

**Exhibit B
CDBG GRANT
AGREEMENT**

THIS AGREEMENT, made and entered into on the date of last signatory noted below (hereinafter "Effective Date"), by and between the City of Columbia, Missouri, a municipal corporation (hereinafter "City"), and Woodhaven Learning Center (hereinafter "Agency");

WITNESSETH:

WHEREAS, the City receives Community Development Block Grant Funds from the U.S. Department of Housing and Urban Development for the purpose of benefiting low-income citizens;

WHEREAS, Agency is an advocate for those with disabilities in Columbia, Missouri;

WHEREAS, the City receives Community Development Block Grant Funds from the U.S. Department of Housing and Urban Development for the purpose of benefiting low-income citizens;

WHEREAS, Agency is in need of funds to renovate residential properties located at 2903 Lake Town Drive, 3711 Chinkapin Court, 113 Albany Drive, 3605 Topanga Drive, 2500 Thornberry Drive, 4508 Shoram Court and 1610 Carolina Drive serving vulnerable low income individuals with disabilities residential services, supportive services in the Columbia area;

WHEREAS, Agency is qualified and meets all requirements of funding of Community Development Block Grant funds under the rules and regulations of the U.S. Department of Housing and Urban Development, and

WHEREAS, the Agency owns residential properties that should be improved to enhance services provided the vulnerable low-income persons with disabilities at 2903 Lake Town Drive, 3711 Chinkapin Court, 113 Albany Drive, 3605 Topanga Drive, 2500 Thornberry Drive, 4508 Shoram Court and 1610 Carolina Drive Columbia, MO, legally described as;

Lot two hundred twenty-seven (227) of Katy Lake Estates Plat Two-D (2-D), a subdivision located in the City of Columbia, Missouri, as shown by plat recorded in Plat Book 30, Page 98, Records of Boone County, Missouri.

Lot One (1) of West Pointe Plat One (1) as shown by Plat recorded in Plat Book 27, Page 1, Records of Boone County, Missouri.

Lot twelve (12) of Keene Estates Plat Number Nine (9), a subdivision in the City of Columbia, Boone County, Missouri, as shown by the Plat thereof recorded in Plat Book 11, Page 238, Records of Boone County, Missouri.

Lot Two Hundred Eighty-six (286) of Belmont Village Plat No. Ten (10), a subdivision located in the City of Columbia, Missouri, as shown and described by the plat thereof recorded in Plat Book 31, Page 57, Records of Boone County, Missouri.

Lot Sixty-eight (68) of Springdale Estates Plat Three (3) as shown on plat of said subdivision, recorded in Plat Book 30, Page 30, Boone County, Missouri Records.

Lot Forty-nine (49) of The Hamlet Plat Two (2), as shown by plat of said Subdivision recorded in Plat Book 27, Page 15, Boone County Records.

Lot six hundred three (603) of Auburn Hills Plat Two (2), a subdivision in the City of Columbia, Boone County, Missouri, as shown by the Plat thereof recorded in Plat Book 36, Page 59, Records of Boone County, Missouri.

WHEREAS, Agency is qualified and meets all requirements of funding of Community Development Block Grant funds under the rules and regulations of the U.S. Department of Housing and Urban Development, and

I. Statement of Work:

- a. The City agrees to provide the Agency ONE-HUNDRED-FORTY-THOUSAND DOLLARS (\$140,000.00) for the purpose of home improvements to provide residential rehabilitation to the properties located at 2903 Lake Town Drive, 3711 Chinkapin Court, 113 Albany Drive, 3605 Topanga Drive, 2500 Thornberry Drive, 4508 Shoram Court and 1610 Carolina Drive. This is calculated combining Reallocated FY 2021 CDBG Rehab funds (\$34,654.30) and Reallocated FY 2022 CDBG funds (\$105,345.70). Building renovations including but not limited to new HVAC systems, bathroom remodeling, water mitigation, replacement flooring, deck repair, new appliances, painting, plumbing repairs and replacement of access panel that allows wheelchair users to open doors automatically. Failure for activities to meet a national objective shall require immediate repayment of all funds to the City of Columbia.
2. Levels of Accomplishment - Goals and Performance Measures: The Agency shall provide sufficient resources to target at 24 adults with developmental disabilities over the period of this agreement, in accordance with the following:
- a. The Agency agrees to begin utilizing funds within 45 days of the agreement being approved.
 - b. The Agency agrees to have 50% of CDBG funds expended by December 31, 2023.
 - c. The Agency agrees that all work shall be completed and funds expended prior to March 31, 2024.
 - d. Should progress on this project fall short of the above listed milestones, the amount of funding, time frame for project completion, and the ability of the Agency to complete the project may be reviewed by the Community Development Commission and City Council, and subject to termination without reimbursement of additional expenditures at City's sole discretion.
 - e. The Agency's obligation shall not end until all close-out requirements are completed. Activities during the closeout period shall include, but are not limited to: making final payments; disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the Agency), and determining custodianship of records. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the Agency has control over CDBG funds, including program income.
3. Payments:
- a. Upon presentation of proper documentation by the Agency, the City will reimburse the Agency an amount of funding for the building renovations including but not limited to new HVAC systems, bathroom remodeling, water mitigation, replacement flooring, deck repair, new appliances, painting, plumbing repairs and replacement of access panel that allows wheelchair users to open doors automatically completed at 4508 Shoram Court, 113 Albany Drive, 3711 Chinkapin Court, 3605 Topanga Drive, 1610 Carolina Drive, 2903 Lake Town Drive, and 2500 Thornberry Drive. Final payment shall not be made until compliance with the above requirements is met. Documentation needed to secure payment shall include the following: payment request form; paid invoices; documentation of Davis-Bacon prevailing wage compliance, lien waivers from contractors, material suppliers, subcontractors; and copies of all contracts executed by the Agency that include applicable requirements and regulations contained in this agreement.
 - b. The Agency shall not obligate funds for payment for construction activities under this agreement until the City has completed an environmental review of the site on which construction will occur and a release of funds has been obtained by the City from the Department of Housing and Urban Development.
 - c. Section 200.322 Domestic Preferences For Procurements, Build America, Buy America Act
To the greatest extent consistent with law, Agency and Property Owner shall provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel cement, and other manufactured products). The requirements of this section and the Build America, Buy America Act must be included in all subcontracts and purchase orders for work or products under this award, as those terms are defined in Section 200.322 of Title 2, Subtitle A, Chapter II, Part 200 Subpart D, and in the Build America, Buy America Act.
4. Matching Funds: The Agency agrees to document all matching resources for this project, which can include cash, in-kind services, or other sources of funding. The City agrees to include any sources and amounts of matching contributions for this project from the date of this agreement. Any additional or future costs to the

5. City Recognition: The Agency shall ensure recognition of the role of the City Community Development Block Grant funds in providing services through this agreement, including reference to the support provided herein in all publications made possible with funds available under this Agreement.

6. Records and Reports:
 - a. The Agency shall provide all information needed for monitoring purposes by the City or the U.S. Department of Housing and Urban Development, including, but not limited to, information specifically mentioned in this Agreement as required by the City and the Department of Housing and Urban Development.
 - b. The Agency agrees to comply with all other uniform administrative requirements of the Community Development Block Grant Program, including 2 CFR 200, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards", and those procurement and related requirements in 24 CFR Part 84 that are specified in 24 CFR Part 570.502.
 - c. Upon completion of the project, the Agency shall provide information, in a format prescribed by the Department of Housing and Urban Development. Information documenting service to homeless or near homeless populations utilizing the facility shall be provided to the City after project completion.
 - d. In addition to income information, the Agency shall retain all records pertinent to expenditures incurred under this Agreement for a period of five (5) years after the termination of all activities funded under this agreement, or after the resolution of all Federal audit findings, whichever occurs later.

7. Other Provisions:
 - a. The Agency agrees to comply with all applicable provisions of the Americans with Disabilities Act and the regulations implementing the Act, including those regulations governing employment practices. The Agency agrees to comply with Section 504 of the Rehabilitation Act of 1973, as amended, the Uniform Federal Accessibility Standards, and applicable building codes for the City of Columbia.
 - b. The Agency agrees to comply with the following laws governing fair housing and equal opportunity including but not limited to: Title VI of the Civil Rights Act of 1964 and Executive Order 11063, the Fair Housing Act with implementing regulations at 24 CFR part 100-115, the Age Discrimination Act of 1975 with implementing regulations at 24 CFR Part 146, and Section 109 of the Housing and Community Development Act of 1974.
 - c. The Agency agrees to comply with all laws and regulations regarding equal opportunity in employment and contracting including but not limited to: Executive Order 11246 with implementing regulations at 41 CFR Part 60, Section 3 of the Housing and Urban Development Act of 1968 regarding employment by lower income local residents, Davis Bacon Act with respect to prevailing wage rates; and Executive Orders 11625, 12432, and 12138 regarding outreach to minority and female owned businesses.
 - d. In accordance with the provisions of 24 CFR 85, the Agency agrees that the City may suspend or terminate this Agreement should the Agency materially fail to comply with any of the terms of this Agreement and that the award may be terminated for convenience in accordance with 24 CFR Part 85.44.
 - e. The Agency agrees to comply with the disclosure requirements and prohibitions of 31 U.S.C. 1352 and implementing regulations at 24 CFR part 87; and the requirements for funding competitions established by the Department of Housing and Urban Development Reform Act of 1989 (42 U.S.C. 3531 et seq.)
 - f. The Agency agrees to comply with the prohibitions at 24 CFR Part 24 on the use of debarred, suspended or ineligible contractors.

k. No part of these funds may be used to support inherently religious activities such as worship or religious instruction. Any such activities must be offered separately than activities or facilities funded by CDBG in time or location. Agency shall serve all eligible beneficiaries without regard to religion in the application and use of the CDBG funds.

- 8. Compliance: Upon finding by the City that the Agency materially fails to comply with any term of this Agreement, any CDBG funds on hand at the time of such finding shall be transferred to the City of Columbia and future CDBG assistance may be denied.
- 9. Reversion of Assets: Upon expiration of this agreement, the Agency must transfer to the City any CDBG funds on hand at the time of expiration and any accounts receivable attributable to the use of CDBG funds.

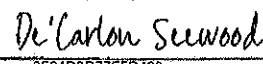
IN WITNESS WHERE OF, the Parties hereto have executed this Agreement on the day and year first above written.

ATTEST:

DocuSigned by:

 Date 11/21/2023
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 Sheela Amin, City Clerk

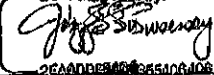
CITY OF COLUMBIA, MISSOURI

DocuSigned by:

 BY: De'Carlton Seewood Date 11/21/2023
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 De'Carlton Seewood, City Manager

APPROVED AS TO FORM

DocuSigned by:

 Date 11/17/2023
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 Nancy Thompson, City Counselor

DocuSigned by:

 Date 11/9/2023
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 Joy Sweeney, CBO

CERTIFICATION: I hereby certify that this agreement is within the purpose of the appropriation to which it is to be charged, Account No. 26604130 - 504990 CDBG HOUSINGS, G47155 and that there is an unencumbered Balance to the credit of such appropriation sufficient to pay therefore

DocuSigned by:

 Date 11/16/2023
 LL
 Matthew Lue, Director of Finance