

ORDINANCE NO. 2015-01

AN ORDINANCE APPROVING AN APPLICATION FOR THE CREATION OF THE I-75 MONROE COMMUNITY ENTERTAINMENT DISTRICT.

WHEREAS, Ohio Revised Code Section 4301.80 allows for the creation of a Community Entertainment District; and

WHEREAS, an application has been submitted to Mayor Robert E. Routson by the City of Monroe on January 8, 2015; and

WHEREAS, the Mayor has recommended that City Council approve said application as it meets the criteria set forth in Ohio Revised Code Section 4301.80; and

WHEREAS, Council desires to accept the favorable recommendation of the Mayor and approve said application.

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

SECTION 1: Council has determined that the application for the creation of the I-75 Monroe Community Entertainment District, marked Exhibit "1" attached hereto and made a part hereof, contains all of the requirements set forth in Ohio Revised Code Section 4301.80.

SECTION 2: Council further determines that the creation of said District does or will substantially contribute to entertainment, retail, educational, sporting, social, cultural, or arts opportunities for the City of Monroe.

SECTION 2: Council hereby accepts the favorable recommendation of the Mayor and approves the application submitted by the City of Monroe for the creation of the I-75 Monroe Community Entertainment District.

SECTION 3: Notice of the filing and availability for inspection of the application has been published pursuant to Ohio Revised Code Section 4301.80.

SECTION 4: This measure shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: January 27, 2015

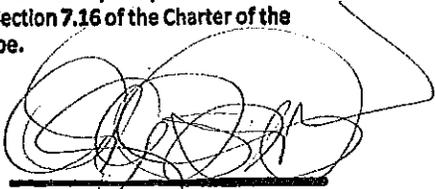
ATTEST: 
Clerk of Council

APPROVED: 
Mayor

First Reading: January 13, 2015

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

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


Clerk of Council
City of Monroe, Ohio

Community Entertainment District Application

Pursuant to Ohio Revised Code § 4301.80, the following information is respectfully submitted to the Mayor and City Council of the City of Monroe for their consideration with regards to a proposed Community Entertainment District to be located around the I-75 and SR 63 interchange.

1. Applicant name and address of property owned within the proposed district:

Applicant: City of Monroe
233 South Main Street
Monroe, Ohio 45050

Address of property owned within the proposed district: 51 South Union Road
Monroe, Ohio 45050

51 South Union Road is the former water plant site consisting of the following Warren County parcels:

11052000010
11052000070
11052000080

2. A detailed map of the proposed Community Entertainment District that identifies the boundaries of the district and the property owned by the applicant:

See Attachment A for a proposed map of the CED. At this time, the following streets are included in the proposed CED. Additional streets will most likely be constructed in the district as development continues.

WK Robinson Drive (all addresses)
Premium Outlets Drive (all addresses)
Corridor Park Drive (all addresses)
Gateway Boulevard (all addresses up to, but not including, 500 Gateway Boulevard and beyond)
Senate Drive (120 and 175 Senate Drive only)
Pierson Sayre Drive (all addresses)

3. Statement of the nature and types of businesses that are or will be located within the proposed Community Entertainment District:

The City's Comprehensive Plan emphasizes locating high-density commercial projects in several key areas, including along I-75 and SR 63. The Comprehensive Plan further indicates that approximately 250,000 SF of additional commercial development is possible based on the amount of available land in that particular location.

Currently, the area encompassed by the proposed Community Entertainment District includes the following existing uses:

- Cincinnati Premium Outlets (retail)
- Vacant 184,000 SF building (currently being marketed by staff as a possible entertainment facility)
- Shell (gas station)
- Chipotle, Waffle House, Wendy's, Tim Horton's, Burger King, Gold Star Chili, Popeye's (restaurants)
- Tire Discounters (retail)
- Comfort Inn (hotel)
- City of Monroe Water Plant (currently planned for demolition and possible property sale for an appropriate commercial use)

Additionally, there are approximately 150 acres of undeveloped greenfield in the proposed district (not including road infrastructure and related right of way). Fifty acres of this land is zoned as C-1 (Highway Commercial District). The City's Zoning Code permits the following uses (and similar unnamed uses) in this district:

- Commercial recreation facilities (indoors)
- Convenience Stores
- Dry cleaning and laundry drop off/pick up
- Eating and drinking establishments
- Financial institutions
- Hotels and motels
- Medical or dental clinics or offices
- Offices
- Personal service establishments
- Retail and service commercial uses (under 75,000 SF)
- Theaters
- Veterinarian offices or animal grooming
- Video lottery terminals

Additionally, uses such as assembly halls, mixed use developments, and retail/service uses over 75,000 SF are permitted provided they meet the specific standards listed in the Zoning Code.

Seventy-eight acres of the land (not including road infrastructure and related right of way) is zoned as C-2 (General Commercial District). The City's Zoning Code permits the following uses (and similar unnamed uses) this district:

- Automotive sales/leasing
- Commercial recreation facilities (indoors)
- Convenience Stores
- Dry cleaning and laundry drop off/pick up
- Eating and drinking establishments
- Equipment sales and leasing
- Financial institutions

Funeral homes
Hotels and motels
Medical or dental clinics or offices
Offices
Personal service establishments
Rentals (truck, van, and equipment)
Retail and service commercial uses (under 75,000 SF)
Theaters
Veterinarian offices or animal grooming

Additionally, uses such as assembly halls and retail/service uses over 75,000 SF are permitted provided they meet the specific standards listed in the Zoning Code.

The 184,000 SF vacant building noted above is zoned for heavy industrial use. However, as indicated, staff is marketing the building for an indoor recreation facility, which is permitted under the Zoning Code. It is entirely possible that the building could be rezoned to C-2 (General Commercial) as some point in the future.

The City anticipates that all future development in the proposed district will complement the existing commercial and retail uses and be in accordance with the types of establishments recognized in Ohio Revised Code § 4301.80(A). At this time, the City is actively recruiting hotels, entertainment facilities, motion picture theaters, and restaurants.

4. The proposed time frame for completing the development of the establishments listed in #3:

The Cincinnati Premium Outlets is the primary driver of recent development around the I-75 and SR 63 interchange. The retail mall has already been constructed and represents an investment in excess of \$70,000,000 as required for a Community Entertainment District under Ohio Revised Code §4301.80. Constructing the shell buildings for the mall was a \$65,000,000 by Simon Property Group. Individual mall tenant spaces in the first year alone added an additional \$8,400,000. Infrastructure redevelopment to accommodate the new outlet mall was addressed through a \$5,600,000 bond issuance through the Warren County Port Authority.

Additionally, in anticipation of the commercial and industrial development coming to the interchange, ODOT rebuilt the I-75 and SR 63 interchange as a high-capacity Single-Point-Urban-Interchange (SPUI). As part of this investment, the City of Monroe and its funding partners invested over \$1,000,000 in landscaping enhancements beyond the cost of the actual interchange. See Attachment B for more information on the investment details.

It is difficult to predict the development timeframe for the remaining 150 acres of greenfield referenced in Question #3. However, staff believes that at least two new uses will be under construction in 2015 and that the overall area should be built out within the next fifteen years.

5. Evidence that the uses of land within the proposed Community Entertainment District are in accordance with the City's Zoning Code:

See Attachment C for a zoning map and list of allowable uses from the Zoning Code. The City underwent a major zoning code rewrite in 2013 that updated the list of allowable uses and zoning district boundaries.

6. **A certificate from a surveyor or engineer licensed under Chapter 4733 of the Revised Code indicating that the area encompassed by the Community Entertainment District contains no less than 20 contiguous acres:**

See Attachment D.

7. **The handling and processing fee as determined by the City of Monroe:**

The City of Monroe does not charge a fee for Community Entertainment District applications at this time.

8. **Letters of support:**

Letters of support from major property owners with undeveloped land that would be included in the proposed district are included in this application. See Attachment E.

Attachment A

Per Question 2 of the Application, a detailed map of the proposed Community Entertainment District that identifies the boundaries of the district and the property owned by the applicant follows this cover sheet.

City of Monroe - Proposed Community Entertainment District (I-75 and SR 63)
November 24, 2014



Legend

- Property Owned by Applicant (City of Monroe)
- Interchange CED - One District

1 inch = 0.28 miles
0.27 miles



Attachment B

Per Question 4 of the Application, evidence of the investment associated with the development of the Cincinnati Premium Outlets follows this cover sheet. The following information shows an investment of \$65,000,000 for the nine shell buildings; this \$65,000,000 does not include tenant improvement costs or infrastructure costs associated with Premium Outlets Drive. Tenant improvements in the first year of the outlet mall exceeded \$8,400,000, and the infrastructure improvements associated with the mall required a debt issuance of \$5,600,000.

At the very minimum, investment in the area due to only the outlet mall in the first year was approximately \$79,000,000.

Build-Out for Cincinnati Premium Outlets

Tenant	Address	Approval Date	Project Cost *
Shell construction	400 Premium Outlet Dr.	8/11/2008	\$65,000,000
Aeropostale	874 Premium Outlet Dr.	5/28/2009	Not disclosed
Adidas	937 Premium Outlet Dr.	2/18/2009	Not disclosed
Auntie Anne's Pretzels	980 Premium Outlet Dr.	6/5/2009	Not disclosed
Banana Republic	601 Premium Outlet Dr.	3/23/2009	\$ 265,000
Ball Dads	400 Premium Outlet Dr.	8/27/2009	Not disclosed
Bass	628 Premium Outlet Dr.	4/13/2009	\$ 105,000
BCBG	616 Premium Outlet Dr.	6/12/2009	\$ 150,000
Bon Worth	214 Premium Outlet Dr.	6/25/2009	\$ 15,000
Book Warehouse	701 Premium Outlet Dr.	6/29/2009	\$ 50,000
Brooks Brothers	428 Premium Outlet Dr.	3/9/2009	\$ 97,000
Brown Shoe Closet	867 Premium Outlet Dr.	4/30/2009	\$ 80,000
Calender Club	910 Premium Outlet Dr.	7/7/2009	\$ 1,500
Calvin Klein	207 Premium Outlet Dr.	4/13/2009	\$ 150,000
Carter's Babies & Kids	113 Premium Outlet Dr.	4/6/2009	\$ 127,000
Charlotte Russe	828 Premium Outlet Dr.	6/17/2009	\$ 110,000
Chicken Now	986 Premium Outlet Dr.	4/14/2009	\$ 75,000
China Max	989 Premium Outlet Dr.	4/14/2009	\$ 75,000
Chicos	413 Premium Outlet Dr.	6/4/2009	\$ 70,176
Clarks	127 Premium Outlet Dr.	3/4/2009	\$ 90,000
Coach	849 Premium Outlet Dr.	2/19/2009	\$ 150,000
Cole Haan	507 Premium Outlet Dr.	4/24/2009	\$ 150,000
Columbia Sportswear	234 Premium Outlet Dr.	2/6/2009	\$ 375,000
Converse	501 Premium Outlet Dr.	7/28/2009	\$ 100,000
Crocs	125 Premium Outlet Dr.	4/30/2009	\$ 100,000
Designer Fragrances	606 Premium Outlet Dr.	11/30/2009	\$ 45,000
Direct Tool	217 Premium Outlet Dr.	7/9/2009	\$ 500
Dress Barn	406 Premium Outlet Dr.	6/1/2009	\$ 110,000
Ecco Retail LLC	605 Premium Outlet Dr.	5/1/2009	Not disclosed
Easy Spirit	419 Premium Outlet Dr.	4/6/2009	\$ 50,000
Factory Brand Shoes	928 Premium Outlet Dr.	2/2/2009	\$ 90,000
Flint's Concessions	400 Premium Outlet Dr.	12/7/2009	Not disclosed
Fragrance Outlet	905 Premium Outlet Dr.	3/23/2009	\$ 60,000
Gap	131 Premium Outlet Dr.	3/23/2009	\$ 270,000
Gymboree	120 Premium Outlet Dr.	4/21/2009	\$ 74,430
Halloween Headquarters	625 Premium Outlet Dr.	9/23/2009	\$ 10,000
Hanesbrands	876 Premium Outlet Dr.	6/5/2009	\$ 260,000
Heavenly Hot Dogs	400 Premium Outlet Dr.	11/24/2009	Not disclosed
Hugo Boss	402 Premium Outlet Dr.	7/10/2009	\$ 75,000
Izod	826 Premium Outlet Dr.	4/20/2009	\$ 56,000
J Crew	852 Premium Outlet Dr.	3/18/2009	\$ 188,000
Jones New York	968 Premium Outlet Dr.	4/21/2009	\$ 80,000
Johnston & Murphy	604 Premium Outlet Dr.	5/6/2009	\$ 142,800
Jokey	807 Premium Outlet Dr.	5/28/2009	\$ 85,000
LOFT	858 Premium Outlet Dr.	6/17/2009	\$ 8,906

Build-Out for Cincinnati Premium Outlets

Tenant	Address	Approval Date	Project Cost *
Kasper	965 Premium Outlet Dr.	4/21/2009	\$ 80,000
Kenneth Cole	870 Premium Outlet Dr.	4/20/2009	\$ 111,000
Lane Bryant	946 Premium Outlet Dr.	11/23/2009	\$ 100,000
Le Creuset of America	864 Premium Outlet Dr.	6/5/2009	\$ 77,000
Levi	211 Premium Outlet Dr.	8/18/2009	\$ 150,000
Lids	977 Premium Outlet Dr.	2/23/2009	\$ 124,000
Maiden Form	213 Premium Outlet Dr.	5/18/2009	\$ 85,000
Michael Kors	610 Premium Outlet Dr.	4/23/2009	\$ 111,000
Mobile Accessories	400 Premium Outlet Dr.	8/21/2009	Not disclosed
Naturalizer	622 Premium Outlet Dr.	4/30/2009	\$ 80,000
Nike Factory Store	505 Premium Outlet Dr.	2/6/2009	\$ 500,000
Nine West	917 Premium Outlet Dr.	4/3/2009	\$ 60,000
North Face	633 Premium Outlet Dr.	8/18/2009	\$ 150,000
Oakley	822 Premium Outlet Dr.	5/28/2009	Not disclosed
Oshkosh B Gosh	116 Premium Outlet Dr.	4/6/2009	\$ 98,000
Pac Sun	123 Premium Outlet Dr.	3/3/2009	\$ 100,000
Perfumania	834 Premium Outlet Dr.	2/23/2009	Not disclosed
Polo Ralph Lauren	715 Premium Outlet Dr.	3/17/2009	\$ 400,000
Reebok	218 Premium Outlet Dr.	4/30/2009	\$ 345,000
Riley's Furniture	931 Premium Outlet Dr.	7/14/2009	\$ 6,000
Rue 21	916 Premium Outlet Dr.	5/21/2009	\$ 60,000
Samsonite	416 Premium Outlet Dr.	3/31/2009	\$ 70,176
Saks 5th Avenue	301 Premium Outlet Dr.	4/21/2009	\$ 350,000
Saxby's Coffee	901 Premium Outlet Dr.	5/13/2009	\$ 110,000
Sketchers U.S.A	619 Premium Outlet Dr.	5/6/2009	\$ 106,000
Solstice	607 Premium Outlet Dr.	3/25/2009	\$ 113,000
S.O.S Pizza	400 Premium Outlet Dr.	8/20/2009	Not disclosed
Steak Out	995 Premium Outlet Dr.	5/19/2009	\$ 90,000
Subway	983 Premium Outlet Dr.	7/2/2009	\$ 50,000
Sunglass Hut	840 Premium Outlet Dr.	2/11/2009	\$ 158,000
Stride Rite	816 Premium Outlet Dr.	5/15/2009	\$ 80,000
The Children's Place	943 Premium Outlet Dr.	9/10/2009	\$ 105,000
Take a Break	837 Premium Outlet Dr.	9/28/2009	\$ 70,000
Tommy Hilfiger	201 Premium Outlet Dr.	3/12/2009	\$ 180,000
Totes Isotoner & Sunglass World	907 Premium Outlet Dr.	4/24/2009	\$ 29,000
Ultra Diamonds	846 Premium Outlet Dr.	6/12/2009	\$ 45,000
Van Heusen	422 Premium Outlet Dr.	4/14/2009	\$ 72,000
Villa Fresh Italian Kitchen	992 Premium Outlet Dr.	2/6/2009	\$ 150,000
Quality Waterproofing	415 Premium Outlet Dr.	9/23/2009	Not disclosed
Yankee Candle	978 Premium Outlet Dr.	6/24/2009	\$ 75,000
Tenant Improvement (First Year Only)			\$ 8,431,488

* Project Cost is as submitted on Building Permit Application and used for State fee purposes

This list only contains stores that invested in the interchange by building in the Cincinnati Premium Outlets during the first year after the mall opened. It does not contain information on subsequent store investments.

\$5,600,000
WARREN COUNTY PORT AUTHORITY
SPECIAL OBLIGATION DEVELOPMENT REVENUE BONDS,
SERIES 2009
(CHELSEA MALL PROJECT)

Dated as of May 27, 2009

TRANSCRIPT OF PROCEEDINGS

PECK, SHAFFER & WILLIAMS LLP,
BOND COUNSEL

Preliminary Opinion of Probable Construction Cost
Cincinnati Premium Outlets
95% Plan Submittal

Date: 2/19/2006
Project #: 60580.009

Calculated: GAU
Checked: TSC

ITEM NO./ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
ROADWAY				
201	1	LUMP	\$25,000.00	\$25,000.00
202	8313	SQ YD	\$42.00	\$111,756.60
202	847	FT	\$5.00	\$4,235.00
202	4676	FT	\$7.00	\$32,732.00
202	6	EACH	\$150.00	\$900.00
202	14	EACH	\$500.00	\$7,000.00
202	1	EACH	\$850.00	\$850.00
202	530	FT	\$15.00	\$7,950.00
202	744	FT	\$30.00	\$22,320.00
202	1	EACH	\$150.00	\$150.00
463	72	FT	\$5.00	\$360.00
203	16224	CY	\$13.00	\$197,912.00
203	8630	CY	\$10.00	\$86,300.00
204	26091	SQ YD	\$1.50	\$40,636.50
606	343	FT	\$45.00	\$15,435.00
606	1	EACH	\$3,600.00	\$3,600.00
606	2	EACH	\$1,500.00	\$3,000.00
SPECIAL	1	LUMP	\$15,000.00	\$15,000.00
PAVEMENT				
252	1782	BO YD	\$1.00	\$1,782.00
254	335	SQ YD	\$4.00	\$1,340.00
301	7,657	CU YD	\$105.00	\$803,685.00
304	4,427	CU YD	\$45.00	\$199,215.00
407	2,618	GAL	\$1.50	\$3,927.00
448	1,154	CU YD	\$130.00	\$150,020.00
448	1,348	CU YD	\$120.00	\$161,760.00
608	5	EACH	\$500.00	\$2,500.00
606	14000	SQ FT	\$6.00	\$84,000.00
609	660	SQ FT	\$50.00	\$33,000.00
609	1250	FT	\$16.25	\$20,312.50
609	7650	FT	\$17.50	\$133,875.00
DRAINAGE				
601	21	CU YD	\$120.00	\$2,520.00
601	270	CU YD	\$110.00	\$29,700.00
602	25	CY	\$1,000.00	\$25,000.00
603	1268	FT	\$45.00	\$57,060.00
603	485	FT	\$55.00	\$26,675.00
603	232	FT	\$82.00	\$19,024.00
603	783	FT	\$70.00	\$54,810.00
603	150	FT	\$57.00	\$8,565.00
603	452	FT	\$100.00	\$45,200.00
603	256	FT	\$150.00	\$38,400.00
603	89	FT	\$215.00	\$19,125.00
604	34	EACH	\$3,000.00	\$102,000.00
604	1	EACH	\$4,000.00	\$4,000.00
604	1	EACH	\$2,200.00	\$2,200.00
604	8	EACH	\$3,300.00	\$26,400.00
SPECIAL	1	EACH	\$375,000.00	\$375,000.00
SANITARY				
601	626	FT	\$20.00	\$12,520.00
601	5	EACH	\$3,600.00	\$18,000.00
602	2	EACH	\$500.00	\$1,000.00
MISCELLANEOUS				
614	1	LUMP	\$50,000.00	\$50,000.00
616	637	SY	\$37.00	\$23,769.00
623	1	LUMP	\$15,000.00	\$15,000.00
625	1	LUMP	\$10,000.00	\$10,000.00
632	1	LUMP	\$20,000.00	\$20,000.00
632	1	LUMP	\$25,000.00	\$25,000.00
677	17000	SY	\$1.00	\$17,000.00
TRAFFIC CONTROL				
621	210	EACH	\$145.00	\$30,450.00
625	278	FT	\$9.00	\$2,502.00
625	17	FT	\$24.00	\$408.00
625	307	FT	\$45.00	\$13,815.00
625	273	FT	\$6.00	\$1,638.00
625	6	EACH	\$800.00	\$4,800.00
625	5	EACH	\$700.00	\$3,500.00
625	6	EACH	\$125.00	\$750.00
630	273	FT	\$1.00	\$273.00
630	183.25	SQ FT	\$10.00	\$1,832.50
630	6	EACH	\$225.00	\$1,350.00

**Preliminary Opinion of Probable Construction Cost
Cincinnati Premium Outlets
85% Plan Submittal**

Date: 2/19/2008
Project #: 60580.009

Calculated: GAU
Checked: TSC

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
630	GROUND MOUNTED SUPPORT, NO. 3 POST	383	FT	\$15.00	\$5,745.00
632	VEHICULAR SIGNAL HEAD, (LED), 4-SECTION, 12" LENS, 1-WAY, AS PER PLAN	11	EACH	\$850.00	\$7,150.00
632	VEHICULAR SIGNAL HEAD, (LED), 3-SECTION, 12" LENS, 1-WAY, AS PER PLAN	1	EACH	\$850.00	\$850.00
632	VEHICULAR SIGNAL HEAD, (LED), 5-SECTION, 12" LENS, 1-WAY, AS PER PLAN	7	EACH	\$1,050.00	\$7,350.00
632	PEDESTRIAN SIGNAL HEAD, (LED), TYPE D2	2	EACH	\$500.00	\$1,000.00
632	COVERING OF VEHICULAR SIGNAL HEAD	18	EACH	\$30.00	\$540.00
632	COVERING OF PEDESTRIAN SIGNAL HEAD	2	EACH	\$20.00	\$40.00
632	PEDESTRIAN PUSHBUTTON, AS PER PLAN	2	EACH	\$150.00	\$300.00
632	DETECTOR LOOP, AS PER PLAN	17	EACH	\$1,000.00	\$17,000.00
632	LOOP DETECTOR UNIT	10	EACH	\$150.00	\$1,500.00
632	DISCONNECT SWITCH WITH ENCLOSURE	1	EACH	\$700.00	\$700.00
632	POWER SERVICE, AS PER PLAN	1	EACH	\$5,000.00	\$5,000.00
632	SIGNAL CABLE, 2 CONDUCTOR, NO. 14 AWG	2742	FT	\$1.00	\$2,742.00
632	SIGNAL CABLE, 5 CONDUCTOR, NO. 14 AWG	1081	FT	\$1.60	\$1,629.60
632	SIGNAL CABLE, 7 CONDUCTOR, NO. 14 AWG	2400	FT	\$2.00	\$4,800.00
632	INTERCONNECT CABLE, MISC.: INTERCONNECT CABLE	45	FT	\$5.00	\$225.00
632	SIGNAL SUPPORT FOUNDATION	4	EACH	\$2,500.00	\$10,000.00
632	POWER CABLE, 3 CONDUCTOR, NO. 8 AWG	34	FT	\$4.00	\$136.00
632	SIGNAL SUPPORT, TC-81.20, DESIGN 11, AS PER PLAN	4	EACH	\$7,200.00	\$28,800.00
632	SIGNAL SUPPORT, TC-81.20, DESIGN 12, AS PER PLAN	4	EACH	\$7,500.00	\$30,000.00
632	REMOVAL OF TRAFFIC SIGNAL INSTALLATION, AS PER PLAN	1	EACH	\$3,000.00	\$3,000.00
633	CONTROLLER UNIT, TYPE 2070, WITH CABINET, TYPE 332, AS PER PLAN	1	EACH	\$9,500.00	\$9,500.00
633	CABINET, TYPE 332	1	EACH	\$1,000.00	\$1,000.00
633	CABINET FOUNDATION	2	EACH	\$1,500.00	\$3,000.00
633	CONTROLLER WORK PAD	2	EACH	\$300.00	\$600.00
633	CONTROLLER ITEM, MISC.: SPREAD SPECTRUM RADIO, AS PER PLAN	1	EACH	\$3,000.00	\$3,000.00
633	CONTROLLER ITEM, MISC.: LOCAL CONTROLLER SOFTWARE	2	EACH	\$2,500.00	\$5,000.00
644	CENTERLINE	1.5	MILE	\$6,010.00	\$7,815.00
644	LANE LINE	1.05	MILE	\$1,230.00	\$1,281.50
644	EDGE LINE	0.25	MILE	\$3,600.00	\$900.00
644	CHANNELIZING LINE	1969	FT	\$4.00	\$7,876.00
644	STOP LINE	225	FT	\$7.75	\$1,743.75
644	TRANSVERSE LINE	500	FT	\$3.75	\$1,875.00
644	ISLAND MARKING	75	SQ FT	\$3.00	\$225.00
644	LANE ARROWS	49	EACH	\$115.00	\$5,635.00
LIGHTING					
625	LIGHTING POLE RELOCATION	2	EACH	\$450.00	\$900.00
625	LIGHTING POLE FOUNDATION, 24" X 6" DEEP	2	EACH	\$875.00	\$1,750.00
625	1-1/2" DUCT CABLE WITH THREE No 4 AWG 500 VOLT CABLES	613	FT	\$3.75	\$2,298.75
625	CABLE SPLICING KIT	3	EACH	\$75.00	\$225.00
625	GROUND ROD	7	EACH	\$120.00	\$840.00
625	CONDUIT JACK OR DRILLED UNDER PAVMENT, 3" T25.04	106	FT	\$40.00	\$4,240.00
625	CONDUIT, 3", T25.04	113	FT	\$14.00	\$1,582.00
625	PULL BOX, T25.06, 24"	5	EACH	\$700.00	\$3,500.00
625	STREETLIGHTING (STREET F & CORRIDOR PARK DRIVE)	1	LUMP	\$394,000.00	\$394,000.00
WATER					
638	12" WATER MAIN DUCTILE IRON PIPE ANSI CLASS 53	7646	FT	\$69.00	\$527,574.00
638	10" WATER MAIN DUCTILE IRON PIPE ANSI CLASS 54	36	FT	\$125.00	\$4,500.00
638	8" WATER MAIN DUCTILE IRON PIPE ANSI CLASS 55	72	FT	\$95.00	\$6,840.00
638	6" WATER MAIN DUCTILE IRON PIPE ANSI CLASS 56	225	FT	\$65.00	\$14,725.00
638	CONCRETE ENCASMENT	31	FT	\$135.00	\$4,185.00
638	JACK AND BORE	105	FT	\$250.00	\$26,250.00
638	FIRE HYDRANT ASSEMBLY	13	EACH	\$2,400.00	\$31,200.00
638	12" WATER VALVE	20	EACH	\$1,500.00	\$30,000.00
638	10" WATER VALVE	2	FT	\$1,200.00	\$2,400.00
638	8" WATER VALVE	4	EACH	\$900.00	\$3,600.00
638	CONNECT TO EXISTING 12" MAIN W/TAPPING VALVE AND SLEEVE	2	EACH	\$9,500.00	\$19,000.00
638	CONNECT TO EXISTING 12" MAIN	2	EACH	\$3,600.00	\$7,200.00

Subtotal \$4,452,356
 NW Corner of 63 @ Senate adjustment for Triple Left Turn Movement \$50,000
 Lighted Street Signs \$30,000
 Contingency \$300,000
 Preliminary Opinion of Probable Construction Cost Based on 85% Complete Set Plans \$4,832,356

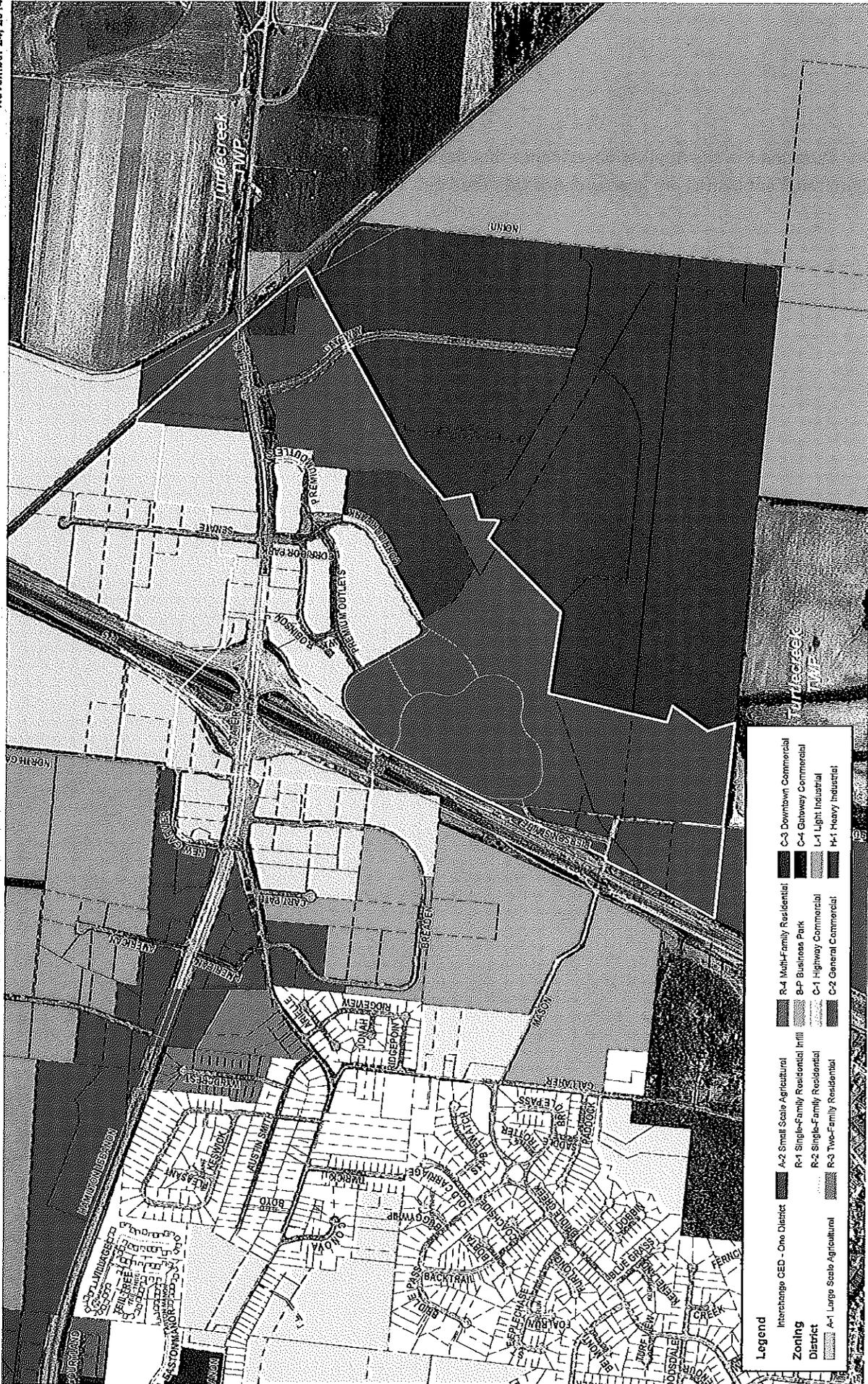
NOTE: cost estimate does not include electric, gas, telephone and costs of right-of-way, easements, permits or offboard base beyond.

- Debt Service Charges and Administrative Expenses (both as defined in the Cooperative Agreement) related to the cost of constructing and acquiring the Project including:

Attachment C

Per Question 5 of the Application, evidence that the uses of land within the proposed Community Entertainment District are in accordance with the City's Zoning Code follows this cover sheet.

City of Monroe - Proposed Community Entertainment District (I-75 and SR 63)
 November 24, 2014



Legend

Interchange CED - One District	A-2 Small Scale Agricultural	R-4 Multi-Family Residential	C-3 Downtown Commercial
Zoning District	R-1 Single-Family Residential Infill	B-2 Business Park	C-4 Gateway Commercial
A-1 Large Scale Agricultural	R-2 Single-Family Residential	C-1 Highway Commercial	L-1 Light Industrial
A-2 Small Scale Agricultural	R-3 Two-Family Residential	C-2 General Commercial	H-1 Heavy Industrial

1 inch = 0.16 miles
 0 0.12 0.24 Miles

1204.03 Principally Permitted Uses

(A) GENERAL PROVISIONS

- (1) Table 1204-3: Principally Permitted Uses, lists the principal uses allowed within all zoning districts except for the overlay zoning districts and planned unit developments (See Chapter 1206: Planned Unit Developments.).
- (2) The requirements of the DWP-O or WPB-O may alter how a principal use may be permitted, reviewed, or may prohibit a use that is otherwise permitted in the underlying base zoning district.

(B) EXPLANATION OF TABLE OF PERMITTED USES

(1) Permitted Uses

- a) A "P" in a cell indicates that a use is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this code.
- b) Permitted uses are approved by the Planning Commission when a site plan review is required. See Section 1203.06 Site Plan Review.

(2) Permitted Uses with Standards

- a) A "PS" in a cell indicates that a use category is allowed by-right in the respective zoning district if it meets the additional standards set forth in the numerically referenced sections. Permitted uses with standards are subject to all other applicable regulations of this code.
- b) Uses permitted with additional standards are approved by the Planning Commission when a site plan review is required. See Section 1203.06 Site Plan Review.

(3) Conditional Uses

- a) A "C" in a cell indicates that a use may be permitted if approved through conditional use permit review (See Section 1203.07: Conditional Use Permit.). Conditional uses may be subject to use-specific standards as identified in the last column of Table 1204-3: Principally Permitted Uses. Conditional uses are subject to all other applicable regulations of this code.
- b) The existence or lack of additional use-specific standards in this code shall not be implied to be the only standards the use is required to meet. Any use that is permitted as a conditional use shall be subject to the general review standards for all conditional uses established in Section 1203.07: Conditional Use Permit.

(4) Prohibited Uses

A blank or shaded cell indicates that a use is prohibited in the respective zoning district.

(5) Numerical References

The numbers contained in the "Additional Requirements" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the "Additional Requirements" column apply in all zoning districts unless otherwise expressly stated.

(6) Use Determination and Unlisted Uses

- a) The Code Enforcement Officer shall make the determination if a proposed use is permitted, permitted with standards, a conditional use, or a prohibited use under the provisions of this section and chapter.

- b)** The Code Enforcement Officer may determine that a proposed use is substantially similar to a use that is permitted, permitted with standards, or a conditional use established in Table 1204-3: Principally Permitted Uses, based on the proposed use activities, character of the business, similarity to existing uses within the City, or information on the use as may be available from third-party land use resources such as documentation from the American Planning Association, Urban Land Institute, or similar organizations. If the Code Enforcement Officer finds that the proposed use is substantially similar to a use established in Table 1204-3: Principally Permitted Uses, the application shall be processed in the same manner as the similar use.
- c)** If the Code Enforcement Officer makes the determination that a use is prohibited, Code Enforcement Officer shall notify the applicant in writing or digitally of the denial and all fees shall be forfeited.
- d)** If the applicant disagrees with the Code Enforcement Officer's determination regarding the proposed use, the applicant may choose to take one of the following actions:

 - i)** The applicant may appeal the determination of the Code Enforcement Officer to the BZA pursuant to Section 1203.11: Appeals;
 - ii)** The applicant may submit an application for a zoning text amendment to include the proposed use and applicable standards pursuant Section 1203.03: Zoning Text and Map Amendments; or
 - iii)** The applicant may present their case to the Planning Commission and/or City Council to request that the City initiate a text amendment to address the proposed use and applicable standards.

(C) TABLE OF PERMITTED USES

Table 1204-3: Principally Permitted Uses, identifies the list of principally permitted uses in all underlying base zoning districts.

TABLE 1204-3: PRINCIPALLY PERMITTED USES														
P = PERMITTED PS = PERMITTED WITH STANDARDS C = CONDITIONAL USE BLANK CELL = PROHIBITED														
USE TYPE	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	B-P	L-1	H-1	ADDITIONAL REQUIREMENTS
AGRICULTURAL USE CLASSIFICATION														
Agriculture – Raising of Crops	P	P					PS	PS			P	P	P	1204.04(A)(1)
Agriculture – Raising of Livestock	PS	PS												1204.04(A)(2)
Greenhouses and Nurseries								P						
Stables, Private	P	P												
RESIDENTIAL USE CLASSIFICATION														
Adult Family Homes or Small Residential Facilities	P	P	P	P	P									
Adult Group Homes or Large Residential Facilities						C								1204.04(B)(1)
Conservation Subdivisions	PS			PS										1204.04(B)(2)
Multi-Family Dwellings						PS								1204.04(B)(3)
Nursing or Convalescent Homes					C	C								1204.04(B)(4)
Single-Family Dwellings	P	P	P	P	P									
Two-Family Dwellings					P									
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION														
Active Parks, Playgrounds, and Ball Fields	C	C	C	C	C	C	PS	1204.04(C)(1)						
Cemeteries	C	C	C	C	C	C								1204.04(C)(2)
Cultural Institutions							P	P	P	P				
Educational Institutions	C	C	C	C	C	C				C				1204.04(C)(3)
Educational Institutions, Higher							P	P	P	P	P	P	P	
Essential Public Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	
Fraternal Organizations							P	P	P	P				
Government Facilities	C	C	C	C	C	C	P	P	P	P	P	P	P	
Hospitals and Outpatient Center							C	C	C	C	C			
Nursery Schools or Day Care Centers (Children or Adult)						C		PS	PS	PS	PS	PS		1204.04(C)(4)
Parking Garages							PS	1204.04(C)(5)						
Parking Lots											P	P	P	
Park-and-Ride Facility							PS	1205.04(C)(6)						
Passive Parks, Open Space, and Natural Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Community Centers	C	C	C	C	C	C	P	P	P	P	P			
Public Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	
Religious Places of Worship	C	C	C	C	C	C	PS	PS	PS	PS	PS			1204.04(C)(6)
Solar Farms	PS	PS												

Chapter 1204: Zoning Districts and Use Regulations

1204.03 Principally Permitted Uses

Subsection (C): Table of Permitted Uses

TABLE 1204-3: PRINCIPALLY PERMITTED USES														
P = PERMITTED PS = PERMITTED WITH STANDARDS C = CONDITIONAL USE BLANK CELL = PROHIBITED														
USE TYPE	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	B-P	L-1	H-1	ADDITIONAL REQUIREMENTS
Wireless Telecommunication Facilities (new facility)	C	C	C	C	C	C	C	C	C	C	C	C	C	1204.04(C)(8)
Wireless Telecommunication Facilities (co-location on existing facility)	PS	1204.04(C)(8)												
COMMERCIAL USE CLASSIFICATION														
Assembly Halls and Conference Centers							PS	PS	PS	PS	PS			1204.04(D)(1)
Automotive Sales or Leasing							PS	P						1204.04(D)(2)
Automotive Service Station and Parts Sales							PS	PS		PS				1204.04(D)(3)
Bed and Breakfast Establishments	C	C	C	C	C	C								1204.04(D)(4)
Commercial Recreation Facilities (Indoors)	C	C					P	P	P	P	P	P		
Commercial Recreation Facilities (Outdoors)	C	C					C	C		C	C	C		1204.04(D)(5)
Convenience Stores							P	P	P	P				
Drive-In Restaurants								PS		PS				1204.04(D)(6)
Dry Cleaning and Laundry Drop-Off/Pick-Up Only							P	P	P	P				
Eating and Drinking Establishment							P	P	P	P	PS	PS	PS	1204.04(D)(7)
Entertainment Device Arcades								C						1204.04(D)(8)
Equipment Sales and Leasing								P		P		P	P	
Financial Institutions							P	P	P	P	P	P	P	
Flea Markets							C							1204.04(D)(9)
Funeral Homes						C		P	P	P				
Hotels and Motels							P	P		P	P			
Kennels	PS							C		C				1204.04(D)(10)
Medical or Dental Clinics or Offices							P	P	P	P	P			
Mixed Use Building							PS		PS	PS				1204.04(D)(11)
Offices							P	P	P	P	P	P	P	
Personal Service Establishments							P	P	P	P	PS	PS		1204.04(D)(7)
Rentals, Truck, Van and Equipment								P		P		P	P	
Retail and Service Commercial Uses (under 75,000 SF)							P	P	P	P	PS	PS	PS	1204.04(D)(12)
Retail and Service Commercial Uses (75,000 SF and above)							PS	1204.04(D)(12)						
Retail Fuel Sales								PS		PS				1204.04(D)(13)
Self-Storage Facilities												C	C	1204.04(D)(14)
Sexually Oriented Businesses								PS						1204.04(D)(15)
Theaters							P	P		P				
Vehicle Washing Establishment								C						1204.04(D)(15)
Veterinarian Offices or Animal Grooming (No Boarding)							P	P	P	P		P	P	

TABLE 1204-3: PRINCIPALLY PERMITTED USES														
P = PERMITTED		PS = PERMITTED WITH STANDARDS					C = CONDITIONAL USE				BLANK CELL = PROHIBITED			
USE TYPE	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	C-3	C-4	B-P	L-1	H-1	ADDITIONAL REQUIREMENTS
Video Lottery Terminals (VLT)							P	PS				PS	PS	1204.04(D)(16)
INDUSTRIAL USE CLASSIFICATION														
Automotive Body and Major Repair												PS	PS	1204.04(E)(1)
Building and Lumber Yards								C				PS	PS	1204.04(E)(2)
Contractor Yards												C	PS	1204.04(E)(2)
General Industrial Services							C	C				P	P	
Heavy Industrial Uses													P	
Light Industrial Uses												P	P	
Research and Development Facilities											P	P	P	
Warehouses and Distribution Centers												P	P	
Wholesale Businesses												P	P	

(D) PROHIBITED USES

The following uses shall be prohibited from located within the City of Monroe in an effort to minimize the risk of creating new Brownfield areas or are of an intensity not permitted within Monroe. Such uses shall not be deemed similar to another use that is permitted within Table 1204-3: Principally Permitted Uses.

- (1) Battery reclamation or manufacturing;
- (2) Transfer, storage, or disposal facilities requiring a permit under the Resource Conservation and Recovery Act of 1976;
- (3) Junk and scrap metal/auto salvage and recycling yards;
- (4) Sanitary/solid waste landfills;
- (5) Construction and demolition debris landfills;
- (6) Manufacturing or processing of regulated substances as the principal activity;
- (7) Manufacturing of paints, varnishes, lacquers, and enamels; and
- (8) Trucking or bus terminals;
- (9) Exotic animals,

1204.04 Use-Specific Standards

(A) AGRICULTURAL USE CLASSIFICATION

(1) Agriculture – Raising of Crops

- a) The minimum lot(s) area shall be 10 consecutive acres.
- b) Agricultural Buildings are not permitted as the principal or accessory use.

(2) Agriculture Raising of Livestock

- a) Domestic pets not being raised as a commercial venture shall be permitted in the agricultural district and are not subject to the following provisions.

Attachment D

Per Question 6 of the Application, a certificate from an engineer licensed under the Ohio Revised Code that certifies that the proposed district exceeds the minimum size of 20 acres follows this cover sheet.



City of Monroe

Monroe (513) 539-7374
Fax (513) 539-6460

Robert E. Routson
Mayor

William J. Brock
City Manager

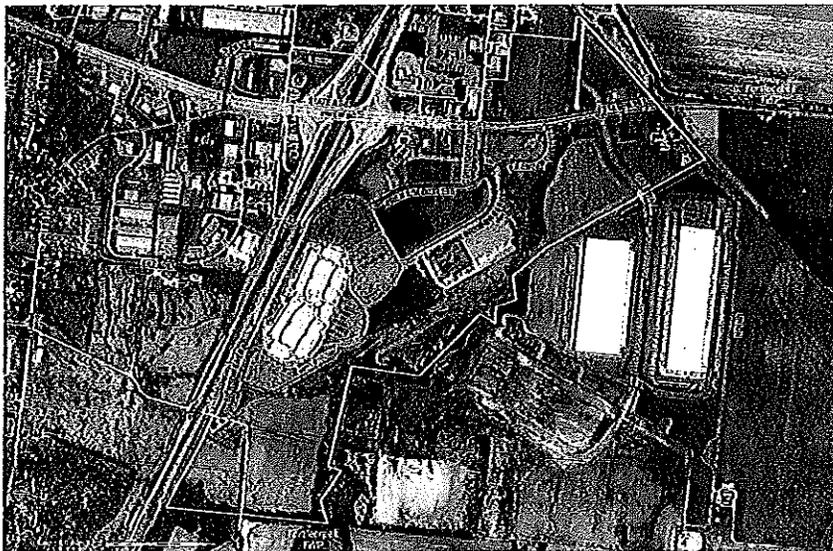
November 20, 2014

Mayor Robert Routson
233 South Main Street
Monroe, Ohio 45050

Dear Mayor Routson,

As an engineer licensed in the State of Ohio (license number E-69063), I have reviewed the current zoning maps and related GIS data associated with the proposed Community Entertainment District around the I-75 and SR 63 Interchange.

The area of the proposed community entertainment district is to include the contiguous area presented below and elsewhere in this application, which is zoned C-1 (Highway Commercial) and C-2 (General Commercial). Based upon review and calculation from available GIS sources, I have determined the area of the proposed district to be 348 acres, more or less. The exhibit below outlines the area included in the stated calculation.



Sincerely,

Daniel J. Arthur, P.E.
Director of Public Works



Attachment E

Per Question 8 of the Application, letters of support from major property owners with undeveloped land that would be included in the proposed district follow this cover sheet.



December 1, 2014

Mayor Robert Routson
City of Monroe
233 South Main Street
Monroe, Ohio 45050

Dear Mayor Routson,

As the owner of approximately 26 acres of undeveloped land surrounding the Cincinnati Premium Outlets, Simon Property Group supports the establishment of a Community Entertainment District around the I-75 and SR 63 Interchange.

While we will continue to market those parcels to a wide variety of commercial uses, we appreciate the City's proactive stance on the potential shortage of full liquor licenses. Being able to obtain a liquor license relatively easily will be one more marketing tool for our brokers to use.

Thank you for considering the Community Entertainment District application, and we look forward to continuing to work with the City of Monroe to facilitate development around the interchange.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Dworkin", written over a horizontal line.

Steve Dworkin
Senior Vice President of Development, Simon

Robinson

Commercial Real Estate

December 3, 2014

Mr. William Brock
Manger, City of Monroe
233 South Main Street
Monroe, OH 45050

RE: Proposed Community Entertainment District

Dear Mr. Brock:

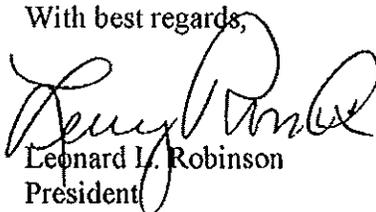
On behalf of the owners of Corridor 75 Park, I would like to offer our full support of the efforts by the city of Monroe to create the Community Entertainment District that would incorporate much of our available land at Corridor 75 Park.

As not only one of the owners of the property but also as its real estate agent, I know the issues that we have had in attracting full-service restaurants, entertainment facilities and hotels to our property. Having the proposed Community Entertainment District approved by the state of Ohio would go a long way in making our property that much more attractive to these kinds of users.

The success of the Cincinnati Premium Outlet Mall in our park along with the wonderful first year that Miami Valley Gaming has had truly makes Monroe the newest and most exciting retail and entertainment destination in all of southwestern Ohio. The city's desire to have the Community Entertainment District make perfect sense from an economic development standpoint and should prove to be an important tool as we work collectively to attract additional businesses to the city.

If there is anything that you would need from us, please feel free to contact me.

With best regards,



Leonard I. Robinson
President

8510 Astoria Road - Germantown, Ohio 45327

513.433.6500

www.robinsonsites.com