

**INTERGOVERNMENTAL AGREEMENT
FOR RURAL HOUSING REHABILITATION ASSISTANCE
BETWEEN THE COUNTY OF CHAMPAIGN AND THE CENTRAL ILLINOIS LAND
BANK AUTHORITY**

THIS AGREEMENT is made and entered by and among the County of Champaign (“County”) and the Central Illinois Land Bank Authority (“CILBA”) (herein after collectively referred to as “the Parties”), effective on the last date signed by a Party hereto.

WHEREAS, Section 10 of Article VII of the Illinois Constitution of 1970 and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq. enables the parties to enter into agreements among themselves and provide authority for intergovernmental cooperation; and

WHEREAS, the County is in receipt of funds pursuant to the American Rescue Plan Act of 2021, P.L. 117-2 (“ARPA Funds”); and

WHEREAS, the County is authorized by Section 603(c)(1)(A) of the Social Security Act and the United States Department of Treasury Interim and Final Rule 31 CFR Part 35 to provide assistance to households or populations facing negative economic impacts due to COVID-19; and

WHEREAS, CILBA is an intergovernmental entity that assists member communities with initiatives that revitalize neighborhoods, increase property values, stabilize real estate markets, and redevelop properties in Vermilion County, Champaign County, and Decatur; and

WHEREAS, the Parties desire to enter into this Agreement to recognize the roles and responsibilities for each Party in providing financial assistance for rural residential home rehabilitation projects.

NOW, THEREFORE, the Parties agree as follows:

Section 1. Purpose and Scope: The Parties agree that the COVID-19 Pandemic has negatively impacted residents and housing-related needs. The purpose of this Agreement is for the County to provide ARPA Funds to CILBA in order to assist residential home rehabilitation in rural areas of Champaign County that do not receive United States Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Entitlement Funding. Therefore, all areas of Champaign County are eligible for this CILBA ARPA assistance outside of the corporate limits of Champaign, Urbana, and Rantoul. Eligibility for the program is based on income, owner occupancy, and type of requested repairs.

- A. The home must be owner occupied.
- B. The homeowner income must be low to moderate as defined by HUD.
- C. Home repairs are limited to exterior improvements such as roof, leaders, gutters, exterior siding, porches, steps, and other needed repairs that improve health, livability, and value of the home and neighborhood.

Section 2. Funding Amount: The County, subject to the terms and conditions of this Agreement, hereby agrees to provide ARPA Funds in amount of up to \$250,000 to CILBA to assist rural residential home rehabilitation.

Section 3. Funding Requirements: Each of the following requirements must be met to utilize ARPA Funds for the purpose specified in this Agreement:

- A. Each project must be approved under the purpose and scope of Section 1.
- B. The assistance must occur between March 3, 2021 and December 31, 2024; presumed to be caused or exacerbated by the COVID-19 pandemic during this time period.
- C. The maximum amount of assistance from this Agreement shall not exceed \$250,000 with a maximum breakdown of 15% for administration and 85% toward project repair costs.
- D. CILBA must provide reporting information to the County as required in Section 4.
- E. The County will transfer ARPA Funds to CILBA in an amount up to \$250,000 in support of this assistance, available beginning County fiscal year 2022. The transferred funds shall be payments as needed when projects are committed, with a maximum of \$50,000 per payment. A Risk Assessment Form shall be submitted by

CILBA to the County prior to the first payment; followed by project commitment documentation prior to any project payments; followed by a Reporting Form by CILBA to the County each quarter until the program assistance is complete. The County shall provide the Risk Assessment Form and Reporting Form templates to CILBA.

Section 4. Roles and Responsibilities of CILBA: CILBA agrees to adhere to funding requirements and provide information needed that include the following:

- A. CILBA will adhere to the ARPA Funds fiscal, accounting, and audit procedures that conform to the Generally Accepted Accounting Principles (GAAP) and the requirements of Federal Uniform Guidance (2 CFR Part 200).
- B. CILBA will assist rural residential home rehabilitations with ARPA Funds in accordance with Sections 1 and 3.
- C. CILBA will submit reporting information to the County as required by the Department of Treasury, upon request of the County. Information will include but is not limited to: number of clients/households served, demographic information, program details, how the program responds to the needs of the pandemic, program timeline and status, and expenditure information and status.
- D. CILBA will provide to the County, upon reasonable notice, access to and the right to examine such books and records of CILBA. CILBA will make reports to the County as the County may reasonably require so that the County may determine whether there has been compliance with this Agreement.
- E. No person shall be excluded from participation in programs the County is funding, be denied the benefits of such program, or be subjected to discrimination under any program or activity funded in whole or in part with the funds provided under this Agreement on the ground of race, ethnicity, color, national origin, sex, sexual orientation, gender identity or expression, religion, disability, or on any other ground upon which such discrimination is prohibited by law. CILBA understands that Executive Order 13985, Advancing Racial Equity and Support for Underserved Communities Through the Federal Government, applies to the use of ARPA Funds.

- F. CILBA will comply with all applicable statutes, ordinances, and regulations. CILBA will not use any of these ARPA Funds for lobbying purposes. If it is determined by the County that any expenditure made with ARPA Funds provided under this Agreement is prohibited by law, CILBA will reimburse the County any amount that is determined to have been spent in violation.

Section 5. Roles and Responsibilities of the County:

- A. The County shall provide ARPA Funds to CILBA in an amount up to \$250,000, divided into as-needed payments, pending project commitments. A request for funds and Risk Assessment Form shall be submitted by CILBA to the County prior to the first payment; followed by request for funds as needed for committed projects; and submission of a Reporting Form by CILBA to the County on a quarterly basis until all projects are complete. The County shall provide the Risk Assessment Form and Reporting Form templates to CILBA.
- B. The County shall provide oversight as described in this Agreement for the purpose of ensuring that ARPA Funds are spent in compliance with Federal law, and in compliance with the intended purpose of the funds as set forth in this Agreement.

Section 6. Term and Termination: This Agreement shall commence upon its execution between the Parties. This Agreement may be terminated by either party upon a thirty-day notice in writing to the other party. Upon termination, CILBA shall provide to the County an accounting of the ARPA Funds and shall remit unspent ARPA Funds to the County. Additionally, if CILBA does not spend the ARPA Funds in accordance to the regulations and requirements specified in this Agreement, CILBA will be required to repay the County in the amount of ARPA funds that were utilized incorrectly.

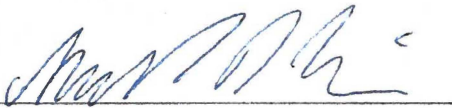
Section 7. Amendments: This Agreement may be amended only by an agreement of the parties executed in the same manner in which this Agreement is executed.

Section 8. Limitation of Liability: Under no circumstances shall either Party be liable to the other Party or any third Party for any damages resulting from any part of this Agreement

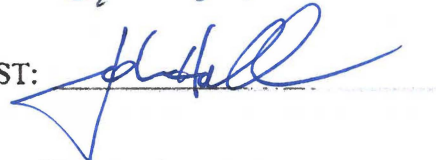
such as, but not limited to, loss of revenue or anticipated profit or lost business, costs of delay or failure of delivery, which are not related to or the direct result of a Party's negligence or breach.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

**CENTRAL ILLINOIS LAND
BANK AUTHORITY**

By: 

Date: 8/18/22

ATTEST: 

APPROVED AS TO FORM:

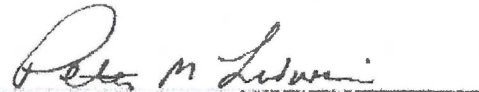
THE COUNTY OF CHAMPAIGN

By: 

Date: 3-24-22

ATTEST: 

APPROVED AS TO FORM:



**INTERGOVERNMENTAL AGREEMENT
FOR RURAL HOUSING REHABILITATION ASSISTANCE
BETWEEN THE COUNTY OF CHAMPAIGN AND THE CENTRAL ILLINOIS LAND
BANK AUTHORITY**

THIS AGREEMENT AMENDMENT is made and entered by and among the County of Champaign (“County”) and the Central Illinois Land Bank Authority (“CILBA”) (herein after collectively referred to as “the Parties”), effective on the last date signed by a Party hereto.

WHEREAS, the Parties entered into an Intergovernmental Agreement with a final execution date of August 18, 2022, which is attached to this Agreement Amendment as Appendix A;

WHEREAS, the Champaign County Board has approved an additional \$250,000 in ARPA funding assistance for the initiative outlined in Appendix A, for a sum total of \$500,000 in funding as between Appendix A and this Agreement Amendment;

NOW, THEREFORE, the Parties further agree as follows:

Section 1. Full Incorporation of Appendix A: This Agreement Amendment shall serve as an amendment to the Agreement attached hereto as Appendix A, and all terms of the Agreement attached hereto as Appendix A are hereby incorporated into this Agreement Amendment as if fully stated herein.

Section 2. Additional Funding Amount. The County, subject to the terms and conditions of this Agreement Amendment, which incorporates all terms and conditions of the Agreement attached hereto as Appendix A, hereby agrees to provide ARPA Funds in the amount of up to an additional \$250,000, for a sum total of up to \$500,000 in funding as between the original Agreement in Appendix A and this Agreement Amendment, to CILBA to assist rural residential home rehabilitation.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

CENTRAL ILLINOIS LAND
BANK AUTHORITY

By: [Signature]

Date: 9/28/22

ATTEST: [Signature]

APPROVED AS TO FORM:

THE COUNTY OF CHAMPAIGN

By: [Signature]

Date: September 23, 2022

ATTEST: [Signature]

APPROVED AS TO FORM:

[Signature]