

VILLAGE OF LOCKLAND, OHIO
ORDINANCE # 2024 - 77

ORDINANCE RATIFYING AN AGREEMENT ENTERED INTO BETWEEN THE VILLAGE ADMINISTRATOR AND THE HAMILTON COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING THE COUNTY DEVELOPMENT BLOCK GRANT PROGRAM, AND DECLARING AN EMERGENCY

- WHEREAS,** pursuant to Ohio Revised Code 307.07, County has created an Office of Economic Development (the “OED”), and appointed the County Administrator as its Director, to promote the economic welfare and improve economic opportunities for the people of Hamilton County; and
- WHEREAS,** pursuant to ORC 307.07, County may appropriate moneys from the County’s general fund for the Office of Economic Development and used for any economic development purpose of the Office; and
- WHEREAS,** the County included the County Development Block Grant (CDBG) program in its 2025 overall budget to partner with cities, villages, and townships to invest in façade improvements within community business districts; and
- WHEREAS,** participating local governments applied for funds to invest into the enforcement of zoning and property maintenance codes; and
- WHEREAS,** the Village submitted an application for code enforcement, to help combat blight and debilitating conditions in the Village further described in Exhibit A (the agreement) attached hereto and incorporated herein as part of this Agreement; and
- WHEREAS,** the Village desires enter into an Agreement with the BOCC to implement the program within the Village of Lockland; now, therefore

BE IT ORDAINED by the Council of the Village of Lockland, State of Ohio, that:

SECTION I The Agreement attached hereto as Exhibit A entered into between the Village and the Hamilton County BOCC is hereby ratified.

SECTION II This ordinance is hereby declared to be an emergency measure necessary to preserve the health, safety and general welfare of the Village of Lockland and its residents. The reason for said emergency is the need to authorize and enter into the Agreement with the BOCC to obtain necessary grant funds as soon as possible and within requisite deadlines. Therefore, this ordinance shall become effective immediately.

Passed this 9th day of December, 2024.



Mayor, Village of Lockland

Attested:



Clerk of Council

EXHIBIT 1
to Ord. # 2024 - 77

INSERT BOCC AGREEMENT

CDBG Subrecipient Agreement
The Village of Lockland, Ohio, for 2024-2026 CDBG Program Years Community Projects

This Subrecipient Agreement (the "AGREEMENT") is entered into on 24 day of November, 2024 by and between the Board of County Commissioners, Hamilton County, Ohio ("County") and the Village of Lockland, Ohio ("Grantee"). The AGREEMENT shall be effective July 1, 2024, (the "Effective Date") regardless of execution date.

WHEREAS, the County has applied for and received federal Community Development Block Grant ("CDBG") funds from the U.S. Department of Housing and Urban Development (HUD), under Title 1 of the Housing and Community Development Act of 1974, as amended (HCD Act), Public Law 93-383; and

WHEREAS, Hamilton County established the 2024-2026 Community Request Program using HUD CDBG funds in 2024.

WHEREAS, on February 29, 2024, County issued a Request for Applications for the 2024-2026 Community Request Program.

WHEREAS, on April 30, 2024, Grantee submitted its application for the use of funding for a grant in the amount of Forty Thousand Dollars and 00/100 (\$40,000) in fiscal year 2024, Forty Thousand Dollars and 00/100 (\$40,000) in fiscal year 2025 and Forty Thousand Dollars and 00/100 (\$40,000) in fiscal year 2026 for the Village of Lockland Code Enforcement- Phases I, II, & III project.

WHEREAS, the County has determined that the Project meets the conditions set forth in the CDBG Guidelines and desires to grant to the Grantee the amount of Forty Thousand Dollars and 00/100 (\$40,000) in fiscal year 2024, Thirty Thousand Dollars and 00/100 (\$30,000) in fiscal year 2025 and Thirty Thousand Dollars and 00/100 (\$30,000) in fiscal 2026 for the provision of the Project on the terms and conditions contained herein.

In consideration of the mutual promises, covenants and agreements contained herein, the sufficiency of which is expressly acknowledged, the parties agree as follows:

1. **Term:** The Grant term shall commence as of the Effective Date and extend through December 31, 2027, (the "Grant Term") unless the term of this AGREEMENT is modified in writing or the AGREEMENT is terminated in accordance with the provisions hereof.
2. **Grant Amount and Uses:** Subject to the terms of this AGREEMENT, the County, by and through its Community Development Division of the Department of Planning + Development, hereby grants to the Grantee a one-time grant of money not to exceed the amount of Forty Thousand Dollars and 00/100 (\$40,000) in fiscal year 2024, Thirty Thousand Dollars and 00/100 (\$30,000) in fiscal year 2025 and Thirty Thousand Dollars and 00/100 (\$30,000) in fiscal year 2026 (the "Grant Funds"). The Grant Funds are awarded to the Grantee exclusively to undertake and complete the Project as described

All applicable HUD regulations (24 C.F.R. § 0.1 et. seq.) and CDBG regulations (24 C.F.R. § 92.1 et. seq.) will be followed. A link to the CDBG regulations can be found at <https://www.hudexchange.info/resource/3689/24-cfr-part-570-cdbg/>

The County will process the required Environmental Review and Historic Review prior to issuing a Notice to Proceed with Construction. Choice-limiting actions are not permitted after the Federal Nexus until the environmental review process is complete. In addition, HUD will not be able to fund a project where work that occurred after the Federal Nexus has resulted in environmental harm. Examples of Choice Limiting Actions include acquisition, leasing, rehabilitation, demolition, new construction and ground disturbance work such as clearing, grading or grubbing. HUD's prohibition on choice limiting actions at 24 CFR 58.22 is derived from the regulations of the Council on Environmental Quality implementing the National Environmental Policy Act of 1969 (NEPA), which state that (with certain exceptions), "until an agency issues a finding of no significant impact, as provided in § 1501.6 of this chapter, or record of decision, as provided in § 1505.2 of this chapter, no action concerning the proposal may be taken that would: (1) Have an adverse environmental impact; or (2) Limit the choice of reasonable alternatives." 40 CFR § 1506.1

Grantee will conduct procurement and review bids and will inform the County of the identity of the successful bidder. The Grantee is required to use the County's Bid Packet when procuring bids. A link to the Bid Packet can be found at [Bid Documents - Hamilton County](#)) and is also included as Exhibit C of this document. The County will approve the selected contractor to ensure full compliance with County and HUD regulations within 5 business days.

- 9. Promotion and Communication of Funds.** As a recipient of Hamilton County CDBG funds, the Grantee agrees to promote the project's use of the funds via a variety of marketing channels that could include newsletters, e-newsletters, and websites. If there is an onsite event (opening, groundbreaking), the Grantee also agrees to a space for the County banner at the event.

Grantee should use the following terminology/description in its marketing and communication channels:

"The Village of Lockland is the proud grant recipient of the Hamilton County Community Development Block Grant request program. We received a total of \$100,000 for this project.

Hamilton County supports 43 jurisdictions with CDBG funding on a wide range of projects that improve the quality of life for all residents including: park and playground improvements, senior center improvements, ADA accessibility infrastructure, façade improvement programs among other community-centered projects.

Exhibit A – Scope of Work

The Village of Lockland fiscal year 2024 project “*Code Enforcement Phase I*” will receive \$40,000 in CDBG funding to hire an additional code enforcement staff and support the salary of the current full time Code Enforcement/Fire Inspector position. The goal is to increase the effectiveness and reach of code enforcement activities and address blighted conditions in both the residential and business districts of Lockland.

This project will take place in both the residential and business districts of Lockland, OH 45215, and needs to be completed within 18 months of the grant year start date.

The Village of Lockland fiscal year 2025 and 2026 projects “*Code Enforcement Phase II & III*” will receive \$30,000 in fiscal year 2025 and \$30,00 in fiscal year 2026 in CDBG funding for proactive code enforcement involving monitoring and enforcing compliance with housing, building and safety codes. The village plans to conduct regular inspections, engagement of property owners and immediate action to address violations. The goal is to ensure properties meet the minimum standard while reducing, fire risk and sanitation and structural deficiencies.

This project will take place in the business and residential districts of Lockland, OH 45215, and needs to be completed within 18 months of the grant year start date.

Start Date: July 1, 2024

Completion Date: December 31, 2027