

VILLAGE OF PERRY

RESOLUTION 32-2026

A RESOLUTION AUTHORIZING THE MAYOR OF THE VILLAGE OF PERRY TO ENTER INTO AN AGREEMENT WITH THE LAKE COUNTY BOARD OF COMMISSIONERS TO PARTICIPATE IN THE URBAN ENTITLEMENT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND FOR THE UTILIZATION OF FUNDS MADE AVAILABLE BY THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, AND DECLARING AN EMERGENCY.

WHEREAS, the Housing and Community Development Act of 1974, as amended, provides an entitlement of funds for community development purposes for urban counties; and

WHEREAS, Lake County will be designated as an “Urban County” provided that it secures the continued commitments with various political subdivisions in Lake County; and

WHEREAS, the Mayor and Council of the Village of Perry may desire the use of “CDBG Urban County Entitlement Funds” for needed public improvements in Lake County and its municipalities; and

WHEREAS, the County shall prepare applications for FY 2027, 2028 and 2029 CDBG Urban County Entitlement Funds pursuant to the aforementioned Act.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF PERRY, LAKE COUNTY, OHIO:

Section 1. That the Mayor be, and he hereby is, authorized to enter into an agreement with the Lake County Board of Commissioners- from the first day of 2027 program year through and including the last of the 2029 program year. Said agreement shall authorize the County to undertake essential Community Development and Housing Assistance Plans and projects eligible under the Housing and Community Development Act of 1974, as amended.

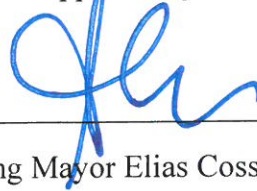
Section 2. That the funds necessary for the purposes of this Resolution authorized thereby shall be paid from the “CDBG Urban County Entitlement Funds” under the Housing and Community Development Act of 1974, as amended.

Section 3. That all formal actions of this Council concerning the passage of this Resolution were adopted in an open meeting, and all deliberations of this Council, or any of its Committees, which resulted in such formal actions, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. That the within Resolution is presented as an emergency measure necessary for the immediate preservation and protection of the public peace, health, safety and general

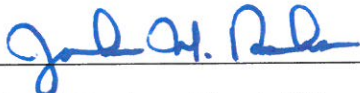
VILLAGE OF PERRY

welfare of the inhabitants of the Village, and for the further reasons to permit the County to submit the documents at the earliest date possible in order to meet Federal deadlines for program eligibility to secure possible funding; and therefore, this Resolution shall become effective immediately upon its passage by Council and approval by the Mayor.



Acting Mayor Elias Coss

ADOPTED: July 16, 2026.

ATTEST: 
John H. Roskos, Fiscal Officer



COPY

COOPERATION AGREEMENT URBAN COUNTY ENTITLEMENT PROGRAM

This Agreement, made and entered into this 16th day of July, 2026, by and between the Political Subdivision of Village of Perry, Ohio (hereinafter referred to as "Political Subdivision"), by its Chief Executive Officer, duly authorized by ~~Ordinance~~ ^{Resolution} No. 32-2026 passed by its Council on the 16th day of July, 2026; and the County of Lake, Ohio (hereinafter referred to as "County"), duly authorized by a Resolution adopted by its Board of County Commissioners on the ____ day of _____, 2026.

WITNESSETH:

WHEREAS, the Housing and Community Development Act of 1974, as amended, provides an entitlement of funds for community development purposes for urban counties; and

WHEREAS, Lake County may be designated as an Urban County provided that it secures Cooperation Agreements with various political subdivisions in Lake County; and

WHEREAS, the Chief Executive Officer and the Legislative Body of the Political Subdivision of Village of Perry desires the use of "Urban County Entitlement Funds" for needed public improvements in Lake County and its municipalities; and

WHEREAS, the County shall prepare an Application for FY 2027, 2028, and 2029 Urban County Entitlement Funds pursuant to the aforementioned Act for the FY 2027, 2028, and 2029 Program Years; and

WHEREAS, the County and the Political Subdivision 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; and

WHEREAS, by executing the Cooperation Agreement the participating Political Subdivision understands and agrees that it may not apply for grants under the Small Cities or State CDBG Programs for the fiscal years during the period in which it is participating in the Urban County's CDBG program; and

WHEREAS, this Agreement covers the following formula funding programs administered by HUD where the County is awarded and accepts funding directly from HUD: the CDBG Program, the HOME Program if the urban county receives HOME funding, and the ESG Program if the urban county receives ESG funding; and the participating Political Subdivision understands and agrees that it may receive a formula allocation under the HOME and ESG Programs only through the Urban County; and this does not preclude the Urban County or the Political Subdivision from applying for the HOME or ESG funds from the State, if the State allows; and

WHEREAS, this Agreement shall remain in effect for the three-year program period of the Federal Fiscal Years 2027, 2028, and 2029, and until all funds granted and program income received during the three-year program period are expended and the funded activities completed;

and neither the County nor the Political Subdivision may terminate, withdraw, or be removed from the program during the three-year program period; and

WHEREAS, this Agreement will renew automatically for participation for one successive three-year Urban County qualification period (Federal Fiscal Years 2030, 2031, and 2032), unless the Political Subdivision or the County provide written notice to the other party that it elects not to participate in a new qualification period; and the terminating party shall send a copy of the notice of termination to the HUD field office by the date specified on the HUD.gov Urban Counties website; and the County will notify the Political Subdivision in writing of the Political Subdivision's right to make this election; and a copy of the County's notification must be sent to the HUD field office by the date specified on the HUD.gov Urban Counties website; and

WHEREAS, the Parties agree to adopt amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s), when applicable; and failure by either Party to adopt any such amendment, and submit such amendment to HUD, will void the agreement for such qualification period; and the Parties agree to adopt amendment(s), if necessary, to meet requirements at any time during the two qualification periods the agreement is in effect (including at the time of requalification);

WHEREAS, the County and Political Subdivision shall take all actions necessary to assure compliance with the County's certification under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with: Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR Part 1; the Fair housing Act, and the implementing regulations as 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing; and Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates: Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR Part 8; Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35; the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146; Section 3 of the Housing and Urban Development Act of 1968, Uniform Relocation and Real Property Policies Act of 1970 and the implementing regulations at 49 CFR Part 24; Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 42; and all other applicable laws and regulations; and the Parties agree that Urban County funding in no event will be used for activities in, or in support of, any cooperating unit of general local government that impedes the County's actions to comply with the County's fair housing certification and duty to affirmatively further fair housing; and

WHEREAS, the County and the Political Subdivision each have adopted and are enforcing: 1. 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 2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of non-violent civil rights demonstrations within its jurisdiction; and

WHEREAS, if any CDBG activity is undertaken between the County and the Political Subdivision, where the Political Subdivision desires to undertake and implement the activity,

pursuant to 24 CFR 570.501(b), the Political Subdivision is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in 24 CFR 570.503; and

WHEREAS, Parties to this Agreement understand and agree that they may not sell, trade, or otherwise transfer all or any portion of CDBG funds to a Metropolitan City, Urban County, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended; and

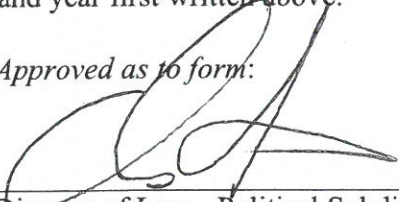
WHEREAS, this Agreement gives the County authority to carry out activities which will be funded from annual Community Development Block Grants (CDBG) from FY 2027, 2028, and 2029 appropriations and from any program income generated from the expenditure of such funds; and

NOW, THEREFORE, the Political Subdivision and the County do hereby promise and agree that:

1. The period of time of this Agreement shall be from the first day of the 2027 program year, through and including the last day of the 2029 program year; and
2. The County will, on behalf of the Political Subdivision, execute essential Community Development and Housing Assistance applications, plans, programs, and projects eligible under the Housing and Community Development Act of 1974 as amended, and the County and the Political Subdivision will cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities.

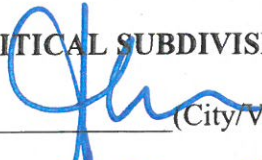
IN WITNESS WHEREOF, the Political Subdivision and the County have caused this Agreement to be executed by their respective officers thereunto duly authorized as of the day and year first written above.

Approved as to form:



Director of Law - Political Subdivision of
Village of Perry (City/Village)

POLITICAL SUBDIVISION OF



(City/Village)

By: VILLAGE OF PERRY
(Mayor, Manager or Administrator)

**BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, OHIO**

Morris W. Beverage III, Commissioner President

John T. Plecnik, Commissioner

Morgan R. McIntosh, Commissioner

Opinion of County's Counsel:

The terms and provisions of this Agreement are fully authorized under State and Local law, and that the Agreement provides full legal authority for the county to undertake or assist in undertaking essential community development and housing assistance activities, specifically urban renewal and publicly assisted housing.

By: _____
Legal Counsel



LAKE COUNTY PLANNING & COMMUNITY DEVELOPMENT

105 Main St., Painesville, OH 44077 PH: 440.350.2740 FX: 440.350.2606
lakecountyohio.gov/planning planning@lakecountyohio.gov

June 17, 2026

The Honorable James Gessic
Mayor, Village of Perry
3758 Center Road
Perry, Ohio 44081

RE: URBAN COUNTY ENTITLEMENT PROGRAM COOPERATION AGREEMENT LETTER

Dear Mayor Gessic:

The Board of Lake County Commissioners has been informed by the Columbus Office of the Federal Department of Housing and Urban Development (HUD) that if the County is to retain its "urban county" status for the next three-year period (FY'27, '28, '29) it must "re-qualify" as an urban county. The Urban County Participation Decision Letter was previously mailed to you on June 12, 2026.

HUD requires formal action on your part should you choose to continue to participate in the urban county, so that Lake County can re-qualify as an urban county and continue to receive CDBG and HOME Program funding. Your decision to continue to be included in the urban county is binding for a period of three years. We encourage you to continue participating in the program.

Enclosed for your review is the Cooperation Agreement for the Urban County Entitlement Program that must be executed by the legislative authority and passed by resolution, or ordinance, or whatever mechanism necessary under your charter. A sample ordinance is enclosed.

In recent years, communities could continue to participate by simply renewing the existing Cooperation Agreement by ordinance, or other mechanism. This year, since HUD has required that some language be added to the Cooperation Agreements, we are requesting that new agreements be signed.

In order to facilitate HUD's deadline for urban county re-qualification, the Board of Lake County Commissioners has adopted a resolution on June 16, 2026, authorizing the Board to enter into cooperation agreement with your community. Enclosed is a copy of said resolution.

We are available to answer any questions you may have concerning the CDBG and/or HOME programs, and the Cooperation Agreement; we can be reached by phone at (440) 350-2740 or email at Rhea.Benton@lakecountyohio.gov. Since we have a tight deadline by which the agreements must be submitted to HUD, we request your earliest consideration to executing the agreement on or before **August 3, 2026**, in order that we may continue to receive these essential housing and community development funds in Lake County. Please send your signed Cooperation Agreement and legislative action



LAKE COUNTY PLANNING & COMMUNITY DEVELOPMENT

105 Main St., Painesville, OH 44077 PH: 440.350.2740 FX: 440.350.2606
lakecountyohio.gov/planning planning@lakecountyohio.gov

to the Lake County Planning & Community Development office at 105 Main Street, Painesville, Ohio 44077.

Lake County residents benefit from numerous programs undertaken with CDBG and HOME program funds. Active program activities include: funding for public improvements, housing rehabilitation assistance for senior citizens and lower income owner-occupants of single family homes throughout the county, assistance to non-profits to increase the availability of public services, assistance with job creation and business expansion, provision of tenant-based rental assistance, and construction of new or rehabilitation of existing housing in conjunction with several non-profit organizations. A list of recently funded projects and programs is available on our website at <https://www.lakecountyohio.gov/planning-community-development/>.

Sincerely,

Rhea Benton
Assistant Director

Encls. (3) Cooperation Agreement, Sample Ordinance, Copy of Resolution

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: Plecnik, McIntosh and Beverage

Commissioner Plecnik presented the following resolution and moved its adoption.

RESOLUTION AUTHORIZING THE BOARD OF LAKE COUNTY COMMISSIONERS TO ENTER INTO AND/OR RENEW COOPERATION AGREEMENTS WITH THE VARIOUS MUNICIPALITIES AND VILLAGES IN LAKE COUNTY FOR THE UTILIZATION OF FUNDS MADE AVAILABLE BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, the Housing and Community Development Act of 1974, as amended, provides an entitlement of funds for community development purposes for urban counties; and

WHEREAS, Lake County may be designated as an Urban County provided that it secures cooperation agreements with various political subdivisions in Lake County; and

WHEREAS, the Board of Lake County Commissioners desires the use of "Urban County Entitlement Funds" for needed public improvements and public service programs in Lake County and its municipalities and villages; and

WHEREAS, the County shall prepare a Consolidated Plan for FY 2027, 2028, and 2029 Urban County Entitlement CDBG and HOME Funds pursuant to the aforementioned Acts for the FY 2027, 2028, and 2029 CDBG and HOME Program Years.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes the following:

Section 1. The Board of Lake County Commissioners is authorized to enter into or renew a Cooperative Agreement with the various municipalities and villages for the period from the first day of the 2027 program year through and including the last day of the 2029 program year. Said Agreement shall authorize the County to execute essential Community Development Programs and Housing Assistance and projects eligible under the Housing and Community Development Act of 1974 as amended.

Section 2. That the funds necessary for the purpose of this Resolution and the Agreement authorized thereby shall be paid from "Urban County Entitlement Funds" under the Housing and Community Development Act of 1974, as amended.

Section 3. That the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor, Jason W. Boyd, County Administrator, David Radachy, Lake County Planning and Community Development Director; and the U.S. Department of Housing and Community Development.

Commissioner McIntosh seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: Plecnik, McIntosh and Beverage

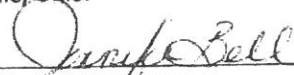
"NAYS": None

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on June 16, 2026, and recorded in the Commissioners' and Water and Sewer Journal, Volume 2026.

WITNESS my hand this sixteenth day of June, 2026, in Painesville, Ohio.


Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

