

RESOLUTION APPROVING PARTNERSHIP AGREEMENT BY AND BETWEEN ASHTABULA COUNTY AND THE CITIES OF ASHTABULA, CONNEAUT AND GENEVA FOR THE PY 2025 COMMUNITY HOUSING IMPACT AND PRESERVATION PROGRAM (CHIP)

WHEREAS, Jake Brand, Director of the Ashtabula Co. Dept. of Planning and Development, has presented a Partnership Agreement for the approval of the Board, to-wit:

Scope: Allows the County and the cities to apply together for the PY 2025 Community Housing Impact and Preservation Program (CHIP), as administered by the Ohio Department of Development, Office of Community Enhancement. With this agreement, the County and the Cities can apply for more funding. Ashtabula County will act as lead agency and apply for said funds.

Term: this agreement sets forth all the terms and conditions within the partnership and remain in effect until the CHIP funds are expended and the funded activities are complete and closed out.

Cost: No cost to the county.

Parties: Ashtabula County, the Lead Entity, 25 W. Jefferson St., Jefferson, OH 44047

City of Ashtabula, a Cooperating Entity, 4250 Lake Ave., Ashtabula, OH 44004

City of Geneva, a Cooperating Entity, 44 N. Forest St., Geneva, OH 44041

City of Conneaut, a Cooperating Entity, 294 Main St., Conneaut, OH 44030

THEREFORE, BE IT RESOLVED, By the Board of Commissioners of Ashtabula County, Ohio that the agreement, as noted above, is approved in accordance with the copy now on file in this office.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-281

June 17, 2025

RESOLUTION APPROVING PARTNERSHIP AGREEMENTS BY AND BETWEEN ASHTABULA COUNTY AND THE CITIES OF ASHTABULA, CONNEAUT AND GENEVA FOR THE PY 2025 COMMUNITY HOUSING IMPACT AND PRESERVATION PROGRAM (CHIP)

Upon the motion of Kathryn L. Whittington, seconded by Casey R. Kozlowski.

VOTE:

J.P. Ducro IV	Aye
Casey R. Kozlowski	Aye
Kathryn L. Whittington	Aye

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution acted upon and duly passed by the Board of County Commissioners of Ashtabula County, Ohio, on the date noted above.



Lisa Hawkins, Clerk of the Board
Board of County Commissioners
Ashtabula County, Ohio

Partnership Agreement

Between

Ashtabula County and Cities of Ashtabula, Conneaut and Geneva

for the Application and Administration of the PY 2025 Community Housing Impact and Preservation Program (CHIP)

THIS AGREEMENT is entered into effective the 17th day of June, 2025 by and between Ashtabula County (herein called the "Grantee") and the Cities of Ashtabula, Conneaut and Geneva (herein called "Partners") to undertake the Community Housing Impact and Preservation (CHIP) Program as approved by the State of Ohio, Ohio Department of Development (ODOD), Office of Community Enhancements (OCE).

WHEREAS, Grantee, in conjunction with the Partners, are applying for Community Housing Impact and Preservation Program (CHIP) funding from the State of Ohio, Ohio Department of Development, Office of Community Enhancements (OCE) and

WHEREAS, Grantee and Partners wish to set forth the responsibilities and obligations of each in administering the grant, if funded, utilizing the State's CDBG, HOME and Ohio Housing Trust Fund (OHTF) funds;

WHEREAS, Grantee and Partners understand this agreement is contingent on PY 2025 CHIP funding from the Ohio Department of Development, Office of Community Enhancements (OCE) and understands that if funded Ashtabula County (Grantee) will be solely responsible for the regulatory compliance and terms of the grant agreement;

WHEREAS, the Grantee has procured a professional services consultant and those services are detailed in an additional agreement;

WHEREAS, this agreement is in effect until the CHIP funds are expended and the funded activities are complete and closed out. The Grantee nor the Partner cannot terminate or withdraw from the partnership agreement while it remains in effect;

NOW, THEREFORE, it is agreed between the parties hereto that:

I. SCOPE OF PROJECT.

A. Activities.

The Grantee, Partners, and the professional services consultant(s) shall undertake and complete the activities as set forth in the CHIP Application and the Attachment A of the CHIP Grant Agreement from Ohio Department of Development (herein called "Attachment A"), provided when funded. Both the Application and Attachment A provides a description of each activity including the funding to be provided and the services to be performed, as well as the location of the activities, and any particular identifying attributes of the activities.

PY 2025 Eligible Activities are limited to:

Rehabilitation Assistance (HOME, CDBG and OHTF)

- Owner Rehabilitation
- Rental Rehabilitation

Repair Assistance (CDBG and OHTF) (capped at 30% of the total grant request)

- Owner Home Repair
- Rental Home Repair

Homeownership Assistance

- Down Payment Assistance Only (HOME)

Tenant-Based Rental Assistance (HOME)

Administration Costs

Administration (HOME and CDBG)

Fair Housing (CDBG)

B. National Objectives.

All activities funded with CHIP funds must meet the CHIP income eligibility requirement to benefit the low- and moderate-income persons.

The Grantee, Partners, and the professional services consultant certifies that the activity(ies) carried out under this Agreement will meet the CHIP income eligibility requirements. All client households will be certified to meet the HUD approved method 24 CFR Part 5 Annual Income.

II. SCOPE OF SERVICES.

A. General Administration.

The Grantee and Partners will be responsible for the general administration of the CHIP Program activities set forth in the CHIP Application and ODOD’s grant agreement in a manner and consistent with the standards set forth in the Grantee’s Policy and Procedure Manual that has been reviewed and approved by OCE.

B. Levels of Accomplishment – Goals and Performance Measures.

The Grantee and the Partners shall be responsible to accomplish the levels of performance as set forth in the CHIP Application and Attachment A and report such measures as units completed and persons or households assisted. Partners shall also include time frames for performance to the Grantee and other information as requested.

C. Staffing.

The Grantee and the Partners shall ensure adequate and appropriate staffing to complete the budgeted activities in the CHIP Application. Partners shall at all times remain an “independent parties” with respect to the services to be performed under this Agreement. The Professional Services Consultant shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers’ Compensation Insurance, as the Partners and the Professional services Consultant are independent parties, and will only be paid for services rendered per a contract.

Any changes in the key personnel assigned, or administering agency, or their responsibilities under this project will be submitted to the Grantee.

Duties of the Grantee may vary depending on the partner organization

D. Duties of the Grantee

- Oversight of the Partner and Professional Services Consultant
- Approve Policy and Procedure Manual Updates
- Approve Program amendments
- Monitor Financial Reports
- Monitor Performance Reports
- Oversight of Financial Management
- Grant Preparation
- Conduct Environmental Review-Tier 1 and Release of Funds
- Conduct Environmental Review Record Tier 2 – OHPO Coordination, Floodplain Management, etc. for Projects in the County unless otherwise arranged
- Public Relations/Marketing
- Perform Quality Control
- Coordinate with Local Agencies (Habitat, Metropolitan Housing Authority, Community Action, etc)
- Responsible for Contractor Certification
- Contract Management for Consultant/Subcontractors
 - Daily Project Management for Project in the County
 - Client intake/determine eligibility
 - Maintain files
 - Conduct pre-construction conferences
 - Determine appropriate client assistance level
 - Document preparation
 - Serve as liaison between contractor and homeowner
 - Perform clerical duties
 - Maintains priority ranking & waiting lists
 - Oversees contractor procurement
- Overall Financial Management
 - Responsible for overall grant finances
 - Responsible for providing necessary information for preparation of drawdown requests
 - Responsible for providing necessary information for preparation of purchase orders & contractor pay requests
 - Responsible for preparation of performance reports
- Financial Management
 - Overall grant finances
 - Responsible for preparation and submission of drawdown requests.
 - Preparation and processing of purchase orders & contractor pay requests
- Fair Housing Coordination & Trainings
 - Responsible for receiving and referring fair housing complaints/questions
 - Responsible for scheduling, publicizing and conducting public meetings benefitting from CHIP funds per HUD requirements
 - Responsible for providing printed fair housing information to all CHIP Program participants applicants as well as the required number of outside agencies/organizations for outreach
 - Responsible for providing reports detailing Fair Housing Activities
 - Responsible for coordinating, conducting and reporting required training sessions
- Post-Grant Management

- Maintain records/prepare mortgage releases
- Conflict resolution
- Manage Program Income

Duties of the Grantee's Professional Services Consultant

- Inspections and Field Construction Management
 - Verifies required RRS tests
 - Assignment/completion of duties for inspection/construction management staff
 - Perform initial inspections
 - Perform interim inspections
 - Perform final inspections
 - Prepares scope of work/specifications for bidding
 - Oversees contractor procurement
 - Conduct contractor pre-bid meeting
 - Conduct contractor negotiations for single bidders
 - Provide cost estimates
 - Prepare necessary punch lists
 - Approves change orders
 - Approves contractor payments
 - Perform lead risk assessments, or sub-contractor the risk assessments
 - Prepare lead related specifications
 - Perform lead clearance testing

E. Duties of the Partners

Partner duties may be subject to change depending on the organizations' capacity staffing and management

Partner – Ashtabula City

- Conduct Environmental Review Record Tier 2 – OHPO Coordination, Floodplain Management, etc. for Projects
- Public Relations/Marketing
- Perform Quality Control
- Contract Management for Consultant/Subcontractors
 - Daily Project Management for Project in the County
 - Client intake/determine eligibility
 - Maintain files
 - Conduct pre-construction conferences
 - Determine appropriate client assistance level
 - Document preparation
 - Serve as liaison between contractor and homeowner
 - Perform clerical duties
 - Maintains priority ranking & waiting lists
 - Responsible for providing necessary information for preparation of drawdown requests
 - Responsible for providing necessary information for preparation of purchase orders & contractor pay requests
- Fair Housing Coordination & Trainings

- Responsible for receiving and referring fair housing complaints/questions
- Responsible for scheduling, publicizing and conducting public meetings benefitting from CHIP funds per HUD requirements
- Responsible for providing printed fair housing information to all CHIP Program participants applicants
- Responsible for providing reports detailing Fair Housing Activities

Partner – Conneaut City and Geneva City

- Client intake/determine eligibility
- Perform clerical duties
- Maintains priority ranking & waiting lists
- Fair Housing Coordination & Trainings
 - Responsible for receiving and referring fair housing complaints/questions

F. Performance Monitoring.

Grantee will monitor the performance of the Partners against goals and performance standards as stated above. Partners shall provide Grantee all necessary reporting information as required by OCE in the administration and review of the grant. Furthermore, the Grantee shall complete and submit to the Partners detailed, quarterly finance reports that show current financial status and commitments of the CHIP dollars.

III. TIME OF PERFORMANCE

The Grantee and Partners will work together to assist in the planning and preparation of the CHIP Application. The application shall be submitted by the Grantee by the application deadline on June 25, 2025.

Activities of the Partners shall start when a grant agreement is issued by OCE to the Grantee, and the Grantee issues a notice to proceed to the Partners.

Grant Agreement Start Date:	December 1, 2025
Work Completion Date:	February 29, 2028
Final Draw Date:	March 31, 2028
Final Completion/Close Out:	April 30, 2028

Grantee and the Partners will proceed with the budgeted amounts as set by the OCE Application Guidelines and Grant Ceiling amounts, also outlined in the section IV budget. If the Grantee or Partners are not successful in expending the funds budgeted for their Community in a timely manner, a revised budget will be implemented. If 50% of the party’s funds are not committed by January 2027, a revised plan for immediate commitment and expenditure shall be put in place by the Grantee and the Partners.

Given the competitive nature of the grant, all projects must be completed within the project period. Any Projects not completed as described may be subject to immediate recapture or reallocation.

IV. BUDGET

The CHIP program shall be used solely for the stated purposes set forth in this Agreement, the CHIP Application and Attachment A. All expenditures shall be supported by contracts, invoices, vouchers and other data as appropriate, including any reports required by OCE, providing evidence of the costs incurred. No interest shall be earned on any money from OCE or the Grantee. Any CHIP funds that are not expended in accordance with the terms, conditions and time period set forth in this Agreement are forfeited.

Project costs shall be paid in accordance with the budget allocations outlined in the Grant Agreement Attachment A, provided to the Grantee from the State of Ohio when funded. All costs incurred must be fully documented. In addition, the Grantee may require an additional detailed budget breakdown. Any amendments to the budget must be approved in writing by both Grantee and Partners and be in accordance with the Grantee’s Agreement with OCE

The grant ceiling amount are as follows:

Grant Ceiling

Through a competitive application process, jurisdictions may apply for a maximum award as follows:

	MAXIMUM AWARD	
	OPTION 1	OPTION 2
County	\$300,000	\$400,000
City with a population of at least 15,000	\$250,000	\$350,000
City with a population between 5,000 and 14,999	\$200,000	\$300,000

Regardless of the number of communities in the partnership, the maximum grant request cannot exceed \$1.6 million.

CHIP Program-eligible jurisdictions are incentivized to collaborate to form a partnership. Partnership applicant jurisdictions may apply for maximum award as detailed in Option 2. Additionally, Points associated with partnership development will be awarded when scored for funding. The maximum award for each partnership cannot exceed the aggregate maximum total amount of each CHIP Program-eligible jurisdiction in the partnership as detailed in Option 2.

Jurisdictions who have eligible partnership options yet choose to apply as a single-jurisdiction applicant, must refer to option 1 for maximum grant award. Points associated with partnership development will not be awarded when scored for funding.

Counties without eligible cities, or Cities with an opt-out County or ineligible County, applicants applying as a single-jurisdiction applicant may apply for the maximum award under Option 2. Points associated with partnership development will be awarded when scored for funding.

This is a budget and projection of funding. It is NOT a guarantee of funding to the partner's eligible jurisdiction. Upon completion of the planning process, an activity budget will be approved by each partner and become an addendum to this partnership agreement.

In July 2027, if 100% the partner's budgeted funds have not been committed, a "re-organization" of the uncommitted funds will take place. The uncommitted funds will be committed by whichever partner can utilize them immediately to allow for completion of the work by the PY 2025 grant milestone deadlines.

Activity Budget: Outlined below is the conditionally approved activities and funds budget (these could change pending awarded amount from ODOD/OCE). This does not include any program income/outcomes.

Ashtabula City – \$105,000.00 Home Repair (5 outcomes); \$210,000.00 Owner Rehabilitation Assistance (3 outcomes); Administration \$32,000.00 (\$28,800 Ashtabula City/\$3,200.00 Grantee); \$3,000 Fair Housing (1outcome)

Conneaut City- \$90,000.00 Home Repair (4 outcomes); \$170,000.00 Owner Rehabilitation Assistance (2 outcomes); Administration \$26,000.00 (\$13,000 Conneaut City/\$13,000.00 Grantee); \$2,000.00 Fair Housing (1 outcome)

Geneva City - \$90,000.00 Home Repair (4 outcomes) \$170,000.00 Owner Rehabilitation Assistance (2 outcomes) Administration \$26,000.00 (\$13,000 Geneva City/\$13,000.00 Grantee); \$2,000.00 Fair Housing (1 outcome)

V. PAYMENT

Grantee shall provide CHIP Funds in an amount not to exceed budgeted amounts set forth by OCE for the sole and express purpose of undertaking the Projects specified in Attachment A of the grant agreement. Depending upon the final funding allocated by OCE, an amendment may be required for the funds budgeted to the partners and required project outcomes. It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed the CHIP Funds allocated to the Partners or as amended. Drawdowns for the payment of eligible expenses shall be made against the line item budgets specified in Attachment A of the grant agreement and in accordance with performance. Expenses for general administration shall also be paid against the line item budgets specified in Attachment A of the grant agreement and in accordance with performance.

CHIP Funds shall be deposited and maintained in a separate fund account upon the books and records of the Grantee only. All invoices will be paid from the Grantee directly. All financial record keeping, set-ups, and draws will be completed by the Grantee.

Payment of the CHIP Funds shall be made upon the timely submission to Grantee of a "Request for Payment". The Grantee reserves the right to suspend payments should the Partners fail to provide required reports in a timely and adequate fashion or if Partners fail to meet other terms and conditions of this Agreement.

The Partners shall keep all records required for the performance of the grant it is operating, in accordance with the CHIP guidelines. (such as CHIP inspections, write ups, client information).

VI. NOTICES

Notices required by this Agreement shall be made in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means (provided that receipt is confirmed). Any notice delivered or sent as aforesaid shall be effective on the date of delivery. All notices and other written communications under this Agreement shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Communication and details concerning this contract shall be directed to the following contract representatives:

<u>Grantee</u>	<u>Partner</u>	<u>Partner</u>	<u>Partner</u>
Ashtabula County Commissioners 25 W. Jefferson St Jefferson OH 44047 Phone# 440-576-3750	City of Ashtabula 4250 Lake Ave Ashtabula OH 44004 Phone# 440-992-7154	City of Conneaut 294 Main Street Conneaut OH 44030 Phone# 440-593-7401	City of Geneva 44 N. Forest Street Geneva OH 44041 Phone# 440-466-4675

VII. REPORTING AND COMPLIANCE

Reporting Requirements

Partners shall submit to Grantee the reports as required by the OCE. All records of Partners pertinent to the activities undertaken as part of this Agreement shall be maintained in accordance with 24 CFR 570.490 or 570.506 and the Ohio CDBG Small Cities Program Handbook (the "Handbook"), which is not attached hereto but is incorporated herein by reference. All activities funded with HOME funds and undertaken as part of this Agreement shall be maintained in accordance with 24 CFR 92. Additionally, all activities funded with Ohio Housing Trust Funds (OHTF) and undertaken as part of this agreement shall be maintained in accordance with ORC 174.02

Records, Access and Maintenance

Upon completion of grant, Partners shall deliver records to the Grantee. The Grantee shall establish and maintain for at least four (4) years from the final close out of this Agreement such records as are required including but not limited to, financial reports, intake and participant information, program and audit reports. The parties further agree that records required by Grantee with respect to any questioned costs, audit disallowance's, litigation or dispute between OCE and Grantee shall be maintained for the time needed for the resolution of any such issue and that in the event of early termination of this Agreement, or if for any other reason Grantee shall require a review of the records related to the Project(s), Partners shall, at their own cost and expense, segregate all such records related to the Project(s) from its other records of operation.

Inspections

At any time during normal business hours upon three (3) days prior written notice and as often as Grantee may deem necessary and in such a manner as not to interfere unreasonably with the normal business

operations, Partners shall make available to Grantee, for examination, and to OCE, and appropriate state agencies or officials, all of its records with respect to matters covered by this Agreement including, but not limited to, records of personnel and conditions of employment and shall permit Grantee to audit, examine and make excerpts or transcripts from such records.

Audits

CHIP Funds shall be audited according to the requirements of OMB Circular A-133. In addition, the partners must follow the guidelines provided in the Office of Community Enhancement (OCE) Financial Management Rules and Regulations Handbook. An audited Grantee and or Partner shall submit to the Federal Clearinghouse and make available for public inspection a copy of the audit, data collection form and reporting package as described in OMB Circular A-133 within the earlier of thirty (30) days after receipt of the auditor's report(s) or nine months after the end of the audit period.

Use of Federal Grant Funds

Partners acknowledge that this Agreement involves the use of federal funds and as such, are subject to audit by the agency of the United States Government granting the funds to ODOD/OCE for the purposes of performing the work and activities as listed in Attachment A of the grant agreement. Partners shall fully reimburse Grantee for any cost of the Partners which is disallowed by any federal agency and which must be refunded thereto by Grantee and OCE.

Contractor Compliance

The Grantee will assure that any contractors working with the CHIP Program will comply with all local, state and federal ordinances and regulations.

VIII. SPECIAL CONDITIONS

PROGRAM INCOME: The Program Income shall be retained by the Grantee. Any portion recaptured from a project within the City Limits will be tracked separately as a separate line item in the County's record keeping system. Therefore, the Partners will be eligible to utilize these funds for future projects.

IX. GENERAL CONDITIONS

A. General Compliance.

Partners agree to comply with the requirements of Housing and Economic recovery Act of 2008 and Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning CDBG including subpart K of these regulations, except that Partners do not assume the Grantee's environmental responsibilities described in 24 CFR 570.604. Partners also agree to comply with all other applicable Federal, state and local laws, regulations, and policies governing the funds provided under this contract.

B. Adherence to State and Federal Laws, Regulations

- (1) General Partners accept full responsibility for payment of any and all unemployment compensation, insurance premiums, workers' compensation premiums, income tax withholdings, social security withholdings and any and all other taxes or payroll withholdings required for all employees engaged by the Grantee in the performance of the work and activities authorized by this Agreement. Partners accept full responsibility for providing workers with proper safety equipment and taking all necessary precautions to guarantee the safety of workers or persons otherwise affected.
- (2) Ethics In accordance with Executive Order 2007-01S, Partner, by its signature on this document, certifies: (1) it has reviewed and understands Executive Order 2007-01S, (2) has reviewed and understands the Ohio ethics and conflict of interest laws including, without limitation, Ohio Revised Code §§ 102.01 et seq., §§ 2921.01, 2921.42, 2921.421 and 2921.43, and §§ 3517.13(I) and (J), and (3) will take no action inconsistent with those laws and the order, as any of them may be amended or supplemented from time to time. Partners understand that failure to comply with Executive Order 2007-01S is, in itself, grounds for termination of this Agreement and the grant of funds made pursuant to this Agreement and may result in the loss of other contracts or grants with the State of Ohio.

C. Outstanding Liabilities

Partners represent and warrant that they do not owe: (1) any delinquent taxes to the Grantee, the State of Ohio (the "State") or a political subdivision of the State; (2) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not.

D. Falsification of Information

Partners represents and warrants that they have made no false statements to the Grantee in the process of obtaining this award of the CHIP Funds.

F. Declaration Regarding Material Assistance/Nonassistance to a Terrorist Organization

If applicable, the Partners must certify compliance with Ohio Revised Code Section 2909.33. For further information go to: <http://www.homelandsecurity.ohio.gov>

G. Equal Employment Opportunity

Grantee will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, disability, age, military status, or ancestry. Grantee will take affirmative action to ensure that applicants are considered for employment and that employees are treated during employment, without regard to their race, religion, color, sex, national origin, disability, age, military status, or ancestry. Grantee will, in all solicitations or advertisements for employees placed by or on behalf of

Grantee, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, national origin, disability, age, military status, or ancestry. Grantee will incorporate the requirements of this paragraph in all of its respective contracts for any of the work for which Grant Funds are expended (other than subcontracts for standard commercial supplies or raw materials), and Grantee will require all of its subcontractors for any part of such work to incorporate such requirements in all subcontracts for such work.

H. Prevailing Wage Rates and Labor Standards - Not applicable.

Note: Prevailing Wages are not applicable due to CHIP being a single-family dwelling program and all projects are bid separately. Multi-family dwelling are not eligible for the program.

I. Procurement

(1) Compliance Partners shall comply with current Grantee policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds provided herein. All program assets (unexpended program income, property, equipment, etc.) shall revert to the Grantee upon termination of this Agreement.

(2) OMB Standards Unless specified otherwise within this Agreement, the Partners shall procure all materials, property, or services in accordance with the requirements of 24 CFR 84.40–48 or 24 CFR 85.36.

(3) Use and Reversion of Assets The use and disposition of real property and equipment under this Agreement shall be in compliance with the requirements of 24 CFR Part 84 or 85 and 24 CFR 570.502, 570.503, and 570.504, as applicable.

(4) Subcontracts Partners will include all relevant provisions of this Agreement in all subcontracts entered into as part of the activities undertaken in furtherance of this Agreement and will take appropriate action pursuant to any subcontract upon a finding that the subcontractor is in violation of regulations issued by any federal agency. Partners will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(5) Conflict of Interest No personnel of Partners, any subcontractor of Partners, public official, employee or member of the governing body of the particular locality where this Agreement shall be completed, who exercises any functions or responsibilities in connection with the review or approval of the work completed under this Agreement, shall prior to the completion of such work, voluntarily or involuntarily acquire any personal interest, direct or indirect, which is incompatible or in conflict with the discharge or fulfillment of his functions or responsibilities with respect to the completion of the work contemplated under this Agreement. Any person who, prior to or after the execution of this Agreement, acquires any personal interest, involuntarily or voluntarily, shall immediately disclose his interest to Grantee in writing. Thereafter, he shall not participate in any action affecting the work under this Agreement unless the Grantee determines that, in light of the personal interest disclosed, his participation in any such action would not be contrary to the public interest.

J. Environmental Requirements

Partners agree to comply with all applicable environmental requirements insofar as they apply to the performance of this Agreement, including but not limited to the Clean Air Act, the Federal Water Pollution Control Act and the Flood Disaster Protection Act. Partners also shall comply with the Historic Preservation requirements of National Historic Preservation Act of 1966 and HUD Lead-Based Paint Regulation at CFR 570.608 and 24 CFR Part 35, Subpart B.

K. Relocation

Partners agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR 570.606(b); (b) the requirements of 24 CFR 570.606(c) governing the Residential Anti-displacement and Relocation Assistance Plan under section 104(d) of the HCD Act; and (c) the requirements in 24 CFR 570.606(d) governing optional relocation policies. [The Grantee may preempt the optional policies.] Partner shall provide relocation assistance to displaced persons as defined by 24 CFR 570.606(b)(2) that are displaced as a direct result of acquisition, rehabilitation, demolition or conversion for a CDBG-assisted project. Partners also agrees to comply with applicable Grantee ordinances, resolutions and policies concerning the displacement of persons from their residences.

L. Liability

Partners shall maintain liability and property insurance to cover actionable legal claims for liability or loss which are the result of injury to or death of any person, or damage to property (including property of Grantee) caused by the negligent acts or omissions, or negligent conduct of Partners, its employees, agents or subcontractors, to the extent permitted by law, in connection with the activities of this Agreement. Furthermore, each party to this Agreement agrees to be liable for the negligent acts or negligent omissions by or through itself, its employees, agents and subcontractors. Each party further agrees to defend itself and themselves and pay any judgments and costs arising out of such negligent acts or omissions, and nothing in this Agreement shall impute or transfer any such liability from one to the other.

M. Source and Availability of CHIP Funds

Partners acknowledge that the source of the CHIP Funds is the State of Ohio, CDBG, HOME and the Ohio Housing Trust Fund (OHTF) funds managed by a Grant Agreement between the Grantee and OCE. The Grantee shall have the responsibility to pay all invoices. The Grantee shall not advance any funds to the Partners. Furthermore, the Grantee shall not pay the Partners with any funds, other than administration, for the CHIP projects.

N. Grantee Recognition

Partners shall insure recognition of the role of Grantee in providing services through this Agreement. All activities, facilities and items utilized pursuant to this Agreement shall be prominently labeled as to the funding source. In addition, Partners will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

O. Termination Procedure

The Grantee, nor the Partners, may terminate or withdraw the partnership agreement while it remains in effect.

X. MISCELLANEOUS

A. Governing Law

This Agreement shall be governed by the laws of the State of Ohio as to all matters, including but not limited to matters of validity, construction, effect and performance.

B. Forum and Venue

All actions regarding this Agreement shall be brought exclusively in a court of competent subject matter jurisdiction in Ashtabula County, and the parties agree that venue in such courts is appropriate.

C. Entire Agreement

This Agreement and its exhibits and any documents referred to herein constitute the complete understanding of the parties and merge and supersede any and all other discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof.

If the Partners are not the party performing a task described above, do not implement that portion of the grant, and if the task is the responsibility of the Grantee (or their professional service consultant), the Partners will not be held responsible as it would not apply.

D. Severability

Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.

E. Amendments or Modifications

The parties may at any time during the term of this Agreement request amendments or modifications, as described in the applicable State of Ohio Consolidated Submission. Requests for amendment or modification of this Agreement shall be in writing and shall specify the requested changes and the justification of such changes. The parties shall review the request for modification in terms of the regulations and goals relating to the Project(s). Should the parties consent to modification of the

Agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original agreement.

F. Headings

Section headings contained in this Agreement are inserted for convenience only and shall not be deemed to be a part of this Agreement.

G. Assignment

Neither this Agreement nor any rights, duties, or obligations described herein may be re-assigned, subcontracted or sub granted by the Partners.

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Ashtabula County and the Cities of Ashtabula, Conneaut and Geneva for the application and Administration of the PY 2025 Community Housing Impact and Preservation (CHIP) Program and authorized by the Grantee with the authorizing legislation # 2025-281 and dated June 17, 2025.

GRANTEE:

Ashtabula County Commissioners, Grantee
25 W. Jefferson Street
Jefferson, Ohio 44047
Phone# (440) 576-3750, Fax# (440) 576-2544

Name: 
J.P. Ducro, President Board of County Commissioners

Date: 6-17-25

Name: 
Kathryn Whittington, Commissioner

Date: 6-17-25

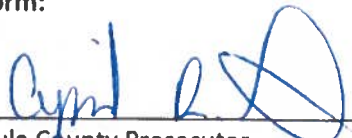
Name: 
Casey Kozlowski, ~~Ducro~~, Commissioner

Date: 6-17-25

Witness to Grantee Signatures: 

Date: 6-17-25

Approved to Form:

Name: 
Ashtabula County Prosecutor

Date: 6/22/25

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Ashtabula County and the Cities of Ashtabula, Conneaut and Geneva for the application and Administration of the PY 2025 Community Housing Impact and Preservation (CHIP) Program and authorized by the Partner with the authorizing legislation # 2025-95 and dated June 2, 2025.

PARTNER:

City of Ashtabula, Partner
4250 Lake Ave
Ashtabula, Ohio 44004
Phone# (440) 992-7103

Name: _____



James Timonere, City Manager

Date: _____

6-12-25

Witness to Partner Signature: _____



Date: _____

6-12-25

Approved to Form:

Name: _____



Cecilia M. Cooper, City Solicitor

Date: _____

6-11-25

IN WITNESS WHEREOF, the parties hereto have executed this Partnership Agreement Between Ashtabula County and the Cities of Ashtabula, Conneaut and Geneva for the application and Administration of the PY 2025 Community Housing Impact and Preservation (CHIP) Program and authorized by the Partner with the authorizing legislation # 18-25 and dated June 2, 2025, 2025.

PARTNER:

City of Conneaut, Partner
294 Main Street
Conneaut, Ohio 44030
Phone# (440) 593-7401

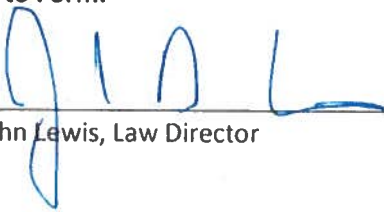
Name: 
Nicholas Sanford, City Manager

Date: 3 June 2025

Witness to Partner Signature: 

Date: June 3, 2025

Approved to Form:

Name: 
John Lewis, Law Director

Date: 6/3/25


Community Housing Impact and Preservation (CHIP) Program and authorized by the Partner with the authorizing legislation # Resolution 3630 and dated 6-09, 2025.

PARTNER:

City of Geneva, Partner
44 North Forest Street
Geneva, Ohio 44041
Phone# (440) 466-4675

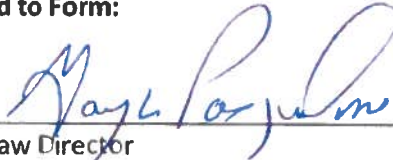
Name: 
Joseph Varckette, City Manager

Date: 6/10/25

Witness to Partner Signature: 

Date: 6/10/25

Approved to Form:

Name: 
Law Director

Date: 6-9-25