



**Board of Commissioners of Cook County  
Minutes of the Asset Management Committee**

**Wednesday, June 11, 2025**

**11:15 AM**

**Cook County Building, Board Room, 118  
North Clark Street, Chicago, Illinois**

**Issued on: 6/3/2025**

**ATTENDANCE**

**Present:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

**Excused Absent:** Britton and Moore (2)

**Chairwoman Miller asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.**

**PUBLIC TESTIMONY**

1) George Blakemore - Concerned Citizen

[25-3043](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 5/13/2025

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to approve 25-3043. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

**Absent:** Britton and Moore (2)

[25-2123](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Renew Lease Agreement

**Landlord:** The Salvation Army, an Illinois Corporation

**Tenant:** County of Cook

**Location:** 55550 Prairie Stone Pkwy, Hoffman Estates, Illinois 60192

**Term/Extension Period:** 2/1/2025 - 1/31/2030

**Space Occupied:** 5,941 sq. ft. within the building

**Monthly Rent:**

Term	Annual Rent	Monthly Rent
2/1/2025 - 1/31/2026	\$92,250.00	\$7,687.50
2/1/2026 - 1/31/2027	\$92,250.00	\$7,687.50
2/1/2027 - 1/31/2028	\$92,250.00	\$7,687.50
2/1/2028 - 1/31/2029	\$92,250.00	\$7,687.50
2/1/2029 - 1/31/2030	\$92,250.00	\$7,687.50
Total Fiscal Impact	\$461,250.00	

**Fiscal Impact:** \$461,250.00 (Term of Lease)

**Accounts:**

11100.1280.10155.550130

11100.1300.14185.550130

**Option to Renew:** One (1), Five (5) Year Renewal Option

**Termination:** N/A

**Utilities Included:** Yes

**Summary:** Requesting approval to renew the lease agreement between the County of Cook and the Salvation Army for use of approximately 5,941 sq. ft. of building area in the property located at 55550

Prairie Stone Parkway in Hoffman Estates.

The Office of the Chief Judge seeks to renew this lease in order to operate Cook County's Adult Probation Department and the department's partnerships with community providers.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to recommend for approval 25-2123. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

**Absent:** Britton and Moore (2)

[25-2445](#)

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

**PROPOSED CONTRACT AMENDMENT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Mid-West Moving & Storage, Inc. - Elk Grove Village, Illinois

**Request:** Authorization for the Chief Procurement Officer to renew and increase contract

**Good(s) or Service(s):** Moving Services

**Original Contract Period:** 8/1/2022 - 7/31/2025 with two, one-year renewal options

**Proposed Amendment Type:** Renewal and Increase

**Proposed Contract Period:** Renewal Period 8/1/2025 - 7/31/2026

**Total Current Contract Amount Authority:** \$750,000.00

**Original Approval (Board or Procurement):** Board, 7/28/2022, \$750,000.00

**Increase Requested:** \$500,000.00

**Previous Board Increase(s)** N/A

**Previous Chief Procurement Officer Increase(s):** N/A

**Previous Board Renewals:** N/A

**Previous Chief Procurement Officer Renewals:** N/A

**Previous Board Extension(s):** N/A

**Previous Chief Procurement Officer Extension(s):** N/A

**Proposed Contract Period Extension:** N/A

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation. The prime vendor is a certified MBE.

**Potential Fiscal Impact:** FY 2026, \$500,000.00

**Accounts:** 11569.1031.11190.560107.00000.00000

**Contract Number(s):** 2185-18584R

**Summary:** This renewal is required to allow the Department of Capital Planning and Policy to continue to receive Countywide moving services as they relate to various Board-approved Capital improvement projects.

This contract was awarded through a publicly advertised competitive bidding process in accordance with the Cook County Procurement Code. Mid-West Moving & Storage, Inc. was the lowest, responsive and responsible bidder.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to recommend for approval 25-2445. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

**Absent:** Britton and Moore (2)

[25-2584](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

#### **PROPOSED LICENSE AGREEMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Renew License Agreement

**Licensors:** The Catholic Bishop of Chicago

**Licensee:** County of Cook

**Location:** St. Hyacinth Parish - 3635 W. George Street, Chicago, IL. 60618

**Term/Extension Period:** 7/1/2025 - 6/30/2026

**Space Occupied:** Approximately 9,135 sq. ft.

**Monthly Rent:** \$2,472.00

**Fiscal Impact:** \$29,664.00

**Accounts:** 11100.1300.14185.550130 (OCJ)

**Option to Renew:** One (1), one (1) year term, with parties' mutual agreement

**Termination:** N/A

**Utilities Included:** Yes

**Summary/Notes:** Requesting approval to renew the License Agreement between The Catholic Bishop of Chicago, an Illinois corporation, as (Licensor), and the County of Cook, a body corporate and politic of the State of Illinois (Licensee), on the behalf the Restorative Justice Community Court, to lease space at St. Hyacinth Parish, located at 3635 W. George Street, Chicago, Illinois 60618 (Parish).

Included amongst the Parish campus is a building commonly known as "Resurrection Hall," collectively, the (Licensor's Property), for the purpose of conducting the business of the Restorative Justice Community Court operated by the Circuit Court of Cook County.

RJCC focuses on young adults between the ages 18-26 that are charged with non-violent felony or misdemeanor crimes. RJCC's primary objective is to give young adults an opportunity to course-correct and improve their chances of living successful and productive lives. Participants that successfully complete the program may have the opportunity to have their charges dismissed and arrests and court records expunged.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to recommend for approval 25-2584. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

**Absent:** Britton and Moore (2)

[25-2709](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED LEASE AMENDMENT**

**Department:** Department of Real Estate Management

**Request:** Request to Approve Amendment to Lease Agreement

**Landlord:** County of Cook, a body politic and corporate of the State of Illinois

**Tenant:** YONG H. PARK and EUN YOUNG SHIN individually, d/b/a Ace Shoe Clinic

**Location:** 69 West Washington Street, Chicago, Illinois, 60602 suite LL-18

**Term/Extension Period:** 7/1/2025 - 6/30/2030

**Space Occupied:** 299 sq. ft.

**Monthly Rent:**

Term	Price/SF	Monthly Rent	Annual Rent
Year 1	\$37.58	\$936.37	\$11,236.42
Year 2	\$38.39	\$956.55	\$11,478.61
Year 3	\$39.23	\$977.48	\$11,729.77
Year 4	\$40.10	\$999.16	\$11,989.90
Year 5	\$40.99	\$1,021.33	\$12,256.01

**Fiscal Impact:** Revenue Generating

**Accounts:** N/A

**Option to Renew:** Tenant shall have the option to renew the lease for an additional five (5) year period, upon, at least thirty (30) days' written notice to Landlord, prior to the expiration of the current term.

**Termination:** N/A

**Utilities Included:** Yes

**Summary:** Requesting approval of 8th lease amendment with Ace Shoe Clinic, which provides shoe repair and retail services in the lower lobby of 69 W. Washington.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to recommend for approval 25-2709. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

**Absent:** Britton and Moore (2)

[25-2710](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

## **PROPOSED MISCELLANEOUS ITEM OF BUSINESS**

**Department:** Department of Real Estate Management

**Summary:** Requesting approval to renew the Memorandum of Understanding (MOU) between the Department of Human Services (DHS), the Division of Rehabilitation Services DRS), and the Business Enterprise Program for the Blind (BEPB), all collectively referred to as the “Party” (DHS/DRS/BEPB), and the County of Cook.

**Purpose:**

The Business Enterprise Program for the Blind was created to enlarge the economic and remunerative employment opportunities for visually impaired persons. DHS/DRS/BEPB is the governing and licensing agency for its participants (“Blind Vendor”) and partners with the County of Cook, which provides vending opportunities at various County facilities throughout its portfolio.

The existing MOU expired December 31, 2024, and a month-to-month extension was approved by the Board on December 19, 2024 to permit the Party to complete its facilities assessment of the County’s real estate portfolio to identify additional locations and to determine the scale, scope, and suitable vending options for each location.

**Concession Fee Structure:**

DHS/DRS/BEPB agrees to pay the County a fee based on the following formula: **(1)** \$100 per month, per Vendor, for all Vending Facilities operated on the Owner's Premises, where the Vendor's annual net profits are less than or equal to \$50,000; **(2)** \$200 per month, per Vendor, for all Vending Facilities operated on the Owner's Premise, where the Vendor’s annual net profits are more than \$50,000 or up to \$100,000; and **(3)** \$400 per month, per Vendor, for all Vending Facilities operated on the Owner's Premise, where the annual net profits are more than \$100,000.

Net profits represent the number of sales dollars remaining, after all operating expenses and taxes have been deducted from total revenue. Where a Vendor operates Vending Facilities at more than one (1) Premises, the Vendor will pay a separate Concession Fee at each of the Premises, based on the formula set forth in the above paragraph. Where more than one (1) Vendor operates Vending Facilities at the same Premise, each Vendor will pay a Concession Fee, based on the formula set forth in the above

paragraph.

Renewal Term: Five (5) years  
Commencement Date: June 1, 2025  
Expiration Date: May 31, 2030

Approval of the renewal is recommended.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to recommend for approval 25-2710. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

**Absent:** Britton and Moore (2)

[25-2757](#)

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

#### **PROPOSED CONTRACT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Walsh Construction Company II, LLC, Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Construction Manager at Risk (CMaR) Services

**Contract Value:** Not-to-Exceed \$50,000,000.00

**Contract period:** 7/1/2025 - 6/30/2029

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation.

**Potential Fiscal Year Budget Impact:** FY2025 \$1,000,000.00; FY2026 \$3,000,000.00; FY2027 \$17,000,000.00; FY2028 \$25,000,000.00; FY2029 \$4,000,000.00

**Accounts:**

11569.1031.11190.560105.00000.00000

11569.1031.11190.560107.00000.00000

**Capital Improvement Program**

**Contract Number(s):** 2215-02093



**Summary:** This contract will provide CMAR Preconstruction services for renovation of the 7th and 8th floors at 118 N Clark. The project will incorporate the overall restacking plan for the County Building and the implementation of Workplace Strategy + Design (WS+D) - part of the Cook County Policy Roadmap.

This contract is awarded through Request for Qualifications (RFQ) procedures in accordance with the Cook County Procurement Code in which Walsh Construction Company II, LLC was selected as the most qualified firm. DCPD is requesting authorization to enter into negotiations with the vendor to develop a Guaranteed Maximum Price (GMP), which will be addressed via contract amendment at a future Cook County Board Meeting.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to recommend for approval 25-2757. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, McCaskill and K. Morrison (4)

**Present:** Anaya, Degnen and S. Morrison (3)

**Absent:** Britton and Moore (2)

[25-2758](#)

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

#### **PROPOSED CONTRACT**

**Department(s):** Department of Capital Planning and Policy

**Vendor:** Walsh Construction Company II, LLC, Chicago, Illinois

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Construction Manager at Risk Services (CMAR)

**Contract Value:** Not-to-Exceed \$50,000,000.00

**Contract period:** 7/1/2025 - 6/30/2029

**Contract Utilization:** The vendor has met the Minority- and Women-owned Business Enterprise Ordinance via: Direct participation..

**Potential Fiscal Year Budget Impact:** FY2025 \$2,000,000.00; FY2026 \$2,000,000.00; FY2027 \$23,000,000.00; FY2028 \$23,000,000.00

**Accounts:**

11569.1031.11190.560105.00000.00000

11569.1031.11190.560107.00000.00000

**Capital Improvement Program**

**Contract Number(s):** 2215-02096

**Summary:** This contract will provide comprehensive construction management services for renovation of the 10th and 11th floors at 118 N Clark, as well as swing space on the 4th floor. The contract will incorporate the overall restacking plan for the County Building and the implementation of Workplace Strategy + Design (WS+D) - part of the Cook County Policy Roadmap.

The vendor was selected through Request for Qualifications (RFQ) procedures in accordance with the Cook County Procurement Code, in which Walsh Construction Company II, LLC was selected as the most qualified firm. DCPD is requesting authorization to enter into negotiations with the vendor to develop a Guaranteed Maximum Price (GMP), which will be addressed via contract amendment to be introduced at a future Cook County Board Meeting.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to recommend for approval 25-2758. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, McCaskill and K. Morrison (4)

**Present:** Anaya, Degnen and S. Morrison (3)

**Absent:** Britton and Moore (2)

[25-2814](#)

**Presented by:** JAMES ESSEX, Director, Real Estate Management

**PROPOSED INTERGOVERNMENTAL AGREEMENT RENEWAL (REAL ESTATE)**

**Department:** Department of Real Estate Management

**Landlord:** The Board of Trustees of the University of Illinois, a body corporate and politic of the State of Illinois

**Tenant:** County of Cook, a body corporate and politic of the State of Illinois, on behalf of the Cook County State's Attorney's Office

**Request:** Request to Approve Renewal of Intergovernmental Agreement

**Location:** 715 W. Maxwell St., Chicago, Illinois

**Agreement Period:** Renewal Period, 6/1/2025 - 5/31/2026

**Termination:** N/A

**Space Occupied:** 1,179 sq. ft.

**Fiscal Impact:** \$2,500.00 monthly (\$30,000.00 for entire renewal period)

**Accounts:** 11100.1250.11965.550130.00000.00000

**Summary:** The Department of Real Estate Management, on behalf of the State's Attorney's Office, respectfully requests approval to renew its intergovernmental agreement with the Board of Trustees of the University of Illinois. The leased premises is approximately 1,179 sq. ft. of building area known as Spaces 26.2 and 26.4 of the building, located at 715 W. Maxwell St., Chicago, IL. The space will continue to be used for operating the State's attorney's Office Community Justice Center.

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner McCaskill, to recommend for approval 25-2814. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

**Absent:** Britton and Moore (2)

#### **ADJOURNMENT**

**A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Miller, Aguilar, Anaya, Degnen, McCaskill, K. Morrison and S. Morrison (7)

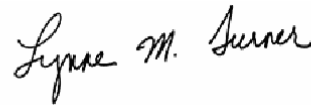
**Absent:** Britton and Moore (2)

Respectfully submitted,



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Chairwoman



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Secretary

A complete record of this meeting is available at <https://cook-county.legistar.com>.