A:            0.00
 1
          ************************************************
B TRAVEL - (AE24-MISC-TRAVEL)
    AE24-MISC-TRAVEL TRAVEL - (AE24-MISC-TRAVEL)
        1349   CP                                                312.00    312.00
    FUEL FUEL                                                     40.00     40.00
PARTS:    0.00  LABOR:   312.00  OTHER:     40.00  TOTAL LINE B:          352.00
 1 PICK UP AND DELIVER TRUCK
          ************************************************
C TRUCK IS HARD TO START WANTS TO CHECK BATTRIES AND CONNECTIONS
    AE01-DIAG-MIN TEST BATTRIES
        1804   CP                                                416.00    416.00
PARTS:    0.00  LABOR:   416.00  OTHER:      0.00  TOTAL LINE C:          416.00
 1 TEST BATTERIES AND CLEAN ALL BATTERY CONNECTIONS
          ************************************************
D CHECK FOR LEAK AT HYD PUMP AND CHECK FLUID LEVEL
    AE01-DIAG-MIN CHECK FOR HYD LEAK
        1349   CP                                                208.00    208.00
PARTS:    0.00  LABOR:   208.00  OTHER:      0.00  TOTAL LINE D:          208.00
 1 OIL LEAKING FROM SWITCH CLEAN AND RUN TO INSPECT
          ************************************************
E** LEAK REPORTED AT GENERATOR
    AE01-DIAG-MIN PTO GEN LEAK
        1349   CP                                                208.00    208.00
      1 701-1575 SWITCH                                                     56.08
      1 93-01 SOLENIOD (12-VOLT) REPLACE 5047-B                            214.20
      1 RFRT FREIGHT-RO                                                     85.63
PARTS:  355.91  LABOR:   208.00  OTHER:      0.00  TOTAL LINE E:          563.91
 1
```

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Repairs properly completed and checked by:

Authorized Signature

DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

CUSTOMER COPY

CUSTOMER #: 71450
UNIT# T2
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ACCOUNTS PAYABLE DEPT
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R.O. OPENED	READY	OPTIONS: STK:HS4159
11:23 05MAY26	08:23 01JUL26	

LINE OPCODE TECH TYPE HOURS LIST NET TOTAL

-FOUND SWITCH TO BE BAD REPLACE SWITCH AND CLEAN AND RUN NO MORE LEAK
-TOP OFF WIT OIL
****

F** GETTING MORE INFOR ON REPORT
AE01-DIAG-MIN ARIEL HYD SLOW
1349 CP 208.00 208.00
PARTS: 0.00 LABOR: 208.00 OTHER: 0.00 TOTAL LINE F: 208.00
1 ROTATION SLOW RECOMMEND REPLACING HYD. FILTER
****

G** INSTALL DRIVE SHAFT AFTER TOW
AE01-DIAG-MIN INSTALL DRIVE SHAFT
1804 CP 208.00 208.00
PARTS: 0.00 LABOR: 208.00 OTHER: 0.00 TOTAL LINE G: 208.00
1 INSTALL DRIVE SHAFT AFTER TOWING
****

H** REPORT OF BROKEN REAR LEAF SPRING
AE01-DIAG-MIN BROKEN LEAF SPRING DIAG AND LOCATE NEW
1788 CP
1804 CP
208.00 208.00
PARTS: 0.00 LABOR: 208.00 OTHER: 0.00 TOTAL LINE H: 208.00
1 FOUND REAR LEAF SPRINGS BROKEN
****

I** CLEAN ALL GROUNDS BY BATTERY AT FRAME
AE18-ELEC-REPAIR CLEAN ALL GROUNDS BY BATTERY AT FRAME
1804 CP 416.00 416.00
PARTS: 0.00 LABOR: 416.00 OTHER: 0.00 TOTAL LINE I: 416.00
1 REMOVE GROUNDS FROM FRAME AND CLEAN AND REINSTALL
****

J** REPLACE BOTH REAR LEAF SPRINGS
AE05-STEER-LEAFSPRIN R&R LEAF SPRING - REAR X2

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Authorized Signature

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LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

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DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
17SEP21 DD		17SEP2021	17:00 28MAY26	SP		CHG	01JUL26

R.O. OPENED	READY	OPTIONS:
11:23 05MAY26	08:23 01JUL26	STK:HS4159

LINE OPCODE TECH TYPE HOURS	LIST	NET	TOTAL
1349 CP			
1759 CP			
1804 CP			
		1872.00	1872.00
2 2297HD TRAILER SPRING			1451.18
2 334-201 SPRING ROLLER ASSY			36.26
2 334-100 R/B ROLLER ARM			25.82
2 334-312 SPRG ROLLER ASSY			41.52
4 8T7842 THREADED ROD			159.40
8 DN-78 DEEP NUT			16.88
8 SUW-78 U BOLT			7.44
1 RFRT FREIGHT-RO			25.56

PARTS: 1764.06 LABOR: 1872.00 OTHER: 0.00 TOTAL LINE J: 3636.06
1
-REPLACE REAR SPRINGS, U BOLTS, NUTS, PINS AND BOLTS
- RE TIGHTEN REAR LEAF SPRING U BOLTS AND MARK WITH TORQUE SEAL.
INSTALL CAPS ON SNOW CHAIN AIR LINES AND SECURE ABOVE DRIVESHAFT.
****

K** REPLACE FRONT LEAF SPRINGS
AE05-STEER-LEAFSPRIN R&R LEAF SPRING - X2 STEER
AXLE

	LIST	NET	TOTAL
1759 CP			
1788 CP			
1804 CP			
		1872.00	1872.00
2 10061214 SPRING ASSY			3033.86
2 10050647 SHACKLE KIT			1361.34
2 10118361 PIN ASSY SPING			301.88
6 10118360 CASTLE NUT			89.70
6 10118358 COTTER PIN			195.78
2 10118357 BUSHING SPRING PIN			184.88
4 10064947 U BOLT FRONT			214.84
8 10049674 LOCK NUT			91.44
1 RFRT FREIGHT-RO			150.00

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TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
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SERVICE ADVISOR: 1468 ROB CAMP

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	07	SUTPHEN SL-75	1S9A7LLE272003027		1/1	HS4159

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
17SEP21 DD		17SEP2021	17:00 28MAY26	SP		CHG	01JUL26

R.O. OPENED	READY	OPTIONS: STK:HS4159
11:23 05MAY26	08:23 01JUL26	

```
LINE OPCODE TECH TYPE HOURS                          LIST      NET      TOTAL
PARTS:     5623.72  LABOR:    1872.00  OTHER:        0.00  TOTAL LINE K:     7495.72
 1
 -REPLACE FRONT SPRINGS, BOLTS, PINS, U BOLTS AND NUTS
 -RETORQUE U BOLTS AFTER DRIVING
            ****************************************************
L** MAJOR CHASSIS PM- PUMPER - (AE02-PM-MAJ-PUMP)
     AE02-PM-MAJ-PUMP MAJOR CHASSIS PM- PUMPER -
          (AE02-PM-MAJ-PUMP)
           1759    CP
           1804    CP
                                                                1248.00  1248.00
        1 FF5319 FUEL FILTER                                               21.65
        1 LF691A OIL FILTER                                                29.71
        1 HF6710 HYD FILTER                                                29.73
        1 WF2072 WATER FILTER                                              25.05
        1 3360 FUEL FILTER                                                 13.04
PARTS:     119.18   LABOR:   1248.00  OTHER:        0.00  TOTAL LINE L:     1367.18
 1 fluid and filters changed and levels checked tire pressures
 checked truck has lots of corrosion of underneath of truck also has
 lots of oil leaks and chassis is also greased
            ****************************************************
M** R&R DISCHARGE RELIEF VALVE - (AE10-PUMP-DIS-RLF)
     AE10-PUMP-DIS-RLF R&R DISCHARGE RELIEF VALVE -
          (AE10-PUMP-DIS-RLF)
           1804    CP                                           1144.00  1144.00
        1 54217 CAP                                                        37.13
PARTS:      37.13   LABOR:   1144.00  OTHER:        0.00  TOTAL LINE M:     1181.13
 1 R&R DISCHARGE VALVE
            ****************************************************
N** RR OUTSIDE TIRE IS FLAT AND NEEDS REPAIR
     AE01-DIAG-MIN FLAT TIRE
           1804    CP                                            208.00   208.00
SUBL FLAT REPAIR PO#CD8694
                   CP                                            418.12   418.12
```

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DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

Repairs properly completed and checked by:

Authorized Signature

CUSTOMER COPY

CUSTOMER #: 71450
UNIT# T2
CITY OF MONROE
ACCOUNTS PAYABLE DEPT
233 S MAIN STREET
MONROE, OH 45050
HOME:513-539-8380 CONT:513-539-8380
BUS: CELL:

12913CD

INVOICE

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ATLANTIC EMERGENCY SOLUTIONS

Springboro Regional Service Center
260 Advanced Drive
Springboro, OH 45066
www.atlanticemergency.com
Ph: 937-514-6134

SERVICE ADVISOR: 1468 ROB CAMP

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	07	SUTPHEN SL-75	1S9A7LLE272003027		1/1	HS4159

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
17SEP21 DD		17SEP2021	17:00 28MAY26	SP		CHG	01JUL26

R.O. OPENED	READY	OPTIONS:
11:23 05MAY26	08:23 01JUL26	STK:HS4159

```
LINE OPCODE TECH TYPE HOURS                          LIST       NET      TOTAL
PARTS:      0.00  LABOR:     208.00  OTHER:    418.12  TOTAL LINE N:       626.12
 1 - HAD RR TIRE REPAIRED DUE TO SCREW IN TIRE
            ****************************************************
O** ROAD TEST UNIT - 50 MILES - (AE24-MISC-ROADTST50)
    AE24-MISC-ROADTST50 ROAD TEST UNIT - 50 MILES -
        (AE24-MISC-ROADTST50)
            1788    CP                                         312.00    312.00
PARTS:      0.00  LABOR:     312.00  OTHER:      0.00  TOTAL LINE O:       312.00
 1 TEST DRIVE 50 MILES ALL LOOKS GOOD
            ****************************************************
CUSTOMER PAY SHOP CHARGE FOR REPAIR ORDER                              884.00
```

AN 18% (1.5% MONTHLY) APR LATE FEE
APPLIES TO PAST DUE BALANCES.
****
PLEASE REMIT PAYMENT TO:
12351 RANDOLPH RIDGE LANE
MANASSAS, VA 20109

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Repairs properly completed and checked by:

Authorized Signature

DESCRIPTION	TOTALS
LABOR AMOUNT	8840.00
PARTS AMOUNT	7900.00
GAS, OIL, LUBE	0.00
SUBLET AMOUNT	418.12
MISC. CHARGES	924.00
TOTAL CHARGES	18082.12
LESS INSURANCE	0.00
SALES TAX	0.00
PLEASE PAY THIS AMOUNT	18082.12

CUSTOMER COPY

CUSTOMER #: 71450
UNIT# M62
CITY OF MONROE
ACCOUNTS PAYABLE DEPT
233 S MAIN STREET
MONROE, OH 45050
HOME:513-539-8380 CONT:513-539-8380
BUS: CELL:

12981CD

INVOICE

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ATLANTIC EMERGENCY SOLUTIONS

Springboro Regional Service Center
260 Advanced Drive
Springboro, OH 45066
www.atlanticemergency.com
Ph: 937-514-6134

SERVICE ADVISOR: 1468 ROB CAMP

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	20	HORTON FORD	1FDUF5HT1KDA18977		93146/93146	T19450

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
20APR20 DD		20APR2021	17:00 24JUN26	SP		CHG	17AUG26

R.O. OPENED	READY	OPTIONS: STK:19450
08:31 22JUN26	08:32 17AUG26	

LINE OPCODE TECH TYPE HOURS LIST NET TOTAL

```
A AES CHECK-IN INSPECTION - (AE00-AES-CHECKIN)
     AE00-AES-CHECKIN AES CHECK-IN INSPECTION -
          (AE00-AES-CHECKIN)
           1759   CP                                     0.00      0.00
PARTS:     0.00  LABOR:     0.00  OTHER:     0.00  TOTAL LINE A:   0.00
 93146
           ***************************************************
B AES QC INSPECTION - (AE00-AES-QC)
     AE00-AES-QC AES QC INSPECTION - (AE00-AES-QC)
           1349   CP
           1759   CP
                                                         0.00      0.00
PARTS:     0.00  LABOR:     0.00  OTHER:     0.00  TOTAL LINE B:   0.00
 93146
           ***************************************************
C TRAVEL - (AE24-MISC-TRAVEL)
     AE24-MISC-TRAVEL TRAVEL - (AE24-MISC-TRAVEL)
           1349   CP
           1759   CP
                                                       312.00    312.00
     FUEL FUEL                                          40.00     40.00
PARTS:     0.00  LABOR:   312.00  OTHER:    40.00  TOTAL LINE C: 352.00
 93146 PICK UP AND DROP OFF TO STATION
           ***************************************************
D PM CHASSIS AMBULANCE - (AE02-PM-CHAS-AMBU)
     AE02-PM-CHAS-AMBU PM CHASSIS AMBULANCE -
          (AE02-PM-CHAS-AMBU)
           1759   CP                                   520.00    520.00
        1 904-029 DRAIN VALVE                                     31.48
        1 BRFC21 MSTR CYL CAP                                     32.37
PARTS:    63.85  LABOR:   520.00  OTHER:     0.00  TOTAL LINE D: 583.85
 93146 Inspection complete, look at pm test for results.
           ***************************************************
E** FLUID SAMPLE TEST - (AE24-MISC-FLUIDSMPL)
```

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PLEASE REMIT PAYMENT TO:
5255 N. State Route 60 NW, McConnelsville, OH 43756

DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

PAYMENTS MADE BY CREDIT CARD MAY BE SUBJECT TO A SURCHARGE OF 3%

CUSTOMER COPY

CUSTOMER #: 71450
UNIT# M62
CITY OF MONROE
ACCOUNTS PAYABLE DEPT
233 S MAIN STREET
MONROE, OH 45050
HOME:513-539-8380 CONT:513-539-8380
BUS: CELL:

12981CD

INVOICE

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ATLANTIC EMERGENCY SOLUTIONS

Springboro Regional Service Center
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Springboro, OH 45066
www.atlanticemergency.com
Ph: 937-514-6134

SERVICE ADVISOR: 1468 ROB CAMP

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	20	HORTON FORD	1FDUF5HT1KDA18977		93146/93146	T19450

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
20APR20 DD		20APR2021	17:00 24JUN26	SP		CHG	17AUG26

R.O. OPENED	READY	OPTIONS:
08:31 22JUN26	08:32 17AUG26	STK:19450

```
LINE OPCODE TECH TYPE HOURS                          LIST      NET     TOTAL
    AE24-MISC-FLUIDSMPL FLUID SAMPLE TEST -
         (AE24-MISC-FLUIDSMPL)
           1759   CP                                        291.20    291.20
       1 CC2525 OIL SAMPLE KIT                                         27.95
PARTS:     27.95  LABOR:    291.20  OTHER:      0.00  TOTAL LINE E:   319.15
 93146 Oil sample taken.
           **************************************************
F** TRANSMISSION SERVICE - (AE02-PM-TRANS-SERV)
    AE02-PM-TRANS-SERV TRANSMISSION SERVICE -
         (AE02-PM-TRANS-SERV)
           1349   CP
           1759   CP
                                                            707.20    707.20
       1 1-5958 TRANS FILTER KIT                                      148.65
       10 ATF AUTOMATIC TRANS FLUID                                   288.60
PARTS:    437.25  LABOR:    707.20  OTHER:      0.00  TOTAL LINE F:  1144.45
 93146 PERFORM TRANSMISSION SERVICE, TEST DRIVE AND CHECK FLUID
 LEVEL.
           **************************************************
G** DISC BRAKE JOB PER AXLE - FRONT PADS + ROTORS
    AE03-BRK-DISC DISC BRAKE JOB PER AXLE - FRONT
         PADS + ROTORS
           1349   CP
           1759   CP
                                                           1040.00   1040.00
       2 48882089 ROTORS                                              593.66
PARTS:    593.66  LABOR:   1040.00  OTHER:      0.00  TOTAL LINE G:  1633.66
 93146 REPLACE FRONT PADS AND ROTORS. MEASURE TEMPS AFTER TEST
 DRIVE, WITHIN 15F
           **************************************************
H** DISC BRAKE JOB PER AXLE - REAR PADS + ROTORS
    AE03-BRK-DISC DISC BRAKE JOB PER AXLE - REAR PADS
         + ROTORS
           1349   CP                                       1144.00   1144.00
```

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PLEASE REMIT PAYMENT TO:
5255 N. State Route 60 NW, McConnelsville, OH 43756

DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

PAYMENTS MADE BY CREDIT CARD MAY BE SUBJECT TO A SURCHARGE OF 3%

CUSTOMER COPY

CUSTOMER #: 71450
UNIT# M62
CITY OF MONROE
ACCOUNTS PAYABLE DEPT
233 S MAIN STREET
MONROE, OH 45050
HOME:513-539-8380 CONT:513-539-8380
BUS: CELL:

12981CD

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ATLANTIC EMERGENCY SOLUTIONS

Springboro Regional Service Center
260 Advanced Drive
Springboro, OH 45066
www.atlanticemergency.com
Ph: 937-514-6134

SERVICE ADVISOR: 1468 ROB CAMP

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	20	HORTON FORD	1FDUF5HT1KDA18977		93146/93146	T19450

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
20APR20 DD		20APR2021	17:00 24JUN26	SP		CHG	17AUG26

R.O. OPENED	READY	OPTIONS:
08:31 22JUN26	08:32 17AUG26	STK:19450

```
LINE OPCODE TECH TYPE HOURS                         LIST       NET     TOTAL
        2 48882158 ROTORS                                               608.50
        2 FT9249 BRAKE PADS                                             445.96
PARTS:    1054.46  LABOR:    1144.00  OTHER:       0.00  TOTAL LINE H:  2198.46
 93146 REPLACE REAR PADS AND ROTORS AND HUB SEALS. MEASURE TEMPS
 AFTER TEST DRIVE, WITHIN 10F. HUB TEMPS ARE EQUAL.
            ****************************************************
I** REAR HUB BEARINGS + RACES + SEALS
     AE01-DIAG-MIN REAR HUB BEARINGS + RACES + SEALS
            1349   CP                                  1248.00          1248.00
        2 BR33281 WHEEL BEARING CONE                                    199.40
        2 BR39412 WHEEL BEARING CUP                                     163.14
        2 BR39250 DIFFERENTIAL BRG CUP                                  304.54
        2 BR33462 WHEEL BEARING CUP                                     163.14
        2 34928 OIL SEAL                                                286.42
PARTS:    1116.64  LABOR:    1248.00  OTHER:       0.00  TOTAL LINE I:  2364.64
 93146 REPLACE REAR HUB BEARINGS AND RACES. CHECK FLUID LEVEL AFTER
 TEST DRIVE.
            ****************************************************
J** FRONT CALIPERS
     AE03-BRK-CALIPER R&R BRAKE CALIPER - (EACH)
            1349   CP                                   728.00           728.00
        1 3789XB FRONT LEFT BRAKE                                       229.48
        1 3789XA FRONT RIGHT BRAKE                                      229.48
PARTS:     458.96  LABOR:     728.00  OTHER:       0.00  TOTAL LINE J:  1186.96
 93146
 - REPLACE BOTH REAR CALIPERS AND BLEED BRAKES
 - PISTON BOOT TORN AND PISTON SIEZED.
            ****************************************************
K** REAR CALIPERS
     AE03-BRK-CALIPER R&R BRAKE CALIPER - (EACH)
            1349   CP                                   728.00           728.00
        1 3790XB REAR CALIPER                                           220.30
        1 3790XA REAR CALIPER                                           220.30
PARTS:     440.60  LABOR:     728.00  OTHER:       0.00  TOTAL LINE K:  1168.60
```

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PLEASE REMIT PAYMENT TO:
5255 N. State Route 60 NW, McConnelsville, OH 43756

DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

PAYMENTS MADE BY CREDIT CARD MAY BE SUBJECT TO A SURCHARGE OF 3%

CUSTOMER COPY

CUSTOMER #: 71450
UNIT# M62
CITY OF MONROE
ACCOUNTS PAYABLE DEPT
233 S MAIN STREET
MONROE, OH 45050
HOME:513-539-8380 CONT:513-539-8380
BUS: CELL:

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INVOICE

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ATLANTIC EMERGENCY SOLUTIONS
Springboro Regional Service Center
260 Advanced Drive
Springboro, OH 45066
www.atlanticemergency.com
Ph: 937-514-6134

SERVICE ADVISOR: 1468 ROB CAMP

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG
	20	HORTON FORD	1FDUF5HT1KDA18977		93146/93146	T19450

DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
20APR20 DD		20APR2021	17:00 24JUN26	SP		CHG	17AUG26

R.O. OPENED	READY	OPTIONS:
08:31 22JUN26	08:32 17AUG26	STK:19450

LINE OPCODE TECH TYPE HOURS LIST NET TOTAL
93146 REPLACE FRONT CALIPERS AND BLEED BRAKES. TORN PISTON BOOTS.
****

CUSTOMER PAY SHOP CHARGE FOR REPAIR ORDER 671.84

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PLEASE REMIT PAYMENT TO:
5255 N. State Route 60 NW, McConnelsville, OH 43756

DESCRIPTION	TOTALS
LABOR AMOUNT	6718.40
PARTS AMOUNT	4193.37
GAS, OIL, LUBE	0.00
SUBLET AMOUNT	0.00
MISC. CHARGES	711.84
TOTAL CHARGES	11623.61
LESS INSURANCE	0.00
SALES TAX	0.00
PLEASE PAY THIS AMOUNT	11623.61

PAYMENTS MADE BY CREDIT CARD MAY BE SUBJECT TO A SURCHARGE OF 3%

CUSTOMER COPY

RESOLUTION NO. 52-2026

A RESOLUTION GIVING CONSENT TO THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE IMPROVEMENT OF STATE ROUTE 63 AT YANKEE ROAD, AUTHORIZING THE CITY OF MONROE TO COOPERATE IN THE DEVELOPMENT AND CONSTRUCTION OF THE PROJECT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE LPA-ODOT-LET PROJECT AGREEMENT AND RELATED DOCUMENTS.

WHEREAS, the Ohio Department of Transportation (ODOT) proposes to lengthen the existing turn lanes at the intersection of State Route 63 and Yankee Road, located within and adjacent to the corporate limits of the City of Monroe, Butler County, Ohio, in order to accommodate the traffic generated by the new Monroe High School; and

WHEREAS, the Project is identified as PID No. 125943, County/Route/Section BUPT SR 63 1.92 Yankee, and will be administered as an ODOT-Let project under Agreement No. 43941, with the State assuming one hundred percent (100%) of the cost of the improvement; and

WHEREAS, consent of the legislative authority of the City of Monroe is required pursuant to Section 5521.01 of the Ohio Revised Code before the Director of Transportation may proceed with the improvement within the corporation limits; and

WHEREAS, the City desires to cooperate with ODOT in the development and construction of the improvement and to provide the necessary consent for ODOT to proceed with the Project.

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

<u>SECTION 1</u>: **Consent Statement** - Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project as detailed in the LPA-ODOT-Let Agreement entered into between the parties, if applicable.

<u>SECTION 2</u>: **Cooperation Statement** - The LPA shall cooperate with the Director of Transportation in the development and construction of the above described project and shall enter into a LPA Federal ODOT Let Project Agreement, if applicable, as well as any other agreements necessary to develop and construct the Project.

The State shall assume and bear 100% of all of the costs of the improvement.

The LPA agrees to pay 100% of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

SECTION 3: **Authority to Sign** - The LPA hereby authorizes Larry J. Lester, City Manager of
(Signature authority)
said City of Monroe to enter into and execute contracts with the Director of Transportation
(LPA – or its division, department or agency)
which are necessary to develop plans for and to complete the above-described project; and to execute contracts with ODOT pre-qualified consultants for the preliminary engineering phase of the Project.

Upon request of ODOT, Larry J. Lester, City Manager is also empowered to execute any appropriate documents to affect the assignment of all rights, title, and interests of the City of Monroe to ODOT arising from any agreement with its consultant in order to allow ODOT to direct additional or corrective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.

SECTION 4: **Utilities and Right-of-Way Statement** - The LPA agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that right-of-way costs include eligible utility costs.

The LPA agrees that all utility accommodation, relocation and reimbursement will comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION 5: **Maintenance** - Upon completion of the Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the Project in accordance with all applicable State and Federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION 6: 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

______________________ City Manager

CERTIFICATE OF COPY
STATE OF OHIO

City of Monroe of Butler County, Ohio
(LPA)

I, __________________________, as Clerk of the City of Monroe
(LPA)
of Butler County, Ohio, do hereby certify that the foregoing is a true and correct copy of Resolution No. 52-2206 adopted by the legislative Authority of the said City of Monroe on the ______________ day of ________________, 2026.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if applicable, this _____________ day of __________________, 2026.

SEAL

____
(Clerk)

City of Monroe of Butler County, Ohio
(LPA)

(If the LPA is designated as a City then the "City Seal" is required. If no Seal, then a letter stating "No Seal is required to accompany the executed legislation.)