

RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE ASHTABULA COUNTY BOARD OF COMMISSIONERS AND THE ASHTABULA COUNTY LAND REUTILIZATION CORPORATION

WHEREAS, the Ashtabula County Land Reutilization Corporation (“Land Bank”) owns or may acquire seven parcels in Ashtabula County for the purpose of developing modular homes; and

WHEREAS, the Land Bank has been awarded a \$750,000 Welcome Home Ohio – Purchasing (WHO-P) grant through the Ohio Department of Development to support the acquisition and development of the project; and

WHEREAS, the Board desires to support this project and enter into a Memorandum of Understanding (MOU) with the Land Bank; now

THEREFORE, BE IT RESOLVED, the Board of Commissioners hereby approves the Memorandum of Understanding with the Ashtabula County Land Reutilization Corporation, which provides:

- The Board will loan the Land Bank **\$750,000**, at **0% interest**.
- The Land Bank will **repay the full amount in one installment on July 1, 2026**, with the option to prepay.
- The funds shall be used **exclusively for the modular home development project**, including acquisition and development activities under the agreement with Community Building Partners, LLC.

BE IT FURTHER RESOLVED, the Board authorizes the execution of the Memorandum of Understanding and all related documents.

**ASHTABULA COUNTY COMMISSIONERS
CERTIFICATION PAGE**

Resolution No. 2025-517

November 25, 2025

**RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN
THE ASHTABULA COUNTY BOARD OF COMMISSIONERS AND THE ASHTABULA
COUNTY LAND REUTILIZATION CORPORATION**

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

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered by and among the ASHTABULA COUNTY BOARD OF COUNTY COMMISSIONERS, the governing body of Ashtabula County organized and existing under Title 3 of the Ohio Revised Code (the "Board"), and the ASHTABULA COUNTY LAND REUTILIZATION CORPORATION, the nonprofit Ashtabula County land reutilization corporation organized under Ohio Revised Code Chapters 1724 and 1702 (the "Land Bank") (collectively, the Board and the Land Bank are referred to as the "Parties" or each separately as a "Party.")

WHEREAS, the Land Bank owns or has the ability to acquire seven (7) parcels of real property located within Ashtabula County, Ohio, as more fully described and depicted in Exhibit A, attached hereto, and incorporated herein (each individually a "Property" and collectively, the "Properties"); and

WHEREAS, the Land Bank is engaged in urban redevelopment and has determined that it is in the best interest of the Land Bank to develop modular homes (each a "Modular Home") on the Properties (collectively, the "Project") and has applied for and been awarded a \$750,000 Welcome Home Ohio - Purchasing ("WHO-P") grant through the Ohio Department of Development to subsidize the cost of acquiring the Project as detailed in the WHO-P Grant Agreement attached hereto as Exhibit B; and

WHEREAS, the Board has determined it prudent to allow the Land Bank to borrow the amount herein for the purposes of the Project; and

WHEREAS, it is the desire of the Parties to enter into this Agreement to facilitate the approval, development, and sale of the Project.

NOW, THEREFORE, in consideration of the promises and covenants made herein, the Parties agree to the following:

1. The Board, upon the signing of this MOU, agrees to loan to the Land Bank seven hundred and fifty thousand dollars (\$750,000.00) with no interest in exchange for repayment of the loan in full on July 1, 2026.
2. The Land Bank agrees to repay the loan in one installment and in full on July 1, 2026. The Land Bank may prepay installments or the full balance of the loan prior to this day, and any such payment will be applied to the balance.
3. The Land Bank agrees to use the funds exclusively towards the Project, including but not limited to the acquisition and development of Modular Homes under an agreement with COMMUNITY BUILDING PARTNERS, LLC attached hereto as Exhibit C.

IN WITNESS WHEREOF, the Parties approve and agree to this MOU.

ASHTABULA COUNTY BOARD OF COUNTY COMMISSIONERS

J.P. Ducro DATE: 11-25-25

J.P. DUCRO, IV, Commissioner

Kathryn Whittington DATE: 11-25-25

KATHRYN WHITTINGTON, Commissioner

Casey Kozlowski DATE: 11-25-25

CASEY KOZLOWSKI, Commissioner

ASHTABULA COUNTY LAND REUTILIZATION CORPORATION

Alex Iarocci DATE: 11/20/25

ALEX IAROCCI, Executive Director

APPROVED AS TO LEGAL FORM

_____ DATE: _____

APRIL GRABMAN, Ashtabula County Prosecutor