



## **Board of Commissioners of Cook County**

### **Finance Committee**

**Wednesday, October 23, 2024**

**9:30 AM**

**Cook County Building, Board Room,**

**Issued on 10/18/24**

**118 North Clark Street, Chicago, Illinois**

### **PUBLIC TESTIMONY**

Authorization as a public speaker shall only be granted to those individuals who have registered to speak, with the Secretary, 24 hours in advance of the meeting. To register as a public speaker, go to the meeting details page for this meeting at <https://cook-county.legistar.com/Calendar.aspx> to find a registration link. Duly authorized public speakers may speak live from the County Board Room at 118 N. Clark Street, 5th Floor, Chicago, IL or be sent a link to virtually attend the meeting and will be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. After each virtual speaker has completed their statement, they will be removed from the meeting. Once removed, you will still be able to follow the proceedings for that day at:

<https://www.cookcountyil.gov/service/watch-live-board-proceedings> or in a viewing area at 69 W. Washington Street, 22nd Floor Conference Room F, Chicago, IL. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony. Written comments will not be read aloud at the meeting, but will be posted on the meeting page and made a part of the meeting record.

**24-5803**

### **COMMITTEE MINUTES**

Approval of the minutes from the meeting of 09/18/2024

### **COURT ORDERS**

**24-5341**

#### **REPORT**

**Department:** Office of the Chief Judge, Circuit Court of Cook County

**Report Title:** Report of Legal and Expert Witness Fees and Expenses Processed for Payment

**Report Period:** September 1, 2024 through September 30, 2024

**Summary:** This report includes court orders for the payment of fees and associated expenses to attorneys and experts for legal services provided on behalf of indigent litigants. The orders have been processed by the Office of the Chief Judge and submitted to the Cook County Comptroller's Office for payment during the period.

**SPECIAL COURT CASES**

**24-5712**

Firm: Office of the Special Prosecutor  
Attorney(s): Michael J. O'Rourke  
Case Name: Appointment of Special Prosecutor  
Case No.(s): 92 CR 25596-01  
Date of This Order: 09/11/2024  
Time period: 03/20/2024 - 08/15/2024  
This Court Ordered Amount for fees and expenses: \$34,627.50  
Paid to Date: \$8,678,398.11  
Litigation Subcommittee Approval: N/A

**24-5715**

Firm: (1) Lawrence Oliver II - Special Prosecutor (2) Sidley Austin - Deputy Special Prosecutor (3) FTI Consulting (4) Lawrence Rosen and (5) Wendy Muchman  
Attorney(s): Lawrence Oliver  
Case Name: In re Special Prosecutor  
Case No.(s): 82 CR 1221 & 88 CR 7771  
Date of This Order: 09/20/2024  
Time period: 08/01/2024 - 08/31/2024  
This Court Ordered Amount for fees and expenses: \$Lawrence Oliver II - \$12,775.00 & FTI Consulting - \$3,741.20  
Paid to Date: \$696,908.35  
Litigation Subcommittee Approval: N/A

**SPECIAL CRIMINAL COURT CASES**

NOTE: There are no cases of the above item type to be approved for this meeting.

**PROPOSED SETTLEMENTS**

**24-5741**

Case: Gonzalez v. Guevara, et al.  
Case No: 22-cv-6496  
Settlement Amount: \$3,100,000.00  
Fixed Charges Department: 490  
Payable to: Alfredo Gonzalez and Loevy & Loevy  
Litigation Subcommittee Approval: 09/18/24  
Subject matter: Allegations of a civil rights violation

**24-5742**

Case: Rodriguez v. Guevara, et al.  
Case No: 22-cv-6141  
Settlement Amount: \$3,100,000.00  
Fixed Charges Department: 490  
Payable to: Daniel Rodriguez and Loevy & Loevy  
Litigation Subcommittee Approval: 9/18/24  
Subject matter: Allegations of a civil rights violation

**24-5743**

Case: Gecht v. Guevara, et al.  
Case No: 23-cv-1742  
Settlement Amount: \$3,100,000.00  
Fixed Charges Department: 490  
Payable to: David Gecht and Loevy & Loevy  
Litigation Subcommittee Approval: 9/18/24  
Subject matter: Allegations of a civil rights violation

**24-5745**

Case: Abrego v. Guevara  
Case No: 23-cv-1740  
Settlement Amount: \$3,100,000.00  
Fixed Charges Department: 490  
Payable to: Eruby Abrego and Loevy & Loevy  
Litigation Subcommittee Approval: 09/18/24  
Subject matter: Allegations of a civil rights violation.

**24-5746**

Case: Martinez v. Guevara, et al.  
Case No: 23-cv-1741  
Settlement Amount: \$3,100,000.00  
Fixed Charges Department: 490  
Payable to: John Martinez and Loevy & Loevy  
Litigation Subcommittee Approval: 9/18/24  
Subject matter: Allegations of a civil rights violation

**24-5747**

Case: Kwil v. Guevara, et al.  
Case No: 23-cv-4297  
Settlement Amount: \$3,100,000.00  
Fixed Charges Department: 490  
Payable to: Richard Kwil and Loevy & Loevy  
Litigation Subcommittee Approval: 9/18/24  
Subject matter: Allegations of the civil rights allegations

**24-5748**

Case: Buoto v. Guevara, et al.  
Case No: 19-cv-2441  
Settlement Amount: \$3,100,000.00  
Fixed Charges Department: 490  
Payable to: Robert Buoto and Loevy & Loevy  
Litigation Subcommittee Approval: 9/18/24  
Subject matter: Allegations of a civil rights violation

**24-5749**

Case: Maysonet v. Guevara, et al.  
Case No: 18-cv-2342  
Settlement Amount: \$2,400,000.00  
Fixed Charges Department: 490  
Payable to: Jose Maysonet, Jr. and Greenberg Trial Lawyers IOLTA.  
Litigation Subcommittee Approval: 12/13/23  
Subject matter: Allegation of a civil rights violation

**24-5520**

Case: Buckhalter, Kim (Est. Timothy Buckhalter) v. Cook County  
Case No: 23 L 2092  
Settlement Amount: \$5,000,000.00  
Fixed Charges Department: 4897 - John H. Stroger, Jr. Hospital of Cook County  
Payable to: Estate of Timothy Buckhalter and Montgomery Law Firm, LLC  
Litigation Subcommittee Approval: 9/18/2024  
Subject matter: Settlement of a medical malpractice claim.

**24-5722**

Case: Vaccaro, Margaret (est. of Vito Vaccaro) v. Cook County et al.  
Case No: 22 L 10199  
Settlement Amount: \$3,750,000.00  
Fixed Charges Department: 4897-John H. Stroger Hospital of Cook County  
Payable to: Napleton & Partners  
Litigation Subcommittee Approval: 9/18/24  
Subject matter: an allegation of medical malpractice

**24-5621**

Case: Wayne Willis v. Cook County State's Attorney's Office  
Case No: 2023 CH 02017  
Settlement Amount: \$2,500.00  
Fixed Charges Department: 499 (Public Safety)  
Payable to: Wayne Willis  
Litigation Subcommittee Approval: N/A  
Subject matter: An allegation of a FOIA violation.

**24-5622**

Case: Whitaker Kennedy v. Cook County State's Attorney's Office  
Case No: 2023 CH 08490  
Settlement Amount: \$20,000.00  
Fixed Charges Department: 499 (Public Safety)  
Payable to: LegalSolved LLC  
Litigation Subcommittee Approval: N/A  
Subject matter: An allegation of a FOIA violation.

**24-4372**

Case: Fulson v. Dart, et al.  
Case No: 22 CV 1894  
Settlement Amount: \$5,500.00  
Department: 1239 - Department of Corrections  
Payable to: The Law Office of Sean Brown, LLC  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of a civil rights violation

**24-4517**

Case: Saldaña, Maria v. Cook County Health and Hospitals System  
Case No: 19 C 6178  
Settlement Amount: \$175,000.00  
Department: 4897 - John H. Stroger, Jr. Hospital of Cook County  
Payable to: Hughes, Socol, Piers, Resnick & Dym, Ltd  
Litigation Subcommittee Approval: 04/17/2024  
Subject matter: an allegation of an A.D.A. violation

**24-5207**

Case: Cullom v. Dart, et al.  
Case No: 20 C 4034  
Settlement Amount: \$4,200.00  
Fixed Charges Department: 1210-Office of the Sheriff  
Payable to: Thomas G. Morrissey Ltd.  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of a civil rights violation

**24-5226**

Case: Clark, Josiah v. Trammell et al.  
Case No: 18 C 5142  
Settlement Amount: \$5,000.00  
Fixed Charges Department: 1239 - Department of Corrections  
Payable to: Rosenwein Law Group Client Trust Account  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of a civil rights violation.

**24-5374**

Case: McNair, Derrick v. Dart, et al.  
Case No: 23 C 4295  
Settlement Amount: \$500.00  
Fixed Charges Department: 1210  
Payable to: Derrick McNair  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of excessive force

**24-5490**

Case: Gonska v. Urso, et al.  
Case No: 22 L 3605  
Settlement Amount: \$250,000.00  
Fixed Charges Department: 1210 - Office of the Sheriff  
Payable to: Salvato & O'Toole, LLC  
Litigation Subcommittee Approval: 09/18/2024  
Subject matter: an allegation of automobile negligence

**24-5525**

Case: Long, Lonell Jr. v Dart  
Case No: 23 C 5565  
Settlement Amount: \$300.00  
Fixed Charges Department: 1239-Department of Corrections  
Payable to: Lonell Long Jr.  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of a civil rights violation

**WORKERS' COMPENSATION SETTLEMENTS/DECISIONS REPORT**

**24-5513**

**REPORT**

**Department:** Civil Actions Bureau

**Report Title:** Workers' Compensation Payments Following Cook County State's Attorney's Office - Litigated Settlements & Awards

**Report Period:** September 5, 2024, to October 8, 2024

**Summary:** Authorization to Pay Workers' Compensation Settlements and Awards

## **WORKERS' COMPENSATION CLAIMS PAYMENT REPORT**

**24-5568**

### **REPORT**

**Department:** Risk Management

**Report Title:** Workers' Compensation Claim Payments

**Report Period:** 09/01/2024 - 09/30/2024

**Summary:** The Department of Risk Management is submitting for your information Workers' Compensation Claim Payments for the month ending September 2024. Payments total \$752,669.24

## **PATIENT/ARRESTEE CLAIMS REPORT**

**24-5617**

### **REPORT**

**Department:** Risk Management

**Report Title:** Receive and File Patient Arrestee Claims

**Report Period:** Months ending August 31, 2024, and September 30, 2024

**Summary:** The Department of Risk Management is submitting for your information Patient Arrestee Claims for the months ending August 31, 2024, and September 30, 2024. Payments total: \$39,389.96

## **SELF-INSURANCE CLAIMS REPORT**

**24-5616**

### **REPORT**

**Department:** Risk Management

**Report Title:** Receive and File Self Insurance Claims

**Report Period:** Months ending August 31, 2024, and September 30, 2024

**Summary:** The Department of Risk Management is submitting for your information Self Insurance Claims for the months ending August 31, 2024, and September 30, 2024. Payments total: \$15,923.64.

## CLAIMS RECOVERY SETTLEMENTS

24-5225

### REPORT

**Department:** Risk Management

**Report Title:** Receive and File - Subrogation Claim Recoveries

**Report Period:** Month ending September 30, 2024

**Summary:** The Department of Risk Management is submitting for your information, a summary of Claim Recoveries for the month ending 09/30/2024 - Total Recovery: **\$57,504.52** - Number of Recoveries: **8**

## COMPTROLLERS

24-5703

### REPORT

**Department:** Comptroller

**Report Title:** Analysis of Revenues and Expenses Report

**Report Period:** Nine-month period ended August 31, 2024

**Summary:** Attached is an Analysis of Revenues and Expenses Report for the nine-month period ended August 31, 2024, for the Corporate, Public Safety, Health, Grants and Special Purpose funds of Cook County.

## HEALTH & HOSPITAL

24-1422

### REPORT

**Department:** Cook County Health

**Report Title:** CCH Monthly Report

**Report Period:** October 2024

**Summary:** This report is provided in accordance with Resolution 14-4311 approved by the County Board on 7/23/14.

24-4636

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board of Commissioners

### PROPOSED ORDINANCE

#### BUREAU OF FINANCE AND THE BUREAU OF ECONOMIC DEVELOPMENT JOINT ORDINANCE

The Bureaus of Finance and Economic Development respectfully submit this joint ordinance to authorize the County to issue tax-exempt private activity bonds for the purpose of financing costs of the acquisition, development, construction and equipping of Deerfield Supportive Living (the "Project"), that will serve low-income seniors in the County, including capitalized interest on such bonds, various reserve funds including, but not limited to, a debt service reserve fund and costs of issuing such bonds, and reimbursing



certain costs already incurred. This joint ordinance shall also serve as the County's "official intent" for purposes of Treasury Regulations Section 1.150-2(e) to permit the Borrower (as defined below) to be reimbursed for costs of the Project paid prior to the issuance of the bonds. Such bonds are limited obligation bonds that do not constitute debt or an obligation of the County for constitutional or statutory purposes.

Deerfield SLF Limited Partnership, an Illinois limited partnership (the "Borrower"), has proposed to undertake the acquisition, development, construction and equipping of an approximately 147-unit affordable senior housing development known as Deerfield Supportive Living, located in the Village of Deerfield, Cook County, Illinois. The bonds will be sold in a limited public offering underwritten by Cain Brothers, a division of KeyBanc Capital Markets.

The ordinance authorizes the issuance of bonds and grants authority to either the President, the Chief Financial Officer, or both, to negotiate the terms of the bonds, subject to financial parameters specified in the ordinance to negotiate and execute a trust indenture, a loan agreement, a bond purchase agreement and a land use restriction agreement, forms of which are also being presented to the board, and to prepare and distribute a preliminary and a final limited offering memorandum or official statement, each in the form similar to that previously used by the County in similar transactions, and to negotiate and execute other agreements and instruments necessary to issue the bonds.

The Bureaus respectfully request approval of this ordinance to allow the issuance of bonds to finance the Project, and to reimburse the Borrower, or an affiliated entity, for any costs incurred on the Project up to 60 days prior to the adoption of this joint ordinance. The approval of this request by the Honorable Body will give the Borrower the federally required authority to secure additional financing for the Project.

Fiscal Impact: None

## **PROPOSED JOINT ORDINANCE**

**An Ordinance authorizing the County to issue its tax-exempt limited obligation revenue bonds in an amount not to exceed \$40,000,000 to finance the Deerfield Supportive Living Project, to express the County's "official intent" for federal income tax purposes to allow proceeds of the bonds to be used to reimburse prior expenditures relating to the Project, to execute and deliver certain agreements in connection therewith, and certain other matters.**

**WHEREAS**, pursuant to Section 6(a) of Article VII of the 1970 Constitution of the State of Illinois (the "State"), The County of Cook, Illinois (the "County") is a home rule unit of local government and as such may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, as pertains to County government and affairs, and as in the interests of the public health, safety, and welfare of the inhabitants of the County, it is necessary, prudent, or advisable that the County promote affordable housing initiatives for the benefit of the County and its residents, especially with

respect to seniors and other persons of low and moderate income, by the issuance of limited obligation revenue bonds to finance such initiatives; and

**WHEREAS** the Board of Commissioners of the County (the “Board”) has not adopted any ordinance, resolution, order or motion which restricts or limits the exercise of the home rule powers of the County in the issuance of limited obligation revenue bonds for the purposes described above or which provides any special rules or procedures for the exercise of such powers; and

**WHEREAS**, pursuant to the law of the United States and the State, the County may, by securing certain volume cap allocated to the State by the United States government, issue limited obligation revenue bonds to finance the construction and rehabilitation of affordable housing, including rental housing, for persons of low and moderate income within the County; and

**WHEREAS**, revenue bonds associated with volume cap are limited obligation bonds that do not constitute a debt or obligation of the County for constitutional or statutory purposes; and

**WHEREAS**, on July 25, 2024, the Board authorized the President of the County Board (the “President”), through Resolution 24-4157, to request from the State private activity volume cap in an amount not to exceed \$40,000,000 for purposes of issuing bonds for the purposes outlined in this Joint Ordinance; and

**WHEREAS**, Deerfield SLF Limited Partnership, an Illinois limited partnership (the “Borrower”) has proposed to undertake and complete the acquisition, development, construction and equipping of a senior citizen low- income supportive living development, entailing the acquisition, development, construction and equipping of approximately one hundred forty-seven (147) residential dwelling units and certain common areas, including, but not limited to a kitchen and dining facilities, multipurpose rooms, parking, sidewalks and landscaping, all located at 1101 Lake Cook Road, in the Village of Deerfield, Cook County, Illinois and to be known as Deerfield Supportive Living (the “Project”); and

**WHEREAS**, the Borrower has requested that the County issue, from private activity volume cap obtained from the State of Illinois, multifamily housing revenue bonds, notes or other indebtedness payable solely by the Borrower, for the purpose of financing all or a portion of the Project costs, including but not limited to various reserve funds including, but not limited to, a debt service reserve fund for the Bonds (as hereinafter defined), the costs incurred in connection with the issuance of the Bonds and capitalized interest on the Bonds; and

**WHEREAS**, in furtherance of the purposes of promoting affordable rental housing initiatives for the benefit of the County and its residents, especially with respect to seniors and other persons of low and moderate income, the County wishes to finance all or a portion of the costs of the Project, and to pay the costs of issuance of such Bonds, by the sale and issuance of the Bonds, and by authorizing such actions as might be required to implement such stated intentions; and

**WHEREAS**, pursuant to and in accordance with its powers as a home rule unit of local government the County intends and is prepared to issue and sell its Multifamily Housing Revenue Bonds, Series 2024 (Deerfield Supportive Living Project), in an aggregate principal amount not to exceed \$40,000,000 (the “Bonds”) to obtain funds to finance a portion of the cost of the Project, by making a loan (the “Loan”) to the Borrower, all under and in accordance with the Constitution and the laws of the State of Illinois; and

**WHEREAS**, it is intended that the interest on the Bonds will be excluded from gross income for federal income tax purposes; and

**WHEREAS**, pursuant to this Joint Ordinance, the County wishes to express its official intent to reimburse certain eligible expenditures for the Project made prior to the issuance of the Bonds from the proceeds of the Bonds within the meaning of Section 1.150-2 of the Regulations of the United States Department of Treasury, 26 C.F.R. 1.150-2 (the “Treasury Regulations”);

**WHEREAS**, it is intended that the Bonds will be sold in a limited public offering by Cain Brothers, a division of KeyBanc Capital Markets (the “Underwriter”); and

**WHEREAS**, it is desirable and in the best interests of the County to authorize the execution and delivery of a Trust Indenture (the “Indenture”), by and between the County and the corporate trustee named therein (the “Trustee”); and

**WHEREAS**, it is desirable and in the best interests of the County to authorize the execution and delivery of a Loan Agreement, by and between the County and the Borrower (the “Loan Agreement”); and

**WHEREAS**, it is desirable and in the best interests of the County to authorize the execution and delivery of a Land Use Restriction Agreement, by and among the County, the Trustee, and the Borrower (the “Land Use Agreement”); and

**WHEREAS**, it is desirable and in the best interests of the County to authorize the execution and delivery of a Certificate of the Issuer re Arbitrage, or such similar certificate relating to federal tax rules associated with the issuance of tax-exempt obligations (the “Tax Certificate”); and

**WHEREAS**, it is desirable and in the best interests of the County to authorize the execution and delivery of a Bond Purchase Agreement, by and among the County, the Underwriter, and the Borrower (the “Bond Purchase Agreement”); and

**WHEREAS**, it is desirable and in the best interests of the County to authorize the preparation and distribution of a preliminary limited offering memorandum or official statement (the “Preliminary Offering Document”) and a final limited offering memorandum or official statement (the “Offering Document”) in connection with the sale of the Bonds;

**WHEREAS**, the County has caused to be prepared for and presented (collectively, the “County Documents”) forms of the following documents which the County proposes to approve the terms of and enter into:

1. the Indenture (including therein the form of the Bonds); and
2. the Loan Agreement; and
3. the Land Use Agreement; and
4. the Bond Purchase Agreement.

**NOW, THEREFORE, BE IT ORDAINED**, by the Board of Commissioners of the County of Cook, Illinois:

**SECTION 1.** The above recitals are expressly incorporated in and made a part of this Ordinance as though fully set forth herein.

**SECTION 2.** The County hereby authorizes and approves the financing of the costs of the acquisition, development, construction and equipping of the Project through the issuance of the Bonds in accordance with the terms of the Indenture, and hereby determines that the financing of the acquisition, development, construction and equipping of the Project are in furtherance of the County’s public purposes.

**SECTION 3.** The County hereby authorizes the issuance of the Bonds and the sale thereof and the President or the Chief Financial Officer of the County (the “Chief Financial Officer”), or both, are hereby authorized to negotiate the final terms of the Bonds with the Borrower, such final terms to be incorporated into the Indenture; *provided*, however, that the aggregate principal amount of the Bonds shall not exceed \$40,000,000, the interest rate or rates to be borne by the Bonds shall not exceed the interest rate of 9% per annum, the final maturity date of the Bonds shall not exceed the date which is 40 years after the date of issuance thereof and the Bonds shall be subject to redemption under the conditions specified in the Indenture at a redemption price not to exceed 103% of the principal amount thereof.

**SECTION 4.** The President or the Chief Financial Officer, or both, are each authorized, empowered and directed to execute, and, if required, the County Clerk is authorized, empowered and directed to attest and to affix the official seal of the County to, the Indenture in the name, for and on behalf of the County, and thereupon to cause the Indenture to be delivered to the Underwriter and the Borrower, such Indenture (as executed) to provide for the issuance of the Bonds and the use of such proceeds of the Bonds for the acquisition, development, construction and equipping of the Project, to fund certain reserves for the Bonds, to fund capitalized interest on the Bonds for a period of time and to pay a portion of the costs of issuance

of the Bonds, in the manner and with the effect therein provided, and such Indenture shall constitute an assignment and pledge for the security of the Bonds issued thereunder of the revenues and receipts to be received by the County thereunder and an assignment and pledge of the other right, title and interest of the County in and to the Loan Agreement, as described therein (with the exception of certain rights to receive certain payments, to indemnity and other rights as specified therein), such Indenture to be in substantially the same form now before the Board and attached hereto as Attachment A, or with such changes and revisions therein as the officer executing the Indenture on behalf of the County shall approve, his or her execution thereof to constitute conclusive evidence of such approval of any and all changes or revisions therein from the form of the Indenture now before the Board. From and after the execution and delivery of the Indenture, the officers, employees and agents of the County are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Indenture as executed. The Indenture shall constitute, and hereby is made, a part of this Ordinance, and copies of the Indenture shall be placed in the official records of the County and shall be available for public inspection at the office of the County.

**SECTION 5.** The President or the Chief Financial Officer, or both, are each authorized, empowered and directed to execute, and, if required, the County Clerk is authorized, empowered and directed to attest and to affix the official seal of the County to, the Loan Agreement in the name, for and on behalf of the County, and thereupon to cause the Loan Agreement to be delivered to the Underwriter and the Borrower, such Loan Agreement (as executed) to provide for the loan of the proceeds of the Bonds to the Borrower and the use of such proceeds of the Bonds for the acquisition, development, construction and equipping of the Project through the origination of the Loan, to fund certain reserves including, but not limited to a debt service reserve fund for the Bonds, to fund capitalized interest on the Bonds for a period of time and to pay a portion of the costs of issuance the Bonds, in the manner and with the effect therein provided, such Loan Agreement to be in substantially the same form now before the Board and attached hereto as Attachment B, or with such changes and revisions therein as the officer executing the Loan Agreement on behalf of the County shall approve, his or her execution thereof to constitute conclusive evidence of such approval of any and all changes or revisions therein from the form of the Loan Agreement now before the Board. From and after the execution and delivery of the Loan Agreement, the officers, employees and agents of the County are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Loan Agreement as executed. The Loan Agreement shall constitute, and hereby is made, a part of this Ordinance, and copies of the Loan Agreement shall be placed in the official records of the County and shall be available for public inspection at the office of the County.

**SECTION 6.** The President or the Chief Financial Officer, or both, are each authorized, empowered and directed to execute, and, if required, the County Clerk is authorized, empowered and directed to attest and to affix the official seal of the County to, the Land Use Agreement in the name, for and on behalf of the County, and thereupon to cause the Land Use Agreement to be delivered to the Purchaser and the Borrower, in substantially the same form as now before the Board and attached hereto as Attachment C, or with such changes or revisions therein as the officer executing the Land Use Agreement on behalf of the County shall approve, his or her execution thereof to constitute conclusive evidence of his approval of any and all changes or revisions therein from the form of the Land Use Agreement now before the Board. From and after the execution and delivery of the Land Use Agreement, the officers, employees and agents of the County are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Land Use Agreement as executed. The Land Use Agreement shall constitute, and hereby is made, a part of this Ordinance, and a copy of the Land Use Agreement shall be placed in the official records of the County, and shall be available for public inspection at the office of the County.

**SECTION 7.** The President or the Chief Financial Officer, or both, are hereby authorized to execute and deliver the Tax Certificate (with certain factual matters being provided by the Borrower, who shall also execute the Tax Certificate) in substantially the form and content typically executed by the County for transactions of a nature similar to the financing of the Project. The form, terms and provisions of the Tax Certificate are, in all respects approved. The President or the Chief Financial Officer, or both, are each authorized, empowered and directed to execute, and, if required, the County Clerk is authorized, empowered and directed to attest and to affix the official seal of the County to, the Tax Certificate in the name, for and on behalf of the County, and thereupon to cause the Tax Certificate to be delivered to the Underwriter and the Borrower, his or her execution thereof to constitute conclusive evidence of his approval of the terms of the Tax Certificate. From and after the execution and delivery of the Tax Certificate, the officers, employees and agents of the County are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Tax Certificate as executed. The Tax Certificate shall constitute, and hereby is made, a part of this Ordinance, and a copy of the Tax Certificate shall be placed in the official records of the County, and shall be available for public inspection at the office of the County.

**SECTION 8.** The President or the Chief Financial Officer, or both, are hereby authorized to enter into the Bond Purchase Agreement with the Underwriter and the Borrower in substantially the form and content now before the Board and attached hereto as Attachment D. The form, terms and provisions of the Bond Purchase Agreement are, in all respects approved. The President or the Chief Financial Officer, or both, are each authorized, empowered and directed to execute, and, if required, the County Clerk is authorized, empowered and directed to attest and to affix the official seal of the County to, the Bond Purchase Agreement in the name, for and on behalf of the County, and thereupon to cause the Bond Purchase Agreement to be delivered to the Underwriter and the Borrower, his or her execution thereof to constitute conclusive evidence of his approval of the terms of the Bond Purchase Agreement.

From and after the execution and delivery of the Bond Purchase Agreement, the officers, employees and agents of the County are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Bond Purchase Agreement as executed. The Bond Purchase Agreement shall constitute, and hereby is made, a part of this Ordinance, and a copy of the Bond Purchase Agreement shall be placed in the official records of the County, and shall be available for public inspection at the office of the County.

**SECTION 9.** The preparation, use and distribution of the Preliminary Offering Document and the Offering Document relating to the sale and issuance of the Bonds are hereby authorized and approved in substantially the form previously used by the County for transactions of this type with such revisions as the President or the Chief Financial Officer shall determine are necessary or required in connection with the sale of the Bonds.

**SECTION 10.** The form of the Bonds contained in the Indenture now before the Board, subject to appropriate insertions and revisions in order to comply with the provisions of the Indenture (as executed and delivered) is hereby approved. The Bonds shall be executed in the name, for and on behalf of the County with the manual or facsimile signature of the President and attested with the manual or facsimile signature of the County Clerk and the official seal of the County shall be impressed or imprinted thereon.

**SECTION 11.** To the extent awarded private activity volume cap by the State of Illinois, the President or the Chief Financial Officer, or both, are authorized and directed to assign up to \$40,000,000 in private activity volume cap for purposes of issuing the Bonds.

**SECTION 12.** The President, the Chief Financial Officer or any other officer, employee or agent of the County are authorized and directed to execute, attest, seal and deliver any and all documents and certificates, and to do any and all things deemed necessary to effect the issuance and sale of the Bonds and the execution and delivery of the County Documents and such other instruments, and to perform the obligations and duties of the County hereunder and thereunder, all as shall be necessary and desirable to carry out the intent and purposes of this Ordinance, including the preambles to this Ordinance.

**SECTION 13.** This Ordinance is consistent with the budgetary and financial circumstances of the County. No funds from sources other than the Bonds are or are reasonably expected to be, reserved, allocated on a long-term basis or otherwise set aside by the County for the Project costs to be paid from the proceeds of the Bonds.

**SECTION 14.** The President, or such person designated by him or her in writing (a "Public Hearing Officer"), is hereby authorized, empowered and directed to cause notice to the public of a public hearing on the plan of financing for the Project to be published or posted, such notice to be published or posted at a time and in a manner determined by the Public Hearing Officer to be appropriate and at least 7 days

prior to the date on which such public hearing is to be held; and the Public Hearing Officer, or any officer, employee or agent of the County designated by the Public Hearing Officer, is further authorized, empowered and directed to hold the public hearing referred to in said notice.

**SECTION 15.** All acts of the County and the members, officers, agents and employees of the County that are in conformity with the intent and purposes of this Ordinance, whether heretofore or hereafter taken or done, be, and the same are hereby, in all respects, ratified, confirmed and approved.

**SECTION 16.** The Borrower has represented to the County that it may begin to expend monies to fund costs of the Project prior to the date of issuance of the Bonds and wishes to be reimbursed for such qualified expenditures from proceeds of the Bonds and, as a result, the County hereby expresses its official intent pursuant to Treasury Regulations Section 1.150-2(e) to issue the Bonds in an amount not to exceed \$40,000,000, a portion of which proceeds may be used to reimburse the Borrower for the prior payment of qualified costs of the Project.

**SECTION 17.** The provisions of this Ordinance are hereby declared to be separable, and if any section, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this Ordinance.

**SECTION 18.** All ordinances, resolutions, motions or orders, or parts thereof, in conflict with the provisions of this Ordinance, are to the extent of such conflict hereby repealed. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

**SECTION 19.** This Ordinance shall be effective as of the date of its passage and approval.

**ATTACHMENT A  
FORM OF INDENTURE**  
(see attached)

**ATTACHMENT B  
FORM OF LOAN AGREEMENT**  
(see attached)

**ATTACHMENT C  
FORM OF LAND USE AGREEMENT**  
(see attached)

**ATTACHMENT D  
FORM OF BOND PURCHASE AGREEMENT**  
(see attached) end

**Legislative History :** 9/19/24 - Board of Commissioners - refer to the Finance Committee



24-5299

**Sponsored by:** TONI PRECKWINKLE (President), Cook County Board of Commissioners

**PROPOSED RESOLUTION**

**THIRD INSTALLMENT SPENDING PLAN FOR BUDGETED FY2025 EQUITY AND INCLUSION SPECIAL PURPOSE FUND**

**WHEREAS**, in November 2021, the Cook County Board of Commissioners passed Resolution No. 21-5542 creating a special purpose fund for Equity and Inclusion (“Equity Fund”) dedicated to addressing historical disparities and disinvestment communities that are marginalized or have experienced other social and economic disparities; and

**WHEREAS**, through the Equity Fund, intentional investments from government resources are allocated to address historical and continued disparities and disinvestment, (as defined in the Equity Report) and to bring advocates, service providers, and other partners to the table as thought partners and decision-makers; and

**WHEREAS**, since the establishment of the Equity Fund, the administration and the Equity Fund Taskforce have worked diligently to design and implement the twenty-five Equity Fund systemic recommendations and two initiatives including the Cannabis Business Development Program and the Cook County Landbank Homeownership Initiative; and

**WHEREAS**, as part of the FY24 Budget, the President’s Office in partnership with the Chief Financial Officer and Budget Office, worked to designate the Casino Tax as a sustainable revenue source to support the ongoing work of the Equity Fund Taskforce and for those equity- specific ARPA initiatives that the County will maintain beyond 2026 when federal relief funds are expended; and

**WHEREAS**, \$50M was appropriated in the First Installment Equity Fund Spending Plan and \$70M was appropriated in the Second Installment Equity Fund Spending Plan; and

**WHEREAS**, as part of the FY25 Budget, the Equity Fund appropriation will be an additional \$40M for its Third Installment Equity Fund Spending Plan bringing the total investments to \$160M to date; and

**WHEREAS**, as part of the FY25 Budget, the Justice Advisory Council will receive an additional \$35M for its annual grant allocation to support its grantmaking across violence prevention, capacity building and reentry work.

**NOW THEREFORE BE IT RESOLVED**, that the Office of the President shall provide an update on the progress of the Second Installment Spending Plan in accordance with Resolution Item 23-5895.

**BE IT FURTHER RESOLVED** that the Cook County Board of Commissioners supports the Third Installment Spending Plan and use of **\$75M** in Equity Funds for the following Equity Fund recommendations and initiatives and to support the Justice Advisory Council's grant portfolio. Any carryover estimates provided below will be adjusted once the fiscal year closes and final reconciliations will be provided by the Bureau of Finance through its monthly revenue and expense reports.

1. The Cannabis Business Development Program under the leadership of the Bureau of Economic Development will be allocated **\$1,580,000**. This represents an estimated carry-over of \$80,000 and a new allocation of \$1.5M to support grant awards for awarded social equity applicants.
2. The Cook County Land Bank Authority will be allocated **\$3,528,398** which represents a carryover of its previous allocation to continue supporting the administrative and operational costs of their work to increase affordable housing stock and economic opportunity in systematically disadvantaged communities.
3. The Community Engagement Pilot Program under the leadership of the President's Office, will carry over a projected amount of **\$601,226**, including a new allocation of **\$93,726** to continue strengthening the County's ability to conduct meaningful and authentic community engagement to residents and other stakeholders across Cook County.
4. The Health Equity in all Policies (HEiAP) Equity Fund recommendation 1.1, led by the Cook County Department of Public Health (CCDPH) will be allocated **\$507,540**, which represents an estimated carry-over of \$437,540 and a new allocation of \$70,000, to continue its efforts to operationalize health equity and provide training and education to implementing departments across Offices under the President.
5. The Property and Taxation recommendation 2.1, led by the President's Office and the separately elected property tax stakeholders, will be allocated **\$930,500**, which represents an estimated carryover of \$225,500 and an additional allocation of \$705,000, to support the research needed to help inform the ongoing collaborative work to reform Cook County's property assessment and taxation system.
6. The Bureau of Economic Development will carry over its previous allocation of **\$1,000,000** to continue its efforts to support the small business/entrepreneurship ecosystem through recommendation 2.8. This funding will augment other private/philanthropy funding and will be used to support the design of financial products/strategies that work to increase access to capital for this population.
7. The Bureau of Economic Development, in furtherance of its partnership with the Office of the Chief Judge, Chicago Bar Foundation, Illinois Housing Development Authority and other external partners, will receive an allocation of **\$600,000** to support the Cook County Legal Aid Housing and Debt (CCLAHD) which is a program that offers free legal help to County residents who are at risk of eviction, foreclosure or facing court action on other housing-related and consumer debt issues.

8. The Bureau of Economic Development, in furtherance of recommendation 2.9, will carry over **\$4,500,000** of its previous allocation for its Transforming Places Initiatives in partnership with United Way of Metro Chicago. Through this initiative, Cook County will continue to support highly vulnerable communities over a sustained period to ensure implementation and capacity-building and help attract additional public, private, and philanthropic resources.
9. The Healthy Worker's Initiative, Equity Fund recommendation 2.11, led by the Cook County Department of Public Health (CCDPH) will carryover its previous allocation of **\$1,050,000** to augment its efforts to engage with and receive input from a range of stakeholders that will inform CCDPH's work to strengthen and enforce Cook County's worker protection laws to ensure all workers receive fair compensation and are protected from health and safety violations by employers.
10. The Justice Advisory Council will be allocated **\$35,000,000**, which includes an estimated carryover of \$23,728,620 and an additional allocation of \$11,271,380, to support its ongoing efforts to address community safety through a holistic approach including continued investments in promising Community Based Violence Intervention ("CVI") strategies through its Gun Violence Prevention Grant Portfolio and housing and wrap-around services for returning residents through its Returning Resident Grant Portfolio.
11. The Justice Advisory Council will also be allocated **\$20,000,000** to administer the scaling of CVI strategies and investments in partnership with the Government Alliance for Safe Communities (GASC), an unprecedented collaboration between leaders at the State of Illinois, City of Chicago and Cook County. Established in 2021, GASC has worked closely together to sustainably reduce gun violence and increase community safety in the communities and municipalities most impacted by the gun violence crisis in our region. In addition, the GASC has partnered with the Scaling Community Violence Intervention for a Safer Chicago (SC2), in support of the broader goal to serve 50%-75% of the highest risk population in 5-10 years. SC2, comprised of philanthropic, business, and civic partners have raised more than \$100M to date in support of those goals.
12. The Equity in Transit recommendation 4.1, led by the Department of Transportation and Highways, will be allocated **\$2,349,800** which represents a reduction from its initial allocation of \$7,000,000 in FY24. Due to DOT's strategic focus on building partnerships, it has been able to request less funding as new partners have increased their funding commitments. These funds will continue to support the planning, design, and implementation of a regional income-based fare model as the second phase of the Fair Transit Pilot, which launched during the pandemic in 2020.
13. The President's Office, in furtherance of recommendation 4.2 will receive an allocation of **\$850,000** to support the utilization of digital navigators as part of its broader Digital Equity Action plan.

14. The Department of Environment and Sustainability, in furtherance of recommendation 5.1, will be allocated **\$2,083,425**, which includes an estimated carryover of \$1,924,500 and an additional allocation of \$158,925, to augment its work through several ARPA initiatives to expand the implementation of its efforts to reduce waste materials to local landfills in the south suburbs, expand its Resilience Hubs and to improve community health and resilience through the planting of green infrastructure in 5-10 communities within suburban Cook County.
15. Led by the President's Office, the Equity in Grantmaking recommendation 6.1, will be allocated **\$28,560,281** which includes the carryover of previous funding and an additional allocation of \$15,000,000 to support the continued development of a comprehensive equity-centered grantmaking strategy to promote equitable access to resources for community-based organizations. These funds will be leveraged to support the County's Starting Block Grants which provides organizational capacity building supports to eligible community-based organizations and to increase the organizational capacity of community-based organizations through the Government Alliance for Safe Communities.
16. The remaining **\$21,564,719** in reserve may be designated to support other priorities identified above or further addressed and/or aligned with recommendations in the 2021 Equity Fund Report issued in April 2022. The President's Office will provide advance notice to the Cook County Board of Commissioners regarding any allocation of the reserve.

**BE IT FURTHER RESOLVED** that the Cook County Budget Director and Comptroller shall be authorized to execute any additional budgetary transfers or chargebacks to effectuate these programs and the spending plan provided herein; and

**BE IT FURTHER RESOLVED** that the Cook County Budget Director and Comptroller shall continue providing financial updates on the Equity Fund as part of the monthly Revenue and Expense report provided to the Cook County Board of Commissioners Finance Committee; and

**BE IT FURTHER RESOLVED** that a presentation on the annual progress of the Equity Fund will be made to the Finance Committee of the Cook County Board within 60 days of the close of the County's fiscal year.

**Legislative History :** 9/19/24 - Board of Commissioners - refer to the Finance Committee

**24-5414**

**Sponsored by:** BRIDGET GAINER, ALMA E. ANAYA, BRIDGET DEGNEN and KEVIN B. MORRISON, Cook County Board of Commissioners

**PROPOSED SUBSTITUTE TO FILE 24-5414 - Issued 9/19/2024**

**PROPOSED RESOLUTION CREATING COOK COUNTY HOMEOWNER RELIEF FUND AND SPECIAL PURPOSE FUND**

**WHEREAS**, in recent years, Cook County has enacted several programs designed to provide relief to County residents facing extraordinary financial hardship due to unforeseen or unexpected changes in circumstances, including the Cook County Medical Debt Relief Initiative, the COVID-19 Emergency Rental Assistance Program, and the Promise Guaranteed Income Pilot Program, each of which include household income limitations as part of its eligibility requirements; and

**WHEREAS**, Cook County is a home rule county and has authority under the Illinois Constitution to create a cash grant program for county residents experiencing financial hardship; and

**WHEREAS**, late payment property tax interest received by Cook County may lawfully be used to fund Cook County programs authorized under the County's home rule authority, including grant programs to county residents experiencing financial hardship; and

**WHEREAS**, many Cook County homeowners now face a crisis due to a unexpected and substantial increase in their property tax bills; and

**WHEREAS**, [research by Fannie Mae](#) implies that property taxes should account for no more than about 5 percent of household income in order to keep total housing costs below threshold; and

**WHEREAS**, a study by the University of Chicago analyzing Cook County property tax and income data showed that more than 248,000 homeowners, or 21.6 percent, pay 10% or more of their income on property taxes; and

**WHEREAS**, the University of Chicago found that seniors aged 65+ disproportionately have higher property tax burdens and the percentage of household income spent on property taxes generally increases with age, with 33 percent of senior households paying 10 percent of their annual income on property taxes and 37 percent of seniors in gentrifying areas studied paid 20 percent or more of their annual income; and

**WHEREAS**, for many homeowners, the increase in the property tax bills received in 2024 will far outpace any increase in household income. This increase in property taxes will make it impossible for many Cook County residents to sustain homeownership, threatening neighborhood stabilization, which, without intervention by the County, will increase vacancies, leading to an increase in the property tax burden to be shouldered by the remaining property owners.

**THEREFORE BE IT RESOLVED**, that Cook County shall create a Homeowner Relief Fund seeking to provide relief to the most vulnerable homeowners, who pay the highest portion of household income toward property taxes, and who have seen the sharpest rise in those tax payments; and

**BE IT FURTHER RESOLVED**, that the Cook County Homeowner Relief Fund shall award one-time, unrestricted cash payments to Cook County residents who are experiencing financial hardship due as a result of property taxes and meet eligible criteria, to be determined.

**BE IT FURTHER RESOLVED**, the County Board authorizes the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the Cook County Homeowner Relief Fund and other accounting measures to track the disbursement of funds in accordance with this Resolution.

**BE IT FURTHER RESOLVED**, that the Cook County Budget Director and Comptroller shall be authorized to transfer up to \$15,000,000.00 of unallocated revenue received pursuant to Section 21-15 during FY 2024 from the General Fund to the Homeowner Relief Fund.

**BE IT FURTHER RESOLVED**, that a Special Purpose Fund for the Cook County Homeowner Relief Fund shall sunset on November 30, 2026 and can be further evaluated by the Board at that time. ...end

**Legislative History:** 9/19/24 - Board of Commissioners - accept as substituted

**Legislative History:** 9/19/24 - Board of Commissioners - refer as substituted to the Finance Committee

**FINANCE MEETING OF OCTOBER 23, 2024**

**TOTALS FISCAL YEAR 2024 TO PRESENT AND TO BE APPROVED FOR THIS MEETING**

**SPECIAL COURT CASES**

**SPECIAL COURT CASES APPROVED FISCAL YEAR 2024 TO PRESENT:** **\$1,197,037.56**

**SPECIAL COURT CASES TO BE APPROVED:** **\$51,143.70**

**PROPOSED SETTLEMENTS**

**PROPOSED SETTLEMENTS APPROVED FISCAL YEAR 2024 TO PRESENT:** **\$82,072,441.01**

**PROPOSED SETTLEMENTS TO BE APPROVED:** **\$33,313,000.00**



Secretary