

Holly A. Swenk, At-Large/President of Council
Paul Wolanski, At-Large
Cali Zingale, At-Large
Katie Rogerson, Ward 1
Robert Holub, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/President Pro-Tem

Kevin Corcoran, Mayor



Committee of the Whole
CITY HALL COUNCIL CHAMBERS
AGENDA OF JULY 27, 2026
6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

NEW BUSINESS

- R 2026-75 A Resolution authorizing the City of North Ridgeville to participate in the Lorain County Urban County CDBG Program and authorizing the Mayor to execute the HUD Cooperation Agreement.
(Introduced by Mayor Corcoran; First Reading on 07-20-2026)

ADJOURNMENT



To: Committee of the Whole
From:
Prepared By: Law Department - Brenda Tuttle
Meeting Date: Monday, July 27, 2026 6:00 PM
Agenda Name: Committee of the Whole Meeting

LEGISLATION TITLE:

R 2026-75 A Resolution authorizing the City of North Ridgeville to participate in the Lorain County Urban County CDBG Program and authorizing the Mayor to execute the HUD Cooperation Agreement.
(Introduced by Mayor Corcoran; First Reading on 07-20-2026)

WHY THIS LEGISLATION IS NEEDED (PURPOSE & BACKGROUND):

Recommended Actions:
Dispense Third Reading and Adopt With Emergency

Reason for Legislation and Action:
With the adoption of this resolution, Lorain County can receive approximately 3-4 times more funding. The deadline for North Ridgeville to adopt the legislation is August 10, 2026. The County also requested a response by Friday, July 17, 2026, indicating whether the City can proceed with the legislation.

The proposed legislation authorizes the City of North Ridgeville to participate in the Lorain County Urban County Community Development Block Grant (CDBG) Program for the 2027-2029 qualification period and authorizes the Mayor to execute the required HUD Cooperation Agreement. Lorain County has become eligible for Urban County designation due to population growth, allowing the County to receive CDBG funding directly from the U.S. Department of Housing and Urban Development (HUD). This designation is expected to increase available funding by approximately three to four times while providing greater local flexibility to address housing, infrastructure, neighborhood revitalization, senior services, economic development, and other community needs. Participation will enable North Ridgeville to remain eligible for future Urban County funding opportunities while maintaining local control over community priorities and projects.

FINANCIAL SUMMARY:

Was this item budgeted as part of annual appropriations?	No

If so, what fund is this expenditure budgeted for?	N/A
Does this legislation change the annual appropriation estimate?	N/A
Is this an increase or a decrease in appropriations?	
Original Budget Amount	
Amount Requesting	
Linked Legislation	

See 2026 Approved Budget [here](#).

ATTACHMENTS:

1. RES. NO. 2026-75 Participate in Lorain County Urban County CDGB Program - Introduced
2. Lorain County's Urban County Cooperation Agreement 7.16.2026

URBAN COUNTY FACT SHEET

Why is it called Urban County?

- Urban County is a legal term from Housing and Urban Development (HUD) which uses this term due to its inclusion in the Housing and Community Development Act of 1974 (HCDA) Section 102 (6) (A).

How do we qualify as an Urban County?

- Lorain County qualifies by its population being over 200,000 people excluding Metropolitan Cities.
 - A Metropolitan City is defined in the HCDA as having 50,000 people or more for its population (among other ways to qualify). Currently the Cities of Elyria and Lorain are the only Metropolitan Cities in the County and are not counted for determining eligibility.

What does this ultimately do for me?

- The County has been receiving HUD funding via Ohio's Department of Development for multiple decades for the same purposes discussed in this document. The difference with becoming an Urban County is more funding to feed seniors, demolish vacant structures, repair or rehabilitate homes, and give microenterprise assistance for local small businesses. Simply put it can provide more funding to help individuals and communities in need.
-

Is this related to the Megasite (Advanced Technology Center)?

- No, this has no relation to the Megasite. Becoming an Urban County, commonly referred to as an Entitlement, would be an option regardless of the County having a Megasite or not based on our population size.

Are we trying to get rid of our rural communities?

- No, each Political Subdivision (Village, City, and Township) has power over zoning laws which dictate how your community develops. Lorain County does not control nor seeks to control that process.

Do the Cities of Elyria and Lorain have to give up their Metropolitan City status or funding?

- No, Elyria and Lorain will not have to relinquish their status as Metropolitan Cities and they will not lose their funding.

What is the benefit of getting this designation?

- Lorain County can get approximately 3-4 times more funding along with autonomy to design a program specific to Lorain County's needs. Currently we must follow the State of Ohio's Program which has to take into account all 88 Counties in Ohio, so this would help by allowing a custom-tailored program for Lorain County.

So it's been decided and I don't get any say?

- Although Lorain County has decided to apply, the process is specifically designed to be open and inclusive of Citizen Participation. In fact, it's a mandatory part of the application. Dates have not yet been established, but when announced will list the time and place public comment periods will be held to understand how Lorain County Residents want help in their Communities.

Everyone is guaranteed money then?

- Although funding is expected to increase substantially, around 3-4 times, not every project or service that is requested can be funded.

Funding Benefit

Purpose	Improvement	Benefit
Critical Infrastructure Construction	Water, Sewers, Roads, Bridges, Wastewater, & Stormwater Projects	• More Funding Per Year Yields More Local Awards • Stretches Local Budgets Funding Other Projects • Apply to More Grants • Strategic Planning Through the County via Continuity of Projects • Larger Scope Possible Through More Guaranteed Phases of Construction
Senior Services	Transportation, Home Care, Meals on Wheels, Home Maintenance	
Demolition	Removal of Spot Blight	
Barrier Removal	Barriers for Elderly/Disabled Removed	
Job Creation	Small and Microenterprise Business Loans	

Examples of Eligible Activities

Water, Sewer, and Utility Lines	Septic System Repair/Replacement	Historic Preservation	Small Business Job Assistance
Flood and Drainage Improvement	Home Rehabilitation	Nursing Homes, Hospitals, and Shelters	Microenterprise Assistance (5 Employees or Less)
Lead Hazard Reduction	Matching Funds for Federal Grants	Senior Services	Repair Objective Deterioration

Examples of Ineligible Activities

Government Expenses	Operating Expenses	Purchase of Equipment	Income Payments
Motor Vehicles	Maintenance Expenses	Political Activities	Government Renovation

National Objectives

Low to Moderate Income by	Prevention or Elimination of Slum or Blight by	Urgent Need
Area, Limited Clientele, and Housing	Area, Spot, and Urban Renewal	Serious and Immediate Threat

What is CDBG and How Long Has Lorain County Participated?

The Community Development Block Grant (CDBG) Program is a federal HUD program that helps local governments improve neighborhoods, rehabilitate housing, invest in public infrastructure, support economic development, eliminate blight, and enhance quality of life, primarily benefiting low- and moderate-income residents.

For nearly five decades, Lorain County has successfully administered Community Development Block Grant (CDBG) funding through the State of Ohio, leveraging federal investments to improve housing, infrastructure, economic opportunity, and quality of life for residents across the county.



What is Changing?

Classification:

For nearly 50 years, Lorain County has received Community Development Block Grant (CDBG) funding through the State of Ohio as a **non-entitlement** community, population under 200,000 (excluding the Cities of Lorain and Elyria).

Based on population growth, Lorain County is now eligible to become a HUD **Urban County**, which would change how CDBG funds are received and administered. Population exceeds 200,000 (excluding the Cities of Lorain and Elyria).

Benefit:

Instead of competing for funding through the State, the County would receive:

- direct annual HUD allocation
- greater local flexibility, and
- the ability to better address
 - housing
 - Infrastructure
 - economic development, and
 - neighborhood revitalization needs.



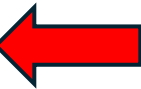
What is **NOT** Changing?

- ✗ Giving up local government authority
- ✗ Giving up ownership of local infrastructure
- ✗ Merging services with other jurisdictions
- ✗ Losing control over local priorities
- ✗ Automatic financial obligations beyond program requirements

The Process?



<u>Phase</u>	<u>Activity</u>
Phase 1	Outreach and Education
Phase 2	Participation determination
Phase 3	Review of Cooperation Agreement
Phase 4	Governing Board Approval
Phase 5	Agreement Execution
Phase 6	HUD Submission
Phase 7	Qualification and Funding Cycle Begins



Communications Timeline - Emails

- | | |
|----------------------|---|
| 1. December 30, 2025 | Urban County Application Notice |
| 2. January 27, 2026 | Urban County Fact Sheet |
| 3. April 20, 2026 | Consolidated Plan Survey |
| 4. April 29, 2026 | Invitation to Participate: Consolidated Plan Stakeholder Survey |
| 5. May 8, 2026 | Invitation to Participate: Consolidated Plan Stakeholder Survey |
| 6. July 2, 2026 | Follow up: HUD Urban County Program Presentation |



Communications Timeline - Emails

Email Campaign

All Emails

Recipients	Date of Email	Received	Open		Un-Opened	
			#	%	#	%
C & T	December 30, 2025	77	46	60%	31	40%
C, V, T	January 27, 2026	202	146	72%	56	28%
All	April 20, 2026	2,081	1,485	71%	596	29%
All +	April 29, 2026	234	146	62%	88	38%
CC	May 8, 2026	74	57	77%	17	23%
C, V, T	July 2, 2026	201	135	67%	66	33%
		2,869	2,015	70%	854	30%

Emails to Elected Officials Only

Recipients	Date of Email	Received	Open		Un-Opened	
			#	%	#	%
C & T	December 30, 2025	77	46	60%	31	40%
C, V, T	January 27, 2026	202	146	72%	56	28%
C, V, T	July 2, 2026	201	135	67%	66	33%
		480	327	68%	153	32%

C = City Mayors

V = Village Mayors

T = Township Trustees & Fiscal Officers

All - City Mayors, Village Mayors, Township Trustees & Fiscal Officers,
Lorain County Chamber of Commerce Mailing List, Strategic Planning Mailing Lists

All + - City Mayors, Village Mayors, Township Trustees & Fiscal Officers,
City Councilmembers, Lorain County Municipal Clerks, Lorain County Internal, Lorain County LEDO's
Lorain County Chamber of Commerce Mailing List, Strategic Planning Mailing Lists

CC = Community Contacts



Source: Constant Contact as of July 7, 2026

Communications Timeline

In 2 emails:

1. 12/30/2025, Dave Greenspan stated *"The Department will be reaching out to schedule meetings so we may further elaborate in person. We look forward to working with each Political Subdivision as we seek to increase funding within the County."* and
2. 01/27/2026 Dave Greenspan stated *"The Lorain County Community Development Department will be scheduling individual meetings with each Political Subdivision to discuss the Urban County designation and application process." and "Additional details and project-specific guidance will be provided, and questions answered, during our individual meetings with each Political Subdivision."*

These statements are correct.

As it relates to the Cities, Villages and Carlisle Township (the only Home Rule Township in Lorain County) – they were contacted, and meetings were held to discuss the Participation Letter and to answer any other questions.

In so far as the 17 Townships, we are not yet at the point in the HUD process to have those meetings. However, we did include the Townships in all other communications.



Communications Timeline – LCTA meetings

February 19, 2026

Discussion at Lorain County Township Association Meeting

March 19, 2026

Discussion at Lorain County Township Association Meeting

Townships in Attendance (at least 1 representative)			
February 19, 2026		March 19, 2026	
Present	Absent	Present	Absent
14	4	14	4
78%	22%	78%	22%

Individual Attendance Summary (YTD)		
Total Membeship	Attended at Least 1 Meeting	Attended 0 Meetings
72	57	15
	79%	21%

Source: LCTA



Various meeting with all Cities, Villages, Carlisle Township and other Townships.

Lorain County Stakeholder Survey Community & Housing Needs

2 emails were sent out encouraging participation in a Stakeholder Survey.

1. April 20, 2026, 2,081 emails were received
2. April 29, 2026 – 234 emails were received

Total of 2,315 received with 1,485 and 146 opened (total 1,631), respectively.

Included in the email list were the Cities, Village and Townships.

The following Cities, Villages and Townships participated in the survey (9 of 32 participated – 28%).

- LaGrange Township
- City of Oberlin
- Elyria Township
- Village of LaGrange
- City of North Ridgeville
- Sheffield Lake City Council
- Eaton Township
- Vermilion City Council
- Amherst Township



Source: Developed by Civitas as of July 14, 2026

Political Subdivisions Election for Program

Cities (9)	Opt - In	Opt-Out	No Action
Amherst		✓	
Avon	✓		
Avon Lake	✓		
Elyria	N/A	N/A	N/A
Lorain	N/A	N/A	N/A
North Ridgeville	✓		
Oberlin	✓		
Sheffield Lake	✓		
Vermilion	✓		

Villages (7)	Opt - In	Opt-Out	No Action
Grafton		✓	
Kipton	✓		
LaGrange		✓	
Rochester		✓	
Sheffield Village	✓		
South Amherst		✓	
Wellington		✓	

Townships (18)	Opt - In	Opt-Out	No Action
Amherst Township			✓
Brighton Township		✓	
Brownhelm Township		✓	
Camden Township		✓	
Carlisle Township		✓	
Columbia Township		✓	
Eaton Township		✓	
Elyria Township		✓	
Grafton Township		✓	
Henrietta Township		✓	
Huntington Township		✓	
LaGrange Township		✓	
New Russia Township		✓	
Penfield Township		✓	
Pittsfield Township		✓	
Rochester Township		✓	
Sheffield Township		✓	
Wellington Township		✓	



Program Performance

Question:

“What did this do, what does this do and how does this impact my community?”

3 Primary Programs, in 4 deliverables:

1. Community Development Block Grant (CDBG) Allocation Awards 2017-2025
2. CHIP and HOME Projects pending review (2025 applications received)
3. CHIP and Home Projects 2017-2024
4. Meals-On-Wheels



Community Development Block Grant (CDBG) Allocation Awards

Program Years 2017-2025

Sheffield Lake	\$1,124,986
Sheffield Township	405,740
Oberlin	61,530
Kipton	95,000
North Ridgeville	220,000
Meals on Wheels	425,200
Neighborhood Alliance	50,000
Fair Housing Program	77,000
Administrative Reimbursement	<u>376,000</u>
Total	<u>\$2,835,456</u>

Additional projects were submitted but could not be funded due to limited available resources. Even funded projects may have received lower award amounts, requiring increased local matching funds to complete projects.

CDBG Allocation Program Year 2017				7/12/17 Minutes
Program Year	Total Amount	Projects	Project Amount	Project Amount
PY17	\$ 477,000.00	1 Senior Center Activity - Sheffield Lake to construct an addition on their existing senior center, National Objective = Limited Clientele \$249,500 of PY2017 CDBG Community Development Allocation Grant Funds		\$ 249,500.00
		2 Sanitary Sewer Improvements - Sheffield Lake's project is to inspect, repair & rehabilitate sanitary sewers on Maple Grove, Oliver, Howell, Roberts, Hawthorne, Ivathoe & Tennyson. National Objective = LMI Area Wide Benefit. \$61,056 of PY2017 CDBG Community Development Allocation Grant Funds		\$ 61,056.00
		3 Public Service Neighborhood Alliance to conduct a Meals Program. \$71,500 of PY2017 CDBG Community Development Allocation Grant Funds. National Objective = Limited Clientele This Meals program will serve the Southern Quadrant of Lorain County		\$ 71,500.00
		4 Fair Housing - \$18,000 to implement the County's Fair Housing program with PY2017 CDBG Community Development Allocation Grant Funds		\$ 18,000.00
		5 Administration - \$77,400 to administer the CDBG projects in the PY17 CDBG Community Development Allocation Grant Funds		\$ 77,400.00
				<u>\$ 477,456.00</u>
CDBG Allocation Program Year 2019				6/5/19 Minutes
Program Year	Total Amount	Projects	Project Amount	Project Amount
PY19	\$ 570,000.00	1 Public Service Activity, Neighborhood Alliance, Meals on Wheels program, PY2019 CDBG Community Development Allocation Grant Funds \$85,500, National Objective = Limited Clientele		\$ 85,500.00
		2 Water Line and Street Replacement Activity, City of Sheffield Lake, Replacement of water line and overlaying street, Community Road, PY2019 CDBG Community Development Allocation Grant Funds \$183,970, National Objective = LMI Service Area Benefit		\$ 183,970.00
		3 Street Replacement Activity, Sheffield Township, Clifton Avenue. PY 2019 CDBG Community Development Allocation Grant Funds, \$125,000, National Objective = LMI Service Benefit Area		\$ 125,000.00
		4 Park Improvement Activity, City of Oberlin, Spring Street Park. PY2019 CDBG Community Development Allocation Grant Funds, \$61,530, National Objective = LMI Service Area Benefit		\$ 61,530.00
		5 Fair Housing Program, PY2019 CDBG Community Development Allocation Grant Funds \$18,000		\$ 18,000.00
		6 General Administration, PY2019 CDBG Community Development Allocation Grant Funds \$96,000		\$ 96,000.00
				<u>\$ 570,000.00</u>
CDBG Allocation Program Year 2021				6/1/21 Minutes
Program Year	Total Amount	Projects	Project Amount	Project Amount
PY21	\$ 570,000.00	1 Storm Sewer Replacement Activity, Village of Kipton, Replacement of storm sewer, Rosa Street, PY2021 CDBG Community Development Allocation Grant Funds \$95,000, National Objective= LMI Service Area Benefit		\$ 95,000.00
		2 Road Replacement Activity, Sheffield Township, Liberty Avenue and E. 41st Street. PY 2021 CDBG Community Development Allocation Grant Funds, \$146,240, National Objective= LMI Service Area Benefit		\$ 146,240.00
		3 Water Line and Street Replacement Activity, City of Sheffield Lake, Replacement of water line and overlaying street, Alameda Avenue, PY2021 CDBG Community Development Allocation Grant Funds \$129,260, National Objective= LMI Service Area Benefit. They will also apply for critical infrastructure program, which is a competitive grant in amount of \$245,000 to help leverage this project as well as the City of Sheffield Lake will be allocating \$200,000 as a local match		\$ 129,260.00
		4 Public Service Activity, Lorain County Office on Aging, Meals on Wheels program, PY2021 CDBG Community Development Allocation Grant Funds \$48,000, National Objective= Limited Clientele		\$ 48,000.00
		5 Public Service Activity, Neighborhood Alliance, Meals on Wheels program, PY2021 CDBG Community Development Allocation Grant Funds \$37,500, National Objective= Limited Clientele		\$ 37,500.00
		6 Fair Housing Program, PY2021 CDBG Community Development Allocation Grant Funds \$18,000		\$ 18,000.00
		7 General Administration, PY2021 CDBG Community Development Allocation Grant Funds \$96,000		\$ 96,000.00
				<u>\$ 570,000.00</u>
CDBG Allocation Program Year 2023				6/6/23 Minutes
Program Year	Total Amount	Projects	Project Amount	Project Amount
PY23	\$ 570,000.00	1 Neighborhood Alliance - Meals-on-Wheels		\$ 85,500.00
		2 Street Improvements - North Ridgeville		\$ 100,000.00
		4 Watermain Replacement - Sheffield Lake 2		\$ 250,000.00
		5 Street Improvements - Sheffield Township		\$ 134,500.00
				<u>\$ 570,000.00</u>
CDBG Allocation Program Year 2025				6/3/25 Minutes
Program Year	Total Amount	Projects	Project Amount	Project Amount
PY25	\$ 648,000.00	1 Public Service Activity, Meals on Wheels, Neighborhood Alliance, PY2025 CDBG Community Development Allocation Grant Funds \$97,200, National Objective= Limited Clientele		\$ 97,200.00
		2 Sheffield Lake Sewer Line improvement project Phase 1, PY2025 CDBG Community Development Allocation Grant Funds, \$251,200, National Objective= LMI Area Wide Benefit		\$ 251,200.00
		3 North Ridgeville Water Line replacement Phase 1, PY2025 CDBG Community Development Allocation Grant Funds \$120,000 (\$150,000 dedicated funding, minus \$30,000 admin), National Objective= LMI Area Wide Benefit		\$ 120,000.00
		4 Neighborhood Alliance, Haven Center Homeless Shelter, Courtyard/Playground installation, PY2025 CDBG Community Development Allocation Grant Funds, \$50,000, National Objective= Limited Clientele		\$ 50,000.00
		5 Fair Housing Program, PY2025 CDBG Community Development Allocation Grant Funds \$23,000		\$ 23,000.00
		6 General Administration, PY2025 CDBG Community Development Allocation Grant Funds \$106,600		\$ 106,600.00
				<u>\$ 648,000.00</u>
				<u>\$ 2,265,456.00</u>



CHIP and HOME Projects Pending Review (2025 Applications Received)

22 Communities

Communities	Applicants
Amherst City	16
Amherst Township	4
Avon	4
Avon Lake	5
Camden Township	1
Carlisle Township	10
Columbia Station	6
Eaton Township	5
Elyria Township	10
Grafton Township	1
Grafton Village	3
Huntington Township	2
Kipton	1
LaGrange Township	5
LaGrange Village	4
New Russia Township	2
North Ridgeville	63
Oberlin	29
Sheffield Lake	23
Sheffield Village	2
Vermilion	4
Wellington Village	6
Total	206



CHIP and HOME Program Detail 2017-2025

15 Communities

Communities	# of Projects	Total
Amherst	18	\$121,327
Avon	1	8,500
Avon Lake	7	170,041
Carlisle Township	2	6,634
Columbia Station	3	53,046
Elyria Township	2	83,900
Grafton	3	55,040
LaGrange	3	50,280
North Ridgeville	18	545,950
Oberlin	21	524,853
Sheffield Lake	22	607,108
Sheffield Township	2	8,105
Sheffield Village	3	61,825
South Amherst	1	1,700
Wellington	4	51,629
	110	\$2,349,938



Source: Lorain County Commissioners Agendas

Meals on Wheels (CDBG Funded)

24 Communities

Several Communities provide their own funding:

Avon, Avon Lake, Sheffield Lake and Sheffield Village

Political Subdivision		Number of Recipients	Number of Meals
Cities	Amherst	31	4,647
	Oberlin	20	3,641
	Vermilion	16	3,755
Villages	Grafton	11	3,246
	LaGrange	18	3,476
	South Amherst	5	822
	Wellington	19	3,539
Townships	Amherst	2	98
	Brighton	8	1,132
	Brownhelm	6	1,003
	Camden	1	244
	Carlisle	3	535
	Columbia	13	3,009
	Eaton	7	1,196
	Elyria	12	1,789
	Grafton	10	2,827
	Henrietta	1	312
	Huntington	2	332
	LaGrange	6	2,310
	New Russia	6	2,309
	Pittsfield	2	716
	Rochester	1	395
	Sheffield	1	4
	Wellington	15	4,152
	Total	216	45,489

Source: Nationhood Alliance



Questions



DATE:	<u>July 20, 2026</u>	1 ST READING:	<u>July 20, 2026</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>
		EFFECTIVE:	<u>N/A</u>

RESOLUTION NO. 2026-75

**A RESOLUTION AUTHORIZING THE CITY OF NORTH RIDGEVILLE
TO PARTICIPATE IN THE LORAIN COUNTY URBAN COUNTY CDBG
PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE THE
HUD COOPERATION AGREEMENT.**

WHEREAS, Title 1 of the Housing and Community Development Act of 1974, as amended, authorizes the Community Development Block Grant (CDBG) Program; and

WHEREAS, the CDBG Program is a federal HUD program that helps local governments improve neighborhoods, rehabilitate housing, invest in public infrastructure, support economic development, eliminate blight, and enhance quality of life, primarily benefiting low and moderate-income residents; and

WHEREAS, for nearly 50 years, Lorain County has received Community Development Block Grant (CDBG) funding through the State of Ohio as a non-entitlement community, with a population under 200,000 (excluding the Cities of Lorain and Elyria); and

WHEREAS, based on population growth, Lorain County is now eligible to become a HUD Urban County, which would change how CDBG funds are received and administered. Population exceeds 200,000 (excluding the Cities of Lorain and Elyria); and

WHEREAS, Lorain County can get approximately 3-4 times more funding along with autonomy to design a program specific to Lorain County's needs. Currently we must follow the State of Ohio's Program which has to take into account all 88 Counties in Ohio, so this would help by allowing a custom-tailored program for Lorain County; and

WHEREAS, Lorain County is seeking Urban County qualification for January 1, 2027, through December 31, 2029; and

WHEREAS, the City of North Ridgeville is an eligible Unit of General Local Government.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The City of North Ridgeville elects to participate in the Lorain County Urban County CDBG Program (2027-2029).

SECTION 2. The Mayor is authorized to execute the Cooperation Agreement and related documents.

SECTION 3. The City Council Clerk shall transmit certified copies to Lorain County Community Development.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5. This Resolution shall take effect and be in full force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____

MAYOR



COOPERATION AGREEMENT

for the

LORAIN COUNTY ENTITLEMENT (URBAN COUNTY) PROGRAM

Program Years 2027-2029

This Agreement between the Board of Commissioners of Lorain County, Ohio, hereinafter referred to as the "Board" and the _____ of _____, Ohio, hereinafter referred to as "City/Village/Township".

WITNESSETH:

WHEREAS, the Congress of the United States has enacted the Housing and Community Development Act of 1974, as amended (42 U.S.C. §5301 et seq.) (hereinafter referred to as the "Act"), whose primary objective is the development of viable urban communities, and whereby federal assistance will be provided for the support of community development activities which are directed toward the following specific objectives:

- 1) The elimination of slums and blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income;
- 2) The elimination of conditions which are detrimental to health, safety, and public welfare, through code enforcement, demolition, interim rehabilitation assistance, and related activities;
- 3) The elimination of conditions which are detrimental to health, safety, and public welfare, and the provision of a decent home and suitable living environment for all persons, but principally those of low and moderate income;
- 4) The conservation and expansion of the Nation's housing stock in order to provide a decent home and suitable living environment for all persons, but principally those of low and moderate income;
- 5) The expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income, which are essential for sound community development and for the development of viable urban communities;
- 6) A more rational utilization of land and other natural resources and the better arrangement of residential, commercial, industrial, recreation, and other needed activity centers;
- 7) The reduction of the isolation of income groups within communities and geographical areas and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher income;

- 8) The restoration and preservation of properties of special value for historic, architectural, or aesthetic reasons;
- 9) The alleviation of physical and economic distress through the stimulation of private investment and community revitalization in areas with population outmigration or a stagnating or declining tax base;
- 10) The conservation of the Nation's scarce energy resources, improvement of energy efficiency, and the provision of alternative and renewable energy sources of supply.

WHEREAS, both the City/Village/Township and the Board are desirous of entering into community development activities within Lorain County, which are directed toward the above and specific objectives, and for that reason, desirous of seeking such federal funding as may be available to them pursuant to the Act; and

WHEREAS, the Act contemplates and encourages the joining together by agreement of counties and units of general local governments (UGLG) with populations less than 50,000, for the purpose of carrying out the objectives of the Act; and

WHEREAS, the Board is applying for initial qualification as an Urban County under the Act, having a separate program of community development in which other units of general local government, such as the City/Village/Township, may participate or opt out; and

WHEREAS, counties and units of general local governments have the authority to carry out the kinds of activities which are the objectives of the Act pursuant to Ohio Revised Code Section 303.26, et seq., Section 3, Article XVIII of the Ohio Constitution, et al.; and

WHEREAS, units of general local governments (UGLG) and counties in Ohio have authority under Ohio Revised Code Section 307.15 to enter into agreements whereby a board of county commissioners undertakes, and is authorized by the contracting municipality, to exercise any power, perform any function, or render any service on behalf of the unit of general local government which such unit of general local government may exercise, perform, or render; and

WHEREAS, counties have authority under Ohio Revised Code Section 307.85(A) to cooperate with other governmental agencies in operating any federal program enacted by the United States Congress;

NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES THAT:

1. This Agreement covers Program Years 2027, 2028, and 2029, from January 1, 2027, through December 31, 2029, of both the Community Development Block Grant (CDBG) Entitlement Program and the HOME Investment Partnership Program. By entering into this Agreement and participating in the Lorain County Programs, the City/Village/Township understands that it may not apply for grants under the Small Cities or State CDBG Program during the term of this Agreement, and that it may receive a formula allocation under the HOME Program only through the Board. Even if the Board does not receive a HOME formula allocation, the

City/Village/Township cannot form a HOME consortium with other local governments except for the Board. If Emergency Solutions Grant (ESG) Program funds become available, the Board will serve as applicant for those funds. The City/Village/Township may receive a formula allocation under the ESG Program only through the Board. This does not preclude the County or City/Village/Township from applying for HOME or ESG funds from the State if the State allows.

2. The Board shall prepare and submit an application to the Secretary of Housing and Urban Development for grants under the terms of the Housing and Community Development Act of 1974, as amended. This application shall set forth a summary of a community development plan which identifies community development needs, demonstrates a comprehensive strategy for meeting those needs, and specifies both short and long term community development objectives, which have been developed in accordance with area wide development planning and national urban growth policies, and otherwise conforms with Section 104 of the Act. The community development plan and all required certifications shall be submitted by the Board, and the Board shall retain final responsibility and authority for the contents of such submissions.
3. The City/Village/Township may prepare applications of recommended projects and activities for community development within its boundaries, of which the activities and objectives must be in accordance with the objectives of the Act. These applications shall be submitted to the Lorain County Department of Community Development (or successor department) ("Department"), which will be the reviewing agency for all proposed activities and objectives to be included in the Plan. The Department shall make recommendations to the Board for the contents of the Plan and for recommended priorities among various projects and activities submitted. Final approval of projects and activities to be included in the Plan shall rest with the Board. It is also understood between the parties that the Board has the authority and responsibility to make decisions concerning the contents of the applications, and that the projects and activities for which approval and urban county formula funding is sought under these applications shall be in conformance with the purposes of the Act and the Plan.
4. The Board and the City/Village/Township agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities, as approved and authorized between the parties in the CDBG Agreements, including the Consolidated Plan.
5. The Board shall develop and maintain uniform administrative procedures for the development of applications and the distribution of urban county formula funds. These procedures will reflect HUD requirements and regulations governing the distribution and expenditure of urban county formula funds.
6. If the Board is awarded a CDBG, HOME, or ESG grant during the qualification period, the Board will have responsibility and authority for overall implementation and proper use of grant funds and any program income generated from the expenditure of such funds within the City/Village/Township, in accordance with Section 104 of the Act and applicable HUD regulations.
7. The City/Village/Township authorizes the Board to do on behalf of the City/Village/Township, in accordance with the conditions of this Agreement, all things which the City/Village/Township

could do for itself in the making of the application for, and the expenditure of, Urban County formula funds.

8. Pursuant to 24 CFR 570.501(b), the City/Village/Township shall be subject to the same requirements as subrecipients, including the requirement of a written agreement, where applicable in accordance with 24 CFR 570.503.
9. If a City/Village/Township is a subrecipient, it must inform the Board of any income generated by the expenditure of CDBG funds and return such income to the Board within thirty (30) days of its receipt, unless other specific arrangements have been negotiated and agreed to by the City/Village/Township and the Board. The City/Village/Township shall maintain and supply such records and supporting documentation to the Board to assure program income is being accurately reported and correctly expended. Any program income that is on hand or received subsequent to closeout of the activity shall be paid to the Board within thirty (30) days.
10. For any real property acquired or improved by a City/Village/Township in whole or in part using CDBG funds, the City/Village/Township agrees: (a) To notify the Board within thirty (30) days of any proposed modification or change in the use of real property from that planned at the time of acquisition or improvement including disposition. (b) To reimburse the Board in an amount equal to the current Fair Market Value (less any portion thereof attributable to expenditures of non-CDBG funds) of the property acquired or improved with CDBG funds that is sold or transferred for a use which does not qualify under CDBG regulations. (c) To return to the Board (as provided above) any proceeds or program income generated from the disposition, transfer, lease, or rent of such property in accordance with HUD requirements.
11. The Board and the City/Village/Township agree to comply with all applicable federal requirements, including but not limited to Title VI of the Civil Rights Act of 1964; the Fair Housing Act and the obligation to affirmatively further fair housing; Section 109 of Title I of the Housing and Community Development Act of 1974; Section 504 of the Rehabilitation Act of 1973; Title II of the Americans with Disabilities Act; the Age Discrimination Act of 1975; Section 3 of the Housing and Urban Development Act of 1968; the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; and Section 104(d) of the Housing and Community Development Act of 1974. No funding shall be made for activities in or in support of any participating jurisdiction that does not affirmatively further fair housing or that impedes the Board's Fair Housing Certification.
12. The City/Village/Township has adopted and is enforcing: (a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and (b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
13. This Agreement shall remain in effect for Program Years 2027, 2028, and 2029 (January 1, 2027 through December 31, 2029) and cannot be terminated, until CDBG funds, HOME funds, ESG funds, if any, and any program income received are expended, and the funded activities are completed. The Board and the City/Village/Township cannot terminate or withdraw from the

Agreement while it remains in effect, except if the Board fails to qualify as an Urban County or if the Board does not receive a grant in any year of this period, in which cases this Agreement is null and void.

14. Any amendments to the Housing and Community Development Act of 1974, as currently amended, or HUD regulations necessitating a change to this Agreement, shall be incorporated by a formal amendment to this Agreement. Failure by either party to adopt an amendment incorporating all changes necessary to meet the requirements set forth in the applicable Urban County Qualification Notice for the next qualification period shall terminate the automatic renewal of such next qualification period, following the expenditure of all funds and completion of funded activities.
15. This Agreement shall automatically renew for **one additional three-year Urban County qualification period** unless either party exercises its option not to participate in accordance with the applicable HUD Urban County Qualification Notice. **The Board shall notify each participating Unit of General Local Government (UGLG), by letter and no later than the deadline established in the applicable HUD Urban County Qualification Notice, of its right not to participate in the next qualification period. Copies of any required notices shall be provided to the appropriate HUD Field Office, as required by HUD.** Any subsequent qualification period beyond the one additional three-year renewal shall require execution of a new Cooperation Agreement in accordance with applicable HUD requirements.
16. The City/Village/Township may not sell, trade, or otherwise transfer all or any portion of such funds to another metropolitan city, urban county, unit of general local government, or other eligible entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Act.
17. LEGAL OPINION ATTACHED and made part of this Agreement.

IN WITNESS WHEREOF, each party hereto has executed this Agreement by its duly authorized representative.

LORAIN COUNTY BOARD OF COMMISSIONERS:

President / Commissioner

Witness

Commissioner

Commissioner

CITY/VILLAGE/TOWNSHIP: _____

Authorizing Signature

Witness

Name

Title

EXHIBIT A – Certified Authorizing Resolution Attached

EXHIBIT B – Legal Opinion Attached