



**Monroe Council Agenda
Regular Meeting of Council
August 27, 2024 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of August 13, 2024

Visitors

- Robert Buskirk, Superintendent of the Monroe Local School District - Bond Issue

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

Ordinance No. 2024-20. An Ordinance amending and supplementing Ordinance No. 2023-32 to remove, eliminate, and create positions; establish the number and wage ranges for new and existing positions; and designate the classification of certain positions. (Second Reading)

Sponsor: Sarah Hunold

Strategic Priority: Good Governance

Background: In an effort to maintain competitive wages, staff completed a comprehensive wage study comparing wages and positions to fifteen (15) external agencies, while also identifying areas of internal equity that needed to be addressed.

New Business

Resolution No. 45-2024. A Resolution accepting the recommendation of the Butler County Tax Incentive Review Council of April 12, 2024.



Sponsor: Jake Burton

Strategic Priority: Strategic Growth and Development

Background: By statute, a county Tax Incentive Review Council (TIRC) must review all incentive districts and tax abatements annually. The TIRC makes recommendations to City Council, which then must be accepted.

The Warren County TIRC met on March 4, 2024 and City Council accepted their recommendations on March 26, 2024 with the passage of Resolution 18-2024. The Butler County TIRC met on April 12, 2024 and their recommendations need to be accepted.

The 2024 TIRC reviews the 2023 compliance within the city's TIFs, RIDs, and CRA tax abatements. The Butler County TIRC found all agreements to be in compliance and recommended that City Council continue the incentives.

Resolution No. 46-2024. A Resolution approving a Then-and-Now Certificate in the amount of \$3,060 to Civic North America, Inc.

Sponsor: Jake Burton

Strategic Priority: Good Governance

Background: A purchase order was not created until after the invoice was received. This invoice was for \$3060.00 to Civica North America, Inc covering the Income Tax software 3rd Party Rehost and technical services, and is a one-time fee.

Ordinance No. 2024-21. An Ordinance levying assessments for sidewalks, curbs, gutters, and driveway aprons, and declaring an emergency.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: Council passed Resolution 44-2023 on July 11, 2023 authorizing the repair of sidewalks, curbs, gutters and driveway aprons on the following streets: Deneed Avenue, Doverdale Drive, Heatherwood Court, North Sands Avenue, Penbrooke Court, Ravenwood Court, Wexford Drive, Wexford Way, Winston Lane.

The repair process includes issuing letters to property owners with estimated costs, allowing them to utilize the city's contractor or hiring their own contractor to perform the work required to be completed upon inspection. For any work performed by the City's contractor, an invoice is then issued to the property owner. Payment may be made directly to the City or the amount due can be sent to the County Auditor to be assessed onto the property owner's property tax and repaid over a



10-year period (20 semi-annual payments).

The listing included with this legislation, totaling \$81,146.80, reflects repairs made by the city's contractor for addresses that did not pay the city directly. In order for these assessments to be reflected on the 2025 property tax bills, they must be sent to the County Auditor by September 9, 2024.

Ordinance No. 2024-22. An Ordinance authorizing the issuance of not to exceed \$3,200,000 of real estate acquisition general obligation bond anticipation notes, 2024 renewal, by the City of Monroe, Ohio, in anticipation of the issuance of bonds.

Sponsor: Jake Burton

Strategic Priority: Well Managed Services and Infrastructure

Background: City Council passed Resolution 12-2023 on February 14, 2023 to allow for reimbursement of expenditures related to a Public Works Facility. Council also passed Ordinance 2023-12 on May 9, 2023 authorizing the City Manager to execute a purchase and sale agreement of ~113 acres in an amount not to exceed \$3,200,000 as part of a future development investment and a new public works facility. We officially purchased the property on July 20, 2023 for the amount of \$3,143,233.75 utilizing General Fund dollars that were reimbursed with the issuance of \$3,200,000 Bond Anticipation Notes (BANs) with the passage of Ordinance 2023-25.

A BAN is a one-year financing that is required to be renewed annually if not converted into a long-term debt issuance. A BAN issuance requires interest to be paid annually, but does not require a principal payment until converted into a long-term issuance. The interest payment that will be made associated with the 2023 BAN issuance is \$159,111.11 due November 27, 2024. A supplemental appropriation related to this payment will be included for Council approval in the next supplemental appropriation ordinance in the coming months. As design work continues on a potential future Public Works Facility, and the other acreage associated with this property is still city-owned, it is necessary to renew the total original BAN.

The tentative schedule for these BANs has a 1st Reading of the Ordinance on August 27, a 2nd Reading on September 10. The official bond closing date is tentatively scheduled for November 20, 2024 ahead of the 2023 BAN maturity date of November 20, 2024.

Consideration of Motion to accept a Solar Eclipse reimbursement grant from the State of Ohio in the amount of \$3,921.44.

Sponsor: Chief David Leverage

Strategic Priority: Good Governance

Background: The State of Ohio appropriated \$1 million for a Disaster Relief Grant to be dispersed to communities that were affected by the Solar Eclipse. The areas that we could receive reimbursement



for were limited, and we requested the maximum amount allowable (mostly for additional overtime above the normal staffing for the day). The total request for the grant payment was \$5,228.58 and the state covered 75% through the grant or \$3,921.44. There is no additional requirement for this grant so we are asking that council accept the grant payment.

Administrative Reports

Adjournment



**Monroe Council Minutes
Regular Meeting of Council
August 13, 2024 – 6:30 p.m.
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

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

Roll Call

Council members present – John Centers, Kelly Clark, Keith Funk, Michael Graves, Christina McElfresh, and Ben Wagner.

Mrs. McElfresh moved to excuse Mr. Hagedorn; seconded by Mr. Graves. Voice vote. Motion carried.

Approval of the Minutes

Mrs. McElfresh moved to approve the Council Minutes of July 23 and August 5, 2024; seconded by Dr. Clark. Voice vote. Motion carried.

Visitors

None.

Committee Reports

None.

Old Business

None.

New Business

Resolution No. 41-2024. A Resolution approving a Then-and-Now Certificate in the amount of \$3,453.75 to Installed Building Systems.

The Clerk of Council read the title of Resolution No. 41-2024.

Mrs. McElfresh moved to adopt Resolution No. 41-2024; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.



Resolution No. 42-2024. A Resolution accepting grant funds and authorizing the City Manager to enter into an agreement by and between the City of Monroe and the Ohio Office of Budget and Management for the within described grant funds for the Monroe Plaza South Project.

The Clerk of Council read the title of Resolution No. 42-2024.

Mrs. McElfresh moved to adopt Resolution No. 42-2024; seconded by Mr. Graves. Roll call vote: six ayes. Motion carried.

Resolution No. 43-2024. A Resolution accepting the lowest and/or best bid for the Camera and Door Access Control Project and authorizing the City Manager to enter into a contract by and between the City of Monroe and Digital Visions for said project.

The Clerk of Council read the title of Resolution No. 43-2024.

Mrs. McElfresh moved to adopt Resolution No. 43-2024; seconded by Dr. Clark. Roll call vote: six ayes. Motion carried.

Resolution No. 44-2024. A Resolution accepting the lowest and/or best bid for the 2024 ADA Ramp Replacement Project and authorizing the City Manager to enter into a contract by and between the City of Monroe and Neyra Org for said project and additional ramp replacement work.

The Clerk of Council read the title of Resolution No. 44-2024.

Mrs. McElfresh moved to adopt Resolution No. 44-2024; seconded by Mr. Centers. Roll call vote: six ayes. Motion carried.

Ordinance No. 2024-20. An Ordinance amending and supplementing Ordinance No. 2023-32 to remove, eliminate, and create positions; establish the number and wage ranges for new and existing positions; and designate the classification of certain positions.

The Clerk of Council read the title of Ordinance No. 2024-20.

Mayor Funk advised Ordinance No. 2024-20 will be on the next agenda for a second reading.

Consideration of Motion accepting the 2025 Rock Salt Bid through SWOP4G Cooperative Purchasing Program in the amount of \$87.12 per ton.

Mrs. McElfresh moved to accept the 2025 Rock Salt Bid through SWOP4G Cooperative Purchasing Program in the amount of \$87.12 per ton; seconded by Mr. Wagner. Voice vote. Motion carried.

Consideration of Motion accepting the April, May, and June 2024, Finance Reports as submitted.



Mrs. McElfresh moved to accept the April, May, and June 2024, Finance Reports as submitted; seconded by Mr. Wagner. Voice vote. Motion carried.

Administrative Reports

Mr. Lester announced that Todhunter Road is open and thanked Mr. Morton and his staff for the work they did on this project.

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, or to negotiations with other political subdivisions respecting requests for economic development assistance.

Mrs. McElfresh moved to adjourn 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, or to negotiations with other political subdivisions respecting requests for economic development assistance; seconded by Mr. Graves. Roll call vote: six ayes. Motion carried.

Council adjourned into Executive Session at 6:41 p.m.

Mrs. McElfresh moved to reconvene into regular session; seconded by Dr. Clark. Voice vote. Motion carried.

Council reconvened into regular session at 7:04 p.m.

Adjournment

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

The regular meeting of Council adjourned at 7:04 p.m.

Respectfully submitted,

Angela S. Wasson, MMC
Clerk of Council

ORDINANCE NO. 2024-20

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE NO. 2023-32 TO REMOVE, ELIMINATE, AND CREATE POSITIONS; ESTABLISH THE NUMBER AND WAGE RANGES FOR NEW AND EXISTING POSITIONS; AND DESIGNATE THE CLASSIFICATION OF CERTAIN POSITIONS.

WHEREAS, the position of Clerk of Council is referenced in a separate Ordinance and the Charter; and

WHEREAS, the position of Fire Captain has changed from non-union to union since the creation of said position; and

WHEREAS, as a continued focus on organizational development to support the Strategic Plan, Council desires to eliminate and create certain positions.

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

SECTION 1: Exhibit “1” of Ordinance No. 2023-32, attached hereto and made a part hereof, is hereby amended and supplemented to remove the position of Clerk of Council; eliminate the positions of Assistant to the City Manager, Economic Development Professional, Executive Assistant, Code Enforcement Inspector, Construction Inspector, Laborer, and Operator/Laborer; create the unclassified positions and pay grades of Economic Development Manager, Communications and Management Assistant, six Intern/Seasonal Staff, Property Maintenance Inspector, Records Supervisor, Project Manager/Inspector, and Service Worker I; create the classified positions of Service Worker II and III; change the position of Fire Captain to classified; change the pay grade for certain existing positions; and increase the number of Assistant Public Works Director to two and the number of Public Works Superintendent to three.

SECTION 2: The effective date of this Ordinance shall be October 1, 2024.

SECTION 3: This measure shall take effect and be in full force from and after October 1, 2024.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

First Reading: _____

Exhibit “1” Ord No. 2024-20

TITLE	CLASS	POSITIONS	PAY GRADE
COUNCIL			
CLERK OF COURTS	C	1	3
CITY MANAGER'S OFFICE			
ASSISTANT CITY MANGER	UC	1	10
HUMAN RESOURCES MANAGER	UC	1	7
TECHNOLOGY SERVICES MANAGER	UC	1	7
IT OPERATIONS MANAGER	UC	1	7
HUMAN RESOURCES SPECIALIST	UC	1	5
ECONOMIC DEVELOPMENT MANAGER	UC	1	7
TECHNOLOGY SUPPORT SPECIALIST	UC	1	3
COMMUNICATIONS AND MANAGEMENT ASSISTANT	UC	1	4
INTERN/SEASONAL STAFF	UC	1	1
DEVELOPMENT			
DEVELOPMENT DIRECTOR	UC	1	9
ASSISTANT DEVELOPMENT DIRECTOR	UC	1	8
PLANNER	UC	1	5
PROPERTY MAINTENANCE INSPECTOR	UC	1	4
PLANNING & ZONING SPECIALIST	UC	1	3
FINANCE			
FINANCE DIRECTOR	UC	1	9
FINANCE ADMINISTRATOR	UC	1	7
FINANCIAL SERVICES MANAGER	UC	1	7
INCOME TAX ADMINISTRATOR	UC	1	7
FINANCE SPECIALIST (Payroll & Accounts Payable)	UC	2	3
INCOME TAX AUDITOR	UC	2	3
COMMUNITY SERVICES SPECIALIST	UC	3	2
UTILITY BILLING SPECIALIST	UC	2	2
ADMINISTRATIVE SUPPORT CLERK	UC	1	1
INTERN/SEASONAL STAFF	UC	1	1

FIRE			
FIRE CHIEF	UC	1	9
ASSISTANT FIRE CHIEF	UC	2	8A
FIRE CAPTAIN	C	1	UNION SCALE
EMS COORDINATOR	C	1	UNION SCALE
BATTALION CHIEF	C	3	UNION SCALE
FIRE ADMINISTRATIVE ASSISTANT	UC	1	2
FIRE LIEUTENANT	C	6	UNION SCALE
FIREFIGHTER/PARAMEDIC/EMT	C	34	UNION SCALE
POLICE			
POLICE CHIEF	UC	1	9
POLICE CAPTAIN	UC	2	8A
POLICE LIEUTENANT	C	3	UNION SCALE
COMMUNICATIONS SUPERVISOR	UC	1	5
DISPATCHER	C	8	3
RECORDS SUPERVISOR	UC	1	5
POLICE ADMINISTRATIVE ASSISTANT	UC	1	2
POLICE SERGEANT	C	4	UNION SCALE
PATROL OFFICER	C	29	UNION SCALE
PUBLIC WORKS			
PUBLIC WORKS DIRECTOR	UC	1	9
CIVIL ENGINEER	UC	1	7
ASSISTANT PUBLIC WORKS DIRECTOR	UC	2	8
PUBLIC WORKS SUPERINTENDENT	UC	3	6
GIS ANALYST	UC	1	6
PROJECT MANAGER/INSPECTOR	UC	1	5
PUBLIC WORKS ADMINISTRATIVE ASSISTANT	UC	2	2
INTERN/SEASONAL STAFF	UC	4	1
PUBLIC WORKS CREW LEADER	C	6	UNION SCALE

SERVICE WORKER II & III	C	20	UNION SCALE
SERVICE WORKER I	UC		UNION SCALE

CLASS: C= CLASSIFIED UC= UNCLASSIFIED

Pay Grade	Pay Ranges			
	Minimum Annual	Maximum Annual	Minimum Hourly	Maximum Hourly
10	\$ 107,245.57	\$ 153,437.73	\$51.56	\$73.77
9	\$ 100,095.87	\$ 143,265.85	\$48.12	\$68.88
8A	\$ 95,000.00	\$ 130,241.69	\$45.67	\$62.62
8	\$ 93,421.22	\$ 122,328.83	\$44.91	\$58.81
7	\$ 76,010.15	\$ 106,770.51	\$36.54	\$51.33
6	\$ 68,622.92	\$ 96,072.08	\$32.99	\$46.19
5	\$ 59,382.93	\$ 83,136.10	\$28.55	\$39.97
4	\$ 54,632.30	\$ 76,485.21	\$26.27	\$36.77
3	\$ 49,881.66	\$ 69,834.32	\$23.98	\$33.57
2	\$ 47,601.36	\$ 66,641.90	\$22.88	\$32.04
1	\$ 37,440.00	\$ 47,506.34	\$18.00	\$22.84

CURRENT

NEW (Effective 10/1/24)

TITLE	CLASS	POSITIONS	PAY GRADE	UPDATED TITLE	POSITIONS	PAY GRADE
COUNCIL						
CLERK OF COURTS	C	1	3			
CLERK OF COUNCIL	UC	1	1			
CITY MANAGER'S OFFICE						
ASSISTANT CITY MANGER	UC	1	10			
HUMAN RESOURCES MANAGER	UC	1	7			
TECHNOLOGY SERVICES MANAGER	UC	1	7			
IT OPERATIONS MANAGER	UC	1	7			
ASSISTANT TO CITY MANAGER (Econ-Dev)	UC	1	6			
ASSISTANT TO CITY MANAGER (Clerk of Council)	UC	1	5			
HUMAN RESOURCES SPECIALIST	UC	1	5			
ECONOMIC DEVELOPMENT PROFESSIONAL	UC	1	5	ECONOMIC DEVELOPMENT MANAGER		7
TECHNOLOGY SUPPORT SPECIALIST	UC	1	3			
EXECUTIVE ASSISTANT	UC	1	2	COMMUNICATIONS AND MANAGEMENT ASSISTANT	1	4
ADMINISTRATIVE SUPPORT CLERK	UC	2	1	INTERN/SEASONAL STAFF (1 MOVED TO FINANCE)	1	
DEVELOPMENT						
DEVELOPMENT DIRECTOR	UC	1	9			
ASSISTANT DEVELOPMENT DIRECTOR	UC	1	6			8
PLANNER	UC	1	5			
CODE ENFORCEMENT INSPECTOR	UC	1	4	PROPERTY MAINTENANCE INSPECTOR		
PLANNING & ZONING SPECIALIST	UC	1	3			
FINANCE						
FINANCE DIRECTOR	UC	1	9			
FINANCE ADMINISTRATOR	UC	1	7			
FINANCIAL SERVICES MANAGER	UC	1	7			
INCOME TAX ADMINISTRATOR	UC	1	6			7
FINANCE SPECIALIST (Payroll & Accounts Payable)	UC	2	3			
INCOME TAX AUDITOR	UC	2	3			
COMMUNITY SERVICES SPECIALIST	UC	3	2			
UTILITY BILLING SPECIALIST	UC	2	2			
				ADMINISTRATIVE SUPPORT CLERK - TAX	1	1
				INTERN/SEASONAL STAFF	1	1

CURRENT

NEW

TITLE	CLASS	POSITIONS	PAY GRADE	UPDATED TITLE	POSITIONS	PAY GRADE
FIRE						
FIRE CHIEF	UC	1	9			
ASSISTANT FIRE CHIEF	UC	2	8			8A
FIRE CAPTAIN	C	1	7			UNION SCALE
EMS COORDINATOR	C	1	UNION SCALE			
BATTALION CHIEF	C	3	UNION SCALE			
FIRE ADMINISTRATIVE ASSISTANT	UC	1	2			
FIRE LIEUTENANT	C	6	UNION SCALE			
FIREFIGHTER/PARAMEDIC/EMT	C	34	UNION SCALE			
POLICE						
POLICE CHIEF	UC	1	9			
POLICE CAPTAIN	UC	2	8			8A
POLICE LIEUTENANT	C	3	UNION SCALE			
COMMUNICATIONS SUPERVISOR	UC	1	5			
DISPATCHER	C	8	3			
				RECORDS SUPERVISOR	1	5
POLICE ADMINISTRATIVE ASSISTANT	UC	1	2			
POLICE SERGEANT	C	4	UNION SCALE			
PATROL OFFICER	C	29	UNION SCALE			
PUBLIC WORKS						
PUBLIC WORKS DIRECTOR	UC	1	9			
CIVIL ENGINEER	UC	1	8			7
ASSISTANT PUBLIC WORKS DIRECTOR	UC	1	7		2	8
PUBLIC WORKS SUPERINTENDENT	UC	2	6		3	
GIS ANALYST	UC	1	6			
CONSTRUCTION INSPECTOR	UC	1	4	PROJECT MANAGER/INSPECTOR		5
PUBLIC WORKS ADMINISTRATIVE ASSISTANT	UC	2	2			
LABORER	UC	8	PT			
				INTERN/SEASONAL STAFF	4	1
PUBLIC WORKS CREW LEADER	C	6	UNION SCALE			
OPERATOR/LABORER	C	20	UNION SCALE	SERVICE WORKER II & III	20	UNION SCALE
	UC			SERVICE WORKER I		UNION SCALE

CURRENT

Pay Grade	Pay Ranges			
	Minimum	Maximum	Minimum	Maximum
10	\$107,245.57	\$150,143.80	\$51.56	\$72.18
9	\$100,095.87	\$140,143.71	\$48.12	\$67.38
8	\$93,421.22	\$122,328.83	\$44.91	\$58.81
7	\$76,010.15	\$106,770.51	\$36.54	\$51.33
6	\$68,622.92	\$96,072.08	\$32.99	\$46.19
5	\$59,382.93	\$83,136.10	\$28.55	\$39.97
4	\$54,632.30	\$76,485.21	\$26.27	\$36.77
3	\$49,881.66	\$69,834.32	\$23.98	\$33.57
2	\$47,601.36	\$66,641.90	\$22.88	\$32.04
1	\$33,848.27	\$47,506.34	\$16.27	\$22.84
PT	\$11,876.59	\$19,002.54	\$11.42	\$18.27

NEW (Effective 10/1/24)

Pay Grade	Pay Ranges			
	Minimum Annual	Maximum Annual	Minimum Hourly	Maximum Hourly
10	\$107,245.57	\$153,437.73	\$51.56	\$73.77
9	\$100,095.87	\$143,265.85	\$48.12	\$68.88
8A	\$95,000.00	\$130,241.69	\$45.67	\$62.62
8	\$93,421.22	\$122,328.83	\$44.91	\$58.81
7	\$76,010.15	\$106,770.51	\$36.54	\$51.33
6	\$68,622.92	\$96,072.08	\$32.99	\$46.19
5	\$59,382.93	\$83,136.10	\$28.55	\$39.97
4	\$54,632.30	\$76,485.21	\$26.27	\$36.77
3	\$49,881.66	\$69,834.32	\$23.98	\$33.57
2	\$47,601.36	\$66,641.90	\$22.88	\$32.04
1	\$37,440.00	\$47,506.34	\$18.00	\$22.84

RESOLUTION NO. 45-2024

A RESOLUTION ACCEPTING THE RECOMMENDATION OF THE BUTLER COUNTY TAX INCENTIVE REVIEW COUNCIL OF APRIL 12, 2024.

WHEREAS, Community Reinvestment Area property tax abatements (CRAs) and Tax Increment Finance Districts (TIFs) must be reviewed annually by the relevant County Tax Incentive Review Council; and

WHEREAS, the Butler County Tax Incentive Review Council met on April 12, 2024, and recommended that the current CRAs continue.

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

SECTION 1: Council hereby accepts the recommendation of the Butler County Tax Incentive Review Council to approve the continuation of the current Community Reinvestment Area property tax abatements and Tax Incentive Financing Districts.

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

**Butler County
City of Monroe
Tax Incentive Review Council (TIRC)
Year 2023 Review
Date of Meeting 4/12/2024**

Members Present:

Selena Cruces Larry Brueshaber Brad Evans

Members Absent:

n/a

Butler County Staff Present:

David Fehr Brenda Todd-Finnell Julie Lepsky

City of Monroe Representation:

Jennifer Patterson, Assistant to City Manager, Economic Development

Brian Curlis, Community Representative

Amy Moore, Treasurer Monroe Local Schools

Paul Carpenter, Butler Tech CFO

Jake Burton, City of Monroe Finance Director

Robert Buskirk, Superintendent Monroe Schools

City of Monroe Representatives Absent:

none

Julie Lepsky called the meeting to order at 9:30 a.m. and the meeting proceeded as follows:

The 2022 Ohio Tax Increment Financing (TIF), Residential Industrial District (RID) and Community Reinvestment Area (CRA) annual status reports were reviewed by the board members and the recommendations of the counsel were made by voice vote and recorded by Brenda Todd-Finnell.

The 2022 Annual Status Reports for the Ohio Tax Increment Financing (TIF) Program, Residential Industrial District (RID) Program and Community reinvestment area (CRA) Program were presented to the TIRC by Jake Burton.

CRA's: Recommendation IN COMPLIANCE:

No dramatic changes.

CRA 017-61157-02 – Downtown Monroe. No active agreements under this CRA

CRA 017-61157-03 Agt#08-001 – Amazon (1001 Logistic Way)

CRA 017-61157-03 Agt#08-002 – Blue Buffalo (1201 Logistic Way)

CRA 017-61157-03 Agt#17-000 – Performance Food Group (last year of reporting) (201 Lawson Ave)

*There is a typo on this report – actual jobs created needs to be changed from 491 to 49

CRA 017-61157-03 Agt#18-001 – Kroger DC (3401 Salzman Road)

*They are only showing 4 jobs created as they really ramped up at the end of 2023, so they are continuing to add staff. The operations have increased dramatically over the last few months. No issues are expected. Correction on the agreement expiration date from 2023 to 2028.

CRA 017-61157-03 Agt#19-001 – Kroger/Ocado Distribution (6266 Ham Leb Road)

SEE ATTACHED REPORTS

TIF's/RID's: Recommendation IN COMPLIANCE

All the neighborhoods have been built out.

SEE ATTACHED REPORTS

Larry Brueshaber made a motion for Approval of the recommendations listed above.

Brad Evans seconded the motion

All in favor say I – Opposed – Seeing none, hearing none, motion carries.

Brad Evans made a motion to adjourn the meeting.

Larry Brueshaber seconded the motion.

All in favor say I – Opposed – Seeing none, hearing none, motion carries.

The meeting was closed by Julie Lepsky at 9:39 a.m.

City Of Monroe – Butler County

Tax Increment Financing Districts – 2024 Tax Incentive Review Council (Tax Year 2023 data presented)

TIF District	Date Created	Type of Project	Terms	School Involvement	Actual Real Property Investment (\$)	2023 Service Payments (\$)	Cumulative Service Payments (\$)	2023 Expenditures (\$)	Cumulative Expenditures (\$)
Arbor Acres	9/28/2004	Residential	100% for 30 years	Made Whole	-	103,736	108,870	-	-
Brittony Woods	9/28/2004	Residential	100% for 30 years	Made Whole	10,843,331	595,429	5,747,923	-	748,901
Cristo	9/28/2004	Residential	100% for 30 years	Made Whole	-	-	-	-	-
Gilmar Meadows	9/28/2004	Residential	100% for 30 years	Made Whole	-	125,667	943,164	-	240,780
Hankins Road	9/28/2004	Residential	100% for 30 years	Made Whole	-	-	-	-	-
Heritage Green	9/28/2004	Residential	100% for 30 years	Made Whole	-	281,190	2,788,027	-	341,450
Majestic Oaks (Tall Oaks)	9/28/2004	Residential	100% for 30 years	Made Whole	-	2,141	17,346	-	1,449
Monroe Crossings #1	9/28/2004	Residential	100% for 30 years	Made Whole	176,060	839,670	6,751,980	-	242,181
Monroe Crossings #2	9/28/2004	Residential	100% for 30 years	Made Whole	-	505,550	4,657,460	-	205,144
Monroe Crossings #3	9/28/2004	Residential	100% for 30 years	Made Whole	-	440,644	4,209,345	-	334,951
Reserves of Monroe Crossings	8/10/2004	Residential	100% for 30 years	Made Whole	9,708,580	202,765	1,166,029	-	-
Bake	8/10/2004	Commercial	100% for 30 years	Made Whole	86,850	-	-	-	-
Berns/Dougherty	8/10/2004	Mixed	100% for 30 years	Made Whole	-	19,538	251,163	-	80,014
Corridor 75/Millen	8/10/2004	Mixed	100% for 30 years	Made Whole	-	55	55	-	-

City Of Monroe – Butler County

Tax Increment Financing Districts – 2024 Tax Incentive Review Council (Tax Year 2023 data presented)

Frick/Greentree Road	8/10/2004	Mixed	100% for 30 years	Made Whole	26,080	522	2,712	-	564
Hospital/Hodapp	8/10/2004	Commercial	100% for 30 years	Made Whole	40,240	-	-	-	-
Monroe Commerce Center	8/10/2004	Commercial	100% for 30 years	Made Whole	67,480	1,145,404	11,748,067	6,268	1,507,698
Monroe Crossings/SR 4	8/10/2004	Commercial	100% for 30 years	Made Whole	-	2,548	482,145	-	1,109
Osbourne	8/10/2004	Mixed	100% for 30 years	Made Whole	-	216	1,110	-	215
Yankee Road	8/10/2004	Mixed	100% for 30 years	Made Whole	34,500	25,762	77,552	-	26,974
Miami Valley Industrial Park	8/10/2004	Commercial	100% for 30 years	Made Whole	36,710	205,355	936,273	36,115	200,708
Park 63	8/10/2004	Commercial	100% for 30 years	Made Whole	32,150	186,749	1,903,385	-	201,695
Mt. Pleasant	9/28/2004	Residential	100% for 30 years	Made Whole	-	121,048	1,701,639	-	207,464
Todd's Glen Reserve	9/28/2004	Residential	100% for 30 years	Made Whole	-	151,371	1,468,525	-	217,803
Trimble Farm	9/28/2004	Residential	100% for 30 years	Made Whole	-	90,696	714,556	-	94,520
Wyandot Woods	9/28/2004	Residential	100% for 30 years	Made Whole	19,970	956,952	9,327,193	106,781	1,588,019

* All TIFs are Incentive District TIFs, and all TIFs were implemented for the purposes of infrastructure development

* Except for the Reserves at Monroe Crossings, the School District is essentially made whole using calculation method previously agreed to by the City and the School District. For the Reserves, the school gets the same percentage of revenue as they would on other RIDs, but the PILOT payment is a percentage of their net profit of the development per an agreement with the school.

City Of Monroe – Butler County								
Community Reinvestment Area – 2024 Tax Incentive Review Council (Tax Year 2023 data presented)								
CRA	Agt #	Executed (Expires)	Terms	Jobs Committed	Actual Jobs Created	Investment Committed (\$)	Auditor's Building Value	Comments
017-61157-02	-	-	-	-	-	-	-	Downtown Monroe; no active agreements under this CRA
017-61157-03	08-001	2008 (2023)	100% for 15 years	80 (cr) 0 (ret)	1	19,963,300	33,047,660	Amazon (1001 Logistics Way)
017-61157-03	08-002	2011 (2026)	100% for 15 years	90 (cr) 0 (ret)	90	16,275,000	25,541,500	Blue Buffalo (1201 Logistics Way)
017-61157-03	17-000	2018 (2023)	50% for 5 years	18 (cr) 118 (ret)	491 (cr) 118 (ret)	7,000,000	1,276,720	Performance Food Grp (201 Lawton Ave)
017-61157-03	18-001	2018 (2023)	50% for 10 years	900 (cr) 0 (ret)	4	33,000,000	27,057,577	Kroger DC (3401 Salzman Road)
017-61157-03	19-001	2021 (2030)	50% for 10 years	410 (cr) 0 (ret)	815	40,000,000	18,554,510	Kroger/Ocado (6266 Ham Leb Road)

RESOLUTION NO. 46-2024

A RESOLUTION APPROVING A THEN-AND-NOW CERTIFICATE IN THE AMOUNT OF \$3,060 TO CIVIC NORTH AMERICA, INC.

WHEREAS, the invoice was received prior to the 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 in the amount of \$3,060 to Civic North America, Inc. 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



THEN-AND-NOW Approval

Vendor #: 1041 ☐ Check If New Vendor

Vendor Name: CIVICA North America Inc

Vendor Address: PO Box 933422

Cleveland OH 44193

Reason PO Was Not Requested: (Required)

Over the \$3000 amount.

Invoice #	Account #	Object	Amount	Brief Description
C/LG002921	11115054	52321	3,060.00	3rd party rehost
Total Amount Due:			\$ 3,060.00	

J.M. J.G. City Manager
(required if equal to or > \$2,500)

Adrianne Fene 8/8/24
Department Head Approval / Date

Jed Bate
Finance Director

8/27/24 Council Agenda
Council Approval/Date
(required if equal to or > \$3,000)

It is hereby certified that both at the time of the making of this contract or order and at the date of the execution of this certification, the above amount was appropriated for such contract or order and is in the treasury or in the process of collection to the credit of the listed fund free from any previous encumbrances.

INVOICE

FAO: Laura Pyle
City of Monroe
233 South Main Street
P. O. Box 629
Monroe, OH 45050

Invoice No.	C/LG002921
Date	Aug 02 2024
P.O. Number	20240238-00

Account No.	DMON7130
Contract Ref.	LGU0309MON-A
Business Unit	LGVNA - Local Government
Payment Terms	30 days
Due Date	Sep 01 2024

Queries regarding this invoice please contact the Revenues Team at +1 (937) 836 4499 option 3 or via e-mail at Revenues@civicaUS.com

[illegible]

Currency	Dollars	Subtotal	3,060.00
		Tax	0.00
Please remit payment to:		Total	3,060.00

By Direct Debit to: Bank Details PNC Bank, Pittsburgh BSB : 041000124 Account No : 4206118301 Swift Code : PNCCUS33	OR	Please remit payment to: Civica North America, INC. PO Box 933422 CLEVELAND, OH 44193
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Page 1

Please note that we will never ask you by email to make payment into a different bank account from the one for which you already have details. We will always advise by formal letter notification from Civica.

Civica North America, INC.- 52 Hillside Court, Englewood OH 45322

EMERGENCY ORDINANCE NO. 2024-21

AN ORDINANCE LEVYING ASSESSMENTS FOR SIDEWALKS, CURBS, GUTTERS, AND DRIVEWAY APRONS, AND DECLARING AN EMERGENCY.

WHEREAS, through the adoption of Emergency Resolution No. 44-2023 on July 11, 2023, Council declared the necessary of repairing certain sidewalks, curbs, gutters, and driveway aprons; and

WHEREAS, the cost of repairing certain sidewalks, curbs, gutters, and driveway aprons are now on file.

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

SECTION 1: The list of estimated assessments of the cost of repairing certain sidewalks, curbs, gutters, and driveway aprons in the City of Monroe, Ohio, reported to this Council and now on file in the office of the Clerk of Council, and aggregating \$81,146.80, are adopted and confirmed.

SECTION 2: The several amounts of the assessments are hereby assessed and levied on the lots and lands bounding and abutting the improvement.

SECTION 3: It is determined that the assessments do not exceed the special benefits resulting from the improvement, and do not exceed statutory limitation.

SECTION 4: The Clerk of Council is direct to continue on file in her office a list of the assessments, and the description of the lots and lands.

SECTION 5: The total assessment against each lot and parcel of land shall be payable in cash to the Finance Director within thirty days after the passage of this ordinance, or at the option of the property owner assessed, in twenty semi-annual installments. All assessments and installments which have not been paid at the expiration of the thirty day period shall be certified by the Clerk of Council to the County Auditor, to be placed on the tax duplicate and collected the same as other taxes, as provided by law.

SECTION 6: The Clerk of Council is directed to cause notice of the passage of this ordinance to be published as provided by law.

SECTION 7: The Clerk of this Council is directed to cause notice of the levy of the assessments herein to be filed with the County Auditor on or before September 9, 2024.

SECTION 8: This measure is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare and for the further reason that Council desires to cause said assessments to be filed with the County Auditor on or before the deadline of September 9, 2024. Therefore, this measure shall take effect and be in full force from and after its passage.

PASSED: _____

ATTEST

APPROVED:

Clerk of Council

Mayor

Street No.	Street	Parcel ID	Property Owner 1	Invoice Number	Amount to be Assessed
100 Deneen		C1800005140022	LINDSAY RENEE LEDFORD	221.01.23C	\$1,972.47
404 Doverdale		C1800005130031	RUSSELL L BROWN	221.03.23C	\$4,159.00
10 Heatherwood Ct		C1800005140064	FRANCES KNECHTLY	221.04.23C	\$1,998.90
11 Heatherwood Ct		C1800005140073	THERESA A WOODWARD	221.05.23C	\$2,063.10
17 Heatherwood Ct		C1800005140072	JUSTIN DAVID BRUCE	221.06.23C	\$5,076.00
26 Heatherwood Ct		C1800005140065	RICHARD WILLIAMS JR	221.07.23C	\$4,015.33
32 Heatherwood Ct		C1800005140066	JEFFREY BECRAFT	221.08.23C	\$2,750.80
38 Heatherwood Ct		C1800005140067	JEREMY B ROBINSON	221.09.23C	\$952.20
48 Heatherwood Ct		C1800005140068	JAMES G & LAYNE L BUTLER TRS	221.11.23C	\$3,585.30
17 Penbrooke Ct		C1800005140043	ANTHONY ELAM TR	221.12.23C	\$2,421.92
55 Penbrooke Ct		C1800005140039	KARA Y MCINTOSH	221.14.23C	\$2,421.80
438 Sands		C1800005140046	MICHAEL JAY RUE	221.18.23C	\$603.06
441 Sands		C1800005140057	SARAH ELIZABETH SMITH	221.19.23C	\$4,172.83
511 Sands		C1800005140061	JASON WAYNE HAMPTON	221.23.23C	\$3,738.50
512 Sands		C1800005140074	REESE E INGRAM	221.24.23C	\$5,177.20
519 Sands		C1800005140062	CODY BROWN RUIZ	221.25.23C	\$1,989.04
536 Sands		C1800005120013	JERRY L BLACK	221.26.23C	\$4,098.84
543 Sands		C1800005120026	STEPHEN KAKARIS	221.27.23C	\$1,349.67
544 Sands		C1800005120014	JEREMY L MCFARLAND	221.28.23C	\$2,674.83
552 Sands		C1800005120015	KAYLA AND BRANDON SAYLOR	221.29.23C	\$3,544.27
567 Sands		C1800005120023	PEGGY N HESSON	221.30.23C	\$4,808.68
574 Sands		C1800005120021	STEPHEN L GOEHRING	221.31.23C	\$1,026.26
575 Sands		C1800005120022	JEREMIAH KILMER	221.32.23C	\$2,731.33
144 Wexford Dr		C1800005130087	DEBRA A POTEET	221.33.23C	\$1,126.77
147 Wexford Dr		C1800005310004	DANIEL SCHERRER	221.34.23C	\$3,990.36
148 Wexford Dr		C1800005130086	MATTHEW J BERNABUCCI	221.35.23C	\$4,230.33
151 Wexford Dr		C1800005310003	TINA J HESTER	221.36.23C	\$200.00
181 Wexford Dr		C1800005130039	MILLENNIUM PROPERTIES & CONSTRUCTION LLC	221.39.23C	\$200.00
208 Wexford Dr		C1800004240004	LYN AMBLER	221.40.23C	\$544.87
346 Wexford Way		C1800005310019	CANDACE SCHNEE	221.43.23C	\$2,465.14
159 Winston Ln		C1800005130030	TONY L HALE	221.47.23C	\$1,058.00

ORDINANCE NO. 2024-22

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$3,200,000 OF REAL ESTATE ACQUISITION GENERAL OBLIGATION BOND ANTICIPATION NOTES, 2024 RENEWAL, BY THE CITY OF MONROE, OHIO, IN ANTICIPATION OF THE ISSUANCE OF BONDS.

WHEREAS, the fiscal officer of the City has estimated the life or period of usefulness of the improvements as at least five (5) years, and certified the maximum maturity of the bonds to be issued to finance the same as thirty (30) years, and of notes issued in anticipation thereof as nineteen (19) years; and

WHEREAS, the City has previously issued bond anticipation notes which are outstanding in the amount of \$3,200,000, which are about to mature and which should be renewed in a like or reduced amount.

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

Section 1: That it is hereby declared necessary to issue bonds of the City of Monroe, Counties of Butler and Warren, Ohio, in the principal amount of not to exceed \$3,200,000 bearing interest estimated at seven per centum (7.00%) per annum and maturing over a period of not more than thirty (30) years, for the purpose of refinancing notes originally issued for the purpose of acquiring real property to construct a public works building.

Section 1: That it is hereby determined that notes (hereinafter called the “Notes”) in the principal amount of not to exceed \$3,200,000 shall be issued in anticipation of the issuance of said bonds.

Section 2: That the Notes shall be dated their date of issuance, shall bear interest at the rate not to exceed seven percent (7.00%) per annum, payable at maturity, shall mature not later than one year from the date of issuance, and shall be of the denomination or denominations as may be requested by the purchaser or purchasers thereof all as determined by the Finance Director or the City Manager without further action by this Council, except that the denominations shall be \$100,000 or any integral multiple of \$5,000 in excess of \$100,000. The terms of such Notes, which shall be in compliance with Chapter 133 of the Ohio Revised Code, shall be set forth in the certificate of award (“Certificate of Award”), which is hereby authorized and which shall be executed by the City Manager or the Finance Director without further action by this council.

Section 3: That the Notes shall be executed by the City Manager and the Finance Director and may but shall not be required to bear the seal of the corporation. The Notes shall be designated “Real Estate Acquisition General Obligation Limited Tax Bond Anticipation Notes, Series 2023, 2024 Renewal,” and shall be payable at the office of the Finance Director or such bank or trust company as is designated by the Finance Director or City Manager and the purchaser, and shall express upon their face the purpose for which they are issued and that they are issued in pursuance of this Ordinance.

Section 4 : That the Notes shall be sold at public or private sale by the Finance Director at not less than ninety-seven percent of the par value of such Notes together with interest thereon, if any. The proceeds from such sale, except accrued interest thereon, shall be paid into the proper funds and used for the purpose aforesaid and for no other purpose. Accrued interest, if any, received on sale of said Notes shall be transferred to the bond retirement fund to be applied to the payment of principal of and interest on said Notes in the manner provided by law.

Notwithstanding the above, the Council and the Finance Director are hereby directed to withhold delivery of the notes, and to refuse to accept payment therefor, unless and until the Original Purchaser delivers to the City a certificate acknowledging that the Original Purchaser will sell the notes to no more than 35 persons, each of whom the Original Purchaser reasonably believes (i) has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of the prospective investment and (ii) is not purchasing for more than one account or with a view to distributing the notes.

The City Manager or the Finance Director is hereby directed to report to this Council as soon after the sale and award of such notes as is reasonably feasible, the interest rate for such notes.

Section 5 :That the Notes shall be the full general obligations of the City, and the full faith, credit and revenue of the City are hereby pledged for the prompt payment of the same.

Section 6 : That during the period while the Notes run there shall be levied upon all of the taxable property in the City, within applicable limitations, in addition to all other taxes, a direct tax annually, not less than that which would have been levied if bonds had been issued without the prior issue of the Notes; said tax shall be and is hereby ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers in the same manner and at the same time that taxes for general purposes for each of said years are certified, extended and collected. Said tax shall be placed before and in preference to all other items and for the full amount thereof.

The funds derived from said tax levy hereby required shall be placed in a separate and distinct fund and, together with interest collected on the same, shall be irrevocably pledged for the payment of the principal and interest of the Notes, or the bonds in anticipation of which they are issued, when and as the same fall due; provided, however, to the extent other City revenues are available for such purpose said tax shall not be levied therefor.

Section 7 : That this Council, for and on behalf of the City, hereby covenants that it will restrict the use of the Notes hereby authorized in such manner and to such extent, if any, and take such other action as may be necessary, after taking into account reasonable expectations at the time the debt is incurred, so that they will not constitute obligations the interest on which is subject to federal income taxation or “arbitrage bonds” under Sections 103(b)(2) and 148 of the Internal Revenue Code of 1986, as amended (the “Code”) and the regulations prescribed thereunder. The Finance Director or any other officer having responsibility with respect to the issuance of said Notes is authorized and directed to give

an appropriate certificate on behalf of the City, on the date of delivery of said Notes for inclusion in the transcript of proceedings, setting forth the facts, estimates and circumstances and reasonable expectations pertaining to the use of the proceeds thereof and the provisions of said Sections 103(b)(2) and 148 and regulations thereunder.

These Notes are hereby designated “tax-exempt obligations” for the purposes set forth in Section 265(b)(3) of the Code. The City did not anticipate issuing more than \$10,000,000 of “qualified tax-exempt obligations” during the calendar year of original issue.

Section 8 : That this Council hereby authorizes and directs the Finance Director or the City Manager to take any and all actions which may be necessary to issue the notes in book-entry-only form or in such form as will render the notes eligible for the services of the Depository Trust Company, New York, New York without further action by this Council, including execution of all documents necessary therefore.

Section 9 : All appropriate officers of the City are further authorized to make, execute, acknowledge and deliver such agreements, financing statements, closing certificates and other instruments or documents as are, in the opinion of bond counsel, necessary to carry out the purposes of this ordinance, including a note purchase agreement between the City and the purchaser of the Notes, if so requested by the purchaser.

Section 10 : That this Council hereby authorizes the City to participate in the Ohio Market Access Program – Note Wrap - offered by the Treasurer of the State of Ohio (the “Program”), provided that (a) participation in the Program is in the best interests of the City and (b) the City Manager or the Finance Director affirmatively elects to participate in the Program in the Certificate of Award.

Section 11 : That the Standby Note Purchase Agreement (the “Standby Purchase Agreement”) required as part of the Program is hereby authorized in the form presented to this Council with such changes not materially adverse to the City as may be approved by the authorized signatories of the City executing the Standby Purchase Agreement, as provided in this ordinance. The City acknowledges the agreement of the Treasurer of State in the Standby Purchase Agreement that, in the event the City is unable to repay the principal amount and accrued and unpaid interest of the Notes at maturity, whether through its own funds or through the issuance of other obligations of the City, the Treasurer of State agrees (a) to purchase the Notes from the holders or beneficial owners thereof upon their presentation to the Treasurer of State for such purchase at a price of par plus accrued interest to maturity or (b) to purchase renewal notes of the City in a principal amount not greater than the principal amount of the Notes plus interest due at maturity, with such renewal notes bearing interest at a rate of the lower of the maximum interest rate provided by law or the 1-year MMD (Municipal Market Data) Index for “AAA”-rated obligations plus 400 basis points (or such other rate methodology in effect as part of the Program), maturing not more than one year after the date of their issuance, and being prepayable at any time with 30 days' notice, provided that in connection with the Treasurer of State's purchase of such renewal notes the City shall deliver to the Treasurer of State an unqualified opinion of nationally recognized bond counsel that (i) such renewal notes are the legal, valid, and binding general obligations of the City, and the principal of and interest on such renewal notes, unless paid

from other sources, are to be paid from the proceeds of the levy of ad valorem taxes levied within the ten-mill limitation imposed by law on all property subject to ad valorem taxes levied by the City and (ii) interest on the renewal notes is excludible from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended to the same extent that interest on the notes is so excluded.

In addition, the City acknowledges that the Treasurer of State will establish an "After Maturity Interest Rate," as generally provided for as part of the Program and as specifically provided for within the Standby Purchase Agreement.

The City Manager and the Finance Director, as the officers signing the Notes, are authorized to take all actions that may in their judgment reasonably be necessary to provide for such Standby Purchase Agreement, including but not limited to the inclusion of a notation on the form of the Notes providing notice to the holders or beneficial owners of the existence of such Standby Purchase Agreement and providing instructions to such holders or beneficial owners regarding the presentation of the Notes for purchase by the Treasurer of State at stated maturity.

This Council hereby authorizes further representations, warranties, and/or covenants to be made regarding the City's participation in the Program by virtue of the Certificate of Award and/or other Program documents, subject to review and approval by legal counsel to the City.

Section 12 : That the firm of Dinsmore & Shohl LLP, is hereby engaged as the City's "bond counsel" pursuant to the engagement letter on file with the City.

Section 13 : The City Manager or the Finance Director is hereby authorized to apply, if he deems it appropriate, for a rating on the Notes from either Standard & Poor's Corporation or Moody's Investors Service, and to pay the fee or premium for said rating to the extent authorized by law and approved by bond counsel.

Section 14 : That the Finance Director is hereby directed to forward a certified copy of this Ordinance to the County Auditor.

Section 15 : 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

Section 16 : That this measure shall take effect and be in full force at the earliest possible date.

PASSED: _____

ATTEST:

APPROVED:

Clerk of Council

Mayor

Schedule Of Events



City of Monroe, Ohio

Real Estate Acquisition Bond Anticipation Notes, Series 2024

Pricing: 11/6/2024
 Dated: 11/20/2024
 Maturity: 11/19/2025

Version: July 22, 2024

AUGUST						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

SEPTEMBER						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

OCTOBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

NOVEMBER						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Holidays: Sept 2, Oct 14, Nov 11 & 28

Responsible Parties:	Issuer:	City of Monroe	CM
	Bond Counsel:	Dinsmore & Shohl	DS
	Municipal Advisor:	Bradley Payne Advisors	BPA
	Lender:	KeyBanc Capital Markets	UW

<u>Date</u>	<u>Description</u>	<u>Responsibility</u>
August 13	Legal Documents sent to the City	DS
August 27	City Council Meeting - 1st Reading	CM
September 4	Request OMAC Report	UW
September 10	City Council Meeting - 2nd Reading	CM
week of October 15	Due Diligence Call	All
October 22	Legislation Effective	CM
October 30	Send Documents to Investors	UW
November 5	Pre-Pricing Call (afternoon)	All
November 6	Price Notes - Sign Note Purchase Agreement	UW & CM
November 6 - 20	Closing Documents Prepared & Distributed	DS
November 20	Close Bonds (Wire Proceeds)	ALL
November 27	2023 BAN Matures	

Distribution List



City of Monroe, Ohio

Real Estate Acquisition Bond Anticipation Notes, Series 2024

Pricing:	<u>11/6/2024</u>
Dated:	<u>11/19/2025</u>
Maturity:	<u>11/19/2025</u>

Issuer

City of Monroe, Ohio

233 S. Main Street
Monroe, Ohio 45050

Kacey Waggaman (513) 680-2292
Assistant City Manager waggamank@monroeohio.org

Jake Burton (513) 537-7374 x1008
Finance Director burtonj@monroeohio.org

Municipal Advisors

Bradley Payne Advisors

11260 Chester Road, Suite 375
Cincinnati, OH 45246

Andrew Brossart (513) 772-5596
Partner AB@bpaynegroup.com

Heather Arling (513) 772-5597
Director HA@BPayneAdvisors.com

Zach Logan (513) 772-5595
Director ZL@BPayneAdvisors.com

Bond Counsel

Dinsmore & Shohl

255 E. Fifth St., Suite 1900
Cincinnati, OH 45202

Brenda Wehmer (513) 639-9217
Partner Brenda.wehmer@dinsmore.com

Nancy Porras (513) 639 9242
Nancy.porras@dinsmore.com

Underwriter

Key Banc Capital Markets, Inc.

88 East Broad Street, 7th Floor
Columbus, Ohio 43215

David Tiggett (614) 460-3463
Managing Director david.tiggett@key.com

Benjamin Gamble (614) 460-3407
VP ben.gamble@key.com

Shannon Hajek (216) 689-3087
Business Analyst shannon.hajek@key.com

Jessica Stoner (216) 689-0643
Analyst jessica.r.stoner@key.com

Catherine Thompson (216) 256-5795
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June Schafer (614) 331-9801
Vice President June.Schafer@huntington.com