



**Board of Commissioners of Cook County  
Minutes of the Finance Committee**

**9:30 AM**

**Wednesday, September 20, 2023**

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

**ATTENDANCE**

**Present** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

**A motion was made by Vice Chairman Lowry, seconded by Commissioner Britton, to allow for remote participation in meeting. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

**PUBLIC TESTIMONY**

Chairman Daley asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

1. George Blakemore - Concerned citizen
2. Carl Wolf - Respond Now
3. Lynda Schueler - Housing Forward
4. Betty Bogg - Connections for the Homeless

**23-4849**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 07/19/2023.

**A motion was made by Vice Chairman Lowry, seconded by Commissioner Britton, to approve 23-4849. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

## COURT ORDERS

**23-4302**

**Sponsored by:** Chief Judge, Cook County Board Of Commissioners

### 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:** July 1, 2023 through August 31, 2023

**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.

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to recommend for receiving and filing 23-4302. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

## SPECIAL COURT CASES

**23-4708**

Compliance/Complaint Administrator: Cardelle Spangler

Case Name: Shakman, et al. v. Clerk of Cook County, et al.

Case No.(s): 69 C 2145

Date of This Order: 06/27/2023

Unopposed Petition Number: 37

This Court Ordered Amount of this petition: \$7,076.11

Paid to Date: \$1,136,247.25

**23-4709**

Compliance/Complaint Administrator: Cardelle Spangler

Case Name: Shakman, et al. v. Clerk of Cook County, et al.

Case No.(s): 69 C 2145

Date of This Order: 07/06/2023

Unopposed Petition Number: 28-2

This Court Ordered Amount of this petition: \$11,433.06

Paid to Date: \$1,136,247.25

**23-4712**

Compliance/Complaint Administrator: Cardelle Spangler

Case Name: Shakman, et al. v. Clerk of Cook County, et al.

Case No.(s): 69 C 2145

Date of This Order: 07/06/2023

Unopposed Petition Number: 25-2

This Court Ordered Amount of this petition: \$8,761.90

Paid to Date: \$1,136,247.25

**23-4686**

Firm: McCarthy & Valentini, LLC

Attorney(s): Maria McCarthy

Case Name: In re Special Prosecutor

Case No.(s): 97 CR 20768-04

Date of This Order: 08/21/2023

Time period: 07/10/2023 - 07/31/2023

This Court Ordered Amount for fees and expenses: \$1,443.75

Paid to Date: \$9,238.75

Litigation Subcommittee Approval: N/A

**23-4687**

Firm: McCarthy & Valentini, LLC.

Attorney(s): Maria McCarthy

Case Name: In re Special Prosecutor

Case No.(s): 96 CR 25384-01

Date of This Order: 08/21/2023 Time period: 06/28/2023 - 08/20/2023

This Court Ordered Amount for fees and expenses: \$101,692.90

Paid to Date: \$321,429.45

Litigation Subcommittee Approval: N/A

**23-4688**

Firm: McCarthy & Valentini, LLC

Attorney(s): Maria McCarthy

Case Name: In re Special Prosecutor

Case No.(s): 88 CR 05696-01

Date of This Order: 08/21/2023

Time period: 06/28/2023 - 07/28/2023

This Court Ordered Amount for fees and expenses: \$1,168.75

Paid to Date: \$21,122.75

Litigation Subcommittee Approval: N/A

**23-4689**

Firm: McCarthy & Valentini, LLC.  
Attorney(s): Maria McCarthy  
Case Name: In re Special Prosecutor  
Case No.(s): 88 CR 230902  
Date of This Order: 08/21/2023  
Time period: 06/28/2023 - 08/20/2023  
This Court Ordered Amount for fees and expenses: \$18,650.50  
Paid to Date: \$203,492.80  
Litigation Subcommittee Approval: N/A

**23-4690**

Firm: Law Office of Karla Fiaoni  
Attorney(s): Karla M. Fiaoni  
Case Name: In re Special Prosecutor  
Case No.(s): 93 CR 2647704  
Date of This Order: 08/21/2023  
Time period: 06/27/2023 - 08/21/2023  
This Court Ordered Amount for fees and expenses: \$6,906.11  
Paid to Date: \$60,895.89  
Litigation Subcommittee Approval: N/A

**23-4691**

Firm: Law Office of Karla Fiaoni  
Attorney(s): Karla M. Fiaoni  
Case Name: In re Special Prosecutor  
Case No.(s): 99 CR 2602001 & 99 CR 2602002  
Date of This Order: 08/21/2023  
Time period: 06/27/2023 - 08/21/2023  
This Court Ordered Amount for fees and expenses: \$10,609.55  
Paid to Date: \$86,446.32  
Litigation Subcommittee Approval: N/A

**23-4693**

Firm: 1) Lawrence Oliver II - Special Prosecutor (2) Sidley Austin - Deputy Special Prosecutor and (3) FTI Consulting  
Attorney(s): Lawrence Oliver II  
Case Name: In re Special Prosecutor  
Case No.(s): 82 CR 1221 & 88 CR 7771  
Date of This Order: 08/31/2023  
Time period: 06/01/2023 - 07/31/2023  
This Court Ordered Amount for fees and expenses: \$Lawrence Oliver II - \$26,861.44 & FTI Consulting \$86,048.21

Paid to Date: \$386,280.48  
Litigation Subcommittee Approval: N/A

**23-4703**

Firm: Office of the Special Prosecutor  
Attorney(s): Michael J. O'Rourke  
Case Name: Appointment of Special Prosecutor  
Case No.(s): 91 CR 2145101  
Date of This Order: 08/29/2023  
Time period: 11/28/2022 - 08/25/2023  
This Court Ordered Amount for fees and expenses: \$8,175.00  
Paid to Date: \$8,207,959.66  
Litigation Subcommittee Approval: N/A

**23-4705**

Firm: Office of the Special Prosecutor  
Attorney(s): Michael J. O'Rourke  
Case Name: Appointment of Special Prosecutor  
Case No.(s): 87 CR 15089  
Date of This Order: 06/12/2023  
Time period: 07/05/2022 - 03/30/2023  
This Court Ordered Amount for fees and expenses: \$8,816.85  
Paid to Date: \$8,207,959.66  
Litigation Subcommittee Approval: N/A

**23-4706**

Firm: Office of the Special Prosecutor  
Attorney(s): Michael J. O'Rourke  
Case Name: Appointment of Special Prosecutor  
Case No.(s): 91 CR 22152, et al.  
Date of This Order: 06/12/2023  
Time period: 05/01/2022 - 03/30/2023  
This Court Ordered Amount for fees and expenses: \$600.00  
Paid to Date: \$8,207,959.66  
Litigation Subcommittee Approval: N/A

**23-4707**

Firm: Office of the Special Prosecutor  
Attorney(s): Michael J. O'Rourke  
Case Name: Appointment of Special Prosecutor  
Case No.(s): 95 CR 27600-01  
Date of This Order: 07/25/2023  
Time period: 03/20/2022 - 04/24/2023  
This Court Ordered Amount for fees and expenses: \$39,310.25  
Paid to Date: \$8,207,959.66  
Litigation Subcommittee Approval: N/A

**23-4733**

Issuing Agency: City of Chicago, Streets and Sanitation Department  
Violation Type: Uncut Weeds  
Case No.(s): 22DS24958M  
Date of This Order: 05/18/2023  
Court Ordered Amount for fines and fees: \$640.00  
Paid to Date: \$0.00  
Litigation Subcommittee Approval: N/A

**23-4740**

Issuing Agency: City of Chicago, Streets and Sanitation  
Violation Type: Uncut Weeds  
Case No.(s): 22DS4952M)  
Date of This Order: 05/18/2023  
Court Ordered Amount for fines and fees: \$640.00  
Paid to Date: \$0.00  
Litigation Subcommittee Approval: N/A

**23-4741**

Issuing Agency: City of Chicago, Streets and Sanitation  
Violation Type: Uncut Weeds  
Case No.(s): 22DS24953M  
Date of This Order: 05/18/2023  
Court Ordered Amount for fines and fees: \$640.00  
Paid to Date: \$0.00  
Litigation Subcommittee Approval: N/A

**23-4742**

Issuing Agency: City of Chicago, Streets and Sanitation  
Violation Type: Uncut Weeds  
Case No.(s): 22DS24955M  
Date of This Order: 05/18/2023  
Court Ordered Amount for fines and fees: \$640.00  
Paid to Date: \$0.00  
Litigation Subcommittee Approval: N/A

**23-4743**

Issuing Agency: City of Chicago, Streets and Sanitation  
Violation Type: Uncut Weeds  
Case No.(s): 22DS25712M  
Date of This Order: 06/10/2023  
Court Ordered Amount for fines and fees: \$640.00  
Paid to Date: \$0.00  
Litigation Subcommittee Approval: N/A  
A motion to approve 23-4743 passed.

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to approve the SPECIAL COURT CASES. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

### **SPECIAL CRIMINAL COURT CASES**

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

### **PROPOSED SETTLEMENTS**

#### **23-4310**

Case: Williams, Larry v. Gade, et al  
Case No: 22M1301496  
Settlement Amount: \$19,000.00  
Department: 1250-Office of the State's Attorney  
Payable to: Disparti Law Group, P.A. on behalf of Larry Williams  
Litigation Subcommittee Approval: N/A  
Subject matter: Auto Accident

#### **23-4376**

Case: Davis v. Yarbrough  
Case No: 22 C 2148  
Settlement Amount: \$80,000.00  
Department: 1110-Cook County Clerk  
Payable to: Jamica Davis and Disparti Law Group Client Trust Account  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of employment discrimination

#### **23-4670**

Case: Reyes, Nelson et al. v. Cook County Board of Review  
Case No: 21 C 4875  
Settlement Amount: \$15,000.00  
Department: 1050- Board of Review  
Payable to: Frank Avila, Law Offices of Frank Avila  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of employment discrimination

#### **23-4754**

Case: Corner-Hart, Paulette v. County of Cook  
Case No: EEOC Charge 440202202016  
Settlement Amount: \$300,000.00  
Department: 1085 - Fifth District -Office of the County Commissioner  
Payable to: Paulette Corner-Hart, Richard Dvorak

Litigation Subcommittee Approval: 07/18/2023  
Subject matter: an allegation of employment discrimination

**23-4637**

Case: Sarmiento, Alejandro v. Cook County  
Case No: 21 L 1015  
Settlement Amount: \$1,056,000.00  
Department: 4897 - John H. Stroger, Jr. Hospital of Cook County  
Payable to: Alejandro Sarmiento, Nicolasa Moreno, and their lawyers, Marino & Simonetti  
Litigation Subcommittee Approval: 06/28/2023  
Subject matter: Settlement of a medical malpractice claim.

**23-4667**

Case: Belyanov, Sasho v. Cook County  
Case No: 20 L 5407  
Settlement Amount: \$487,500.00  
Department: 4897 John H. Stroger, Jr. Hospital  
Payable to: Sasho Belyanov and his attorneys, Bakov Law Ltd.  
Litigation Subcommittee Approval: 07/19/2023  
Subject matter: Settlement of a medical malpractice claim.

**23-4220**

Case: Williams v. Redic  
Case No: 21 L 5206  
Settlement Amount: \$90,000.00  
Department: 1210 - Office of the Sheriff  
Payable to: The Kryder Law Group, LLC  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of automobile negligence

**23-4301**

Case: Holman, Brandon v. Triplett  
Case No: 17 C 4710  
Settlement Amount: \$40,000.00  
Department: 4240-Cermak Health Services of Cook County  
Payable to: Brandon Holman  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of a civil rights violation

**23-4321**

Case: Haymond, Ricardo v. Dart et al.  
Case No: 22 C 2065  
Settlement Amount: \$2,000.00  
Department: 1239 - Department of Corrections  
Payable to: Ricardo Haymond



Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of a civil rights violation

**23-4618**

Case: Burton, Marcus v. Dart, et al.  
Case No: 21 C 6861  
Settlement Amount: \$20,000.00  
Department: 1200 - Department of Facilities Management  
Payable to: Marcus R. Burton, Sr.  
Litigation Subcommittee Approval: N/A  
Subject matter: an allegation of a civil rights violation

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to approve the PROPOSED SETTLEMENT CASES. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

#### **SAO OUTSIDE COUNSEL EXPENSE REPORT**

**23-4630**

#### **REPORT**

**Department:** Civil Actions Bureau  
**Report Title:** Workers' Compensation Payments Following CCSAO-Litigated Settlements & Awards  
**Report Period:** August 1, 2023 - September 30, 2023  
**Summary:** Authority to Pay Workers' Compensation Settlements & Awards

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to recommend for approval 23-4630. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

## QUARTERLY LITIGATION DISBURSEMENT REPORT

**23-4654**

**Presented by:** DEANNA ZALAS, Director, Department of Risk Management

### REPORT

**Department:** Risk Management

**Report Title:** Quarterly Litigation Disbursements Report - Q3 FY 2023

**Report Period:** 06/01/2023 - 08/31/2023

**Summary:** The Department of Risk Management is submitting for your information paid proposed settlement for Q3 fiscal year 2023. Payments total \$13,111,881.83.

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to recommend for receiving and filing 23-4654. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

## PATIENT/ARRESTEE CLAIMS REPORT

**23-4648**

### REPORT

**Department:** Risk Management

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

**Report Period:** Months ending July 31, 2023 and August 31, 2023

**Summary:** The Department of Risk Management is submitting for your information Patient Arrestees Claims for the months ending July 31, 2023 and August 31, 2023. Payments total: **\$30,884.69**

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to recommend for receiving and filing 23-4648. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

## SELF-INSURANCE CLAIMS REPORT

23-4652

### REPORT

**Department:** Risk Management

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

**Report Period:** Months Ending July 31, 2023 and August 31, 2023

**Summary:** The Department of Risk Management is submitting for your information Self Insurance Claims for the months ending July 31, 2023 and August 31, 2023. Payments total: **\$17,931.49**

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to recommend for receiving and filing 23-4652. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

## CLAIMS RECOVERY SETTLEMENTS

23-4241

### REPORT

**Department:** Risk Management

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

**Report Period:** Month ending 08/31/2023

**Summary:** Submitting for your information, a summary of Claim Recoveries for the month ending August 31, 2023 - Total Recovery: \$23,752.69 - Number of Recoveries: 7

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to recommend for receiving and filing 23-4241. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

## WORKERS' COMPENSATION CLAIMS PAYMENT REPORT

23-4650

**Presented by:** DEANNA ZALAS, Director, Department of Risk Management

### REPORT

**Department:** Risk Management

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

**Report Period:** 07/01/2023 - 07/31/2023

**Summary:** The Department of Risk Management is submitting for your information Workers' Compensation Claim Payments for the month ending July 2023. Payments total \$1,079,976.75

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to approve 23-4650. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

### **23-4653**

**Presented by:** DEANNA ZALAS, Director, Department of Risk Management

#### **REPORT**

**Department:** Risk Management

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

**Report Period:** 08/01/2023 - 08/31/2023

**Summary:** The Department of Risk Management is submitting for your information Workers' Compensation Claim Payments for the month ending August 2023. Payments total \$1,131,767.78

**A motion was made by Commissioner Britton, seconded by Vice Chairman Lowry, to approve 23-4653. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

#### **COMPTROLLERS**

### **23-4548**

#### **REPORT**

**Department:** Comptroller Office

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

**Report Period:** For the seven-month ended June 30, 2023

**Summary:** Analysis of Revenues and Expenses Report for the seven-month period ended June 30, 2023, for the Corporate, Public Safety, Health, Grants and Special Purpose funds of Cook County

**A motion was made by Commissioner S. Morrison, seconded by Commissioner Deer, to recommend for receiving and filing 23-4548. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (16)

**Absent:** Commissioners: Gainer (1)

**23-4966**

## **REPORT**

**Department:** Comptrollers'

**Report Title:** Analysis of Revenues and Expenses for the Period Ending 7/31/2023.

**Report Period:** 7/31/2023

**Summary:** Analysis of Revenues and Expenses Report for the three-month period ended July 31, 2023, for the Corporate, Public Safety, Health, Grants, and Special Purpose funds of Cook County

**A motion was made by Commissioner S. Morrison, seconded by Commissioner Deer, to recommend for receiving and filing 23-4966. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (16)

**Absent:** Commissioners: Gainer (1)

## **HEALTH & HOSPITAL**

**23-4912**

## **REPORT**

**Department:** Cook County Health

**Report Title:** CCH Monthly Report

**Report Period:** August/September 2023

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

**A motion was made by Commissioner S. Morrison, seconded by Commissioner Deer, to recommend for receiving and filing as amended in the errata 23-4912. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (16)

**Absent:** Commissioners: Gainer (1)

**23-4079**

**Presented by:** SUSAN CAMPBELL, Director, Department of Planning and Development, JOSINA MORITA, FRANK J. AGUILAR, ALMA E. ANAYA, SCOTT R. BRITTON, JOHN P. DALEY, DENNIS DEER, BRIDGET DEGNEN, BRIDGET GAINER, MONICA GORDON, BILL LOWRY, DONNA MILLER, STANLEY MOORE, KEVIN B. MORRISON, SEAN M. MORRISON, ANTHONY J. QUEZADA, TARA S. STAMPS, MAGGIE TREVOR, Cook County Board Of Commissioners

**PROPOSED ARPA FIXED SITE SHELTER - ACQUISITION PROGRAM**

**Department:** Planning and Development

**Other Part(ies):** Connections for the Homeless, Inc., Evanston, Illinois

**Request:** Respectfully request the Board of Commissioners approval of a \$7,000,000, 30-years, 0% permanent loan using American Rescue Plan Act (ARPA) funds to acquire an existing hotel facility to create a fixed site, 70-person, non-congregant, permanent shelter facility.

**Total Development Cost:** \$15,015,476.00

**Project Loan Amount:** \$7,000,000.00

**Fiscal Impact:** \$7,000,000.00

**Account(s):** 11286.1013.66737.580170.00000.00000

**Summary:** Connections for the Homeless, Inc., (Connections) has requested \$7,000,000 in American Rescue Plan (ARPA) funds for the acquisition of an existing hotel property in Evanston, IL. The loan has a thirty-year term, 0% permanent loan rate and is fully forgivable at maturity. The acquisition funds will provide acquisition and closing costs for the fixed-site non-congregate shelter serving up to 70 residents in Evanston.

The subject site address is located at 1566 Oak Avenue in Evanston, Illinois. The subject site is in a mixed-use area of residential and commercial use in the city of Evanston, IL. The subject site is currently comprised of an existing Hotel structure, The Margarita Inn, which operated as a boutique 55-room hotel for 85 years prior to the Pandemic.

Since March 2021, Connections has master-leased the hotel and operated a fixed-site homeless shelter. Emergency COVID-19 federal dollars in the form of either CDBG CV or American Rescue Plan Act (ARPA), via Cook County, have sustained this model in the short-term. Long-term, this model was not sustainable as it currently costs approximately \$2,400,000 annually to operate the homeless program at this location with hotel rents accounting for up to \$1,500,000 of expenses and absent a long-term stream of revenue to support operations.

Connections, in partnership with its Alliance of Homelessness (Alliance) partners, Cook County, the State of Illinois, the City of Evanston and philanthropic sources, create a unique opportunity to ensure this capacity is permanent.

The State of Illinois in its 2023 Budget, with extensive advocacy from Alliance members, extended and increased established funding to directly support both the operations of shelters and the services required to advance individuals and families to sustainable housing. Over \$51 Million was accorded to Shelter Operations and Services through the Illinois Department of Human Services, granting immediate funding to existing shelter providers, such as the subject operator Connections for the Homeless (Connections), while creating future opportunity for agencies to request funding throughout the suburban region. This combination of Operating Funds with the subject Capital enables the shelter to be sustainable long-term.

There are 46 rooms, operated as either a private-individual, family room or roommate room. The shelter is gender neutral and open to all adults ages 18 or older, families with children, and two rooms (4 beds) are dedicated for young people ages 18-to-24. Each room has a private bathroom, closet, dresser, small refrigerator, television, phone, and Wi-Fi access. Rooms are accessed via keycards provided by the Margarita Inn.

Participants have access to their rooms 24 hours per day, and the Margarita Inn is also staffed 24 hours per day. In addition to safe, private shelter, every resident has access to a range of onsite services as they work toward their plan for a permanent housing solution. Exit planning is a requirement of the program. Since implementing this new model at the Margarita Inn in March of 2020, the average length of stay is approximately 7 months and 57% of residents have transitioned to stable housing.

Connections is a corporation organized to develop a program for people experiencing or at risk of homelessness. Connections' mission is to serve and catalyze the community to end homelessness, one person at a time. Building off nearly 40 years of experience serving people who are homeless, Connections now offers shelter to people of all genders and family configurations.

Participants have access to richer services that are available onsite, which has significantly improved participation in workshops and programs to help ready the household for program exit. 24/7 onsite physical and mental health support also improves stability and overall health of participants. Staff can also connect with shelter residents more quickly as housing opportunities become available. This is particularly helpful given that when a housing option arises, it is very time sensitive and critical staff can connect with the participants to ensure they do not lose the opportunity.

Connections services will provide:

- Intensive case management provided by full-time, onsite staff that co-develop housing exit plans and address or eliminate barriers to securing a permanent home.
- Housing location services and support enrolling in all available solutions including the Coordinated Entry system administered by the Alliance to End Homelessness in Suburban Cook County
- Physical and mental health care provided by full-time, onsite licensed health practitioners including an MD, a nurse, a nursing assistant, and mental health professionals.
- Benefits enrollment and redetermination assistance for participants for public benefits (e.g., SNAP, Medicaid, TANF, WIC, SSDI, etc.)

- Life-skills training along with education and employment services (e.g., resume writing, interview preparation resume writing, test prep etc.
- Health education classes, financial literacy workshops, tenant literacy trainings
- Onsite well-being programs (e.g., art therapy groups, movie nights, storytelling groups, etc.)
- Transportation support for appointments and education and employment opportunities
- Laundry services
- Three daily meals

Of note, this development represents a directional change in how the homeless are served in Suburban Cook County. Prior to the Pandemic in 2020, sheltering was primarily provided in the Overnight Pads Model, which supplied shelter overnight in facilities provided by churches, synagogues and other private facilities. Operations relied heavily on volunteers with minimal permanent staffing. Shelter guests were required to vacate the facility during the day, locate and travel to the rotational shelter available for the next night. While the lack of physical assets to support the shelter operations on a full-time basis was identified prior to 2020, the pandemic proved out the shortcomings of this model as facilities and volunteers were inconsistently available early and non-existent as the pandemic worsened.

The provider community of non-profits, the Alliance to End Homelessness, State, County and local municipalities worked to establish hotel-based sheltering, taking advantage of the bounty of rental nights available as tourism plunged during the pandemic. Advocacy at the Federal and State level supplied funding to support the sheltering operations during the pandemic. As the pandemic ran its course, the hotel sheltering model increasingly became unsustainable in the third year (current) of operations. A more sustainable model of removing the rental element and supporting operations was required.

Reducing the leasing costs amounted to attempts to acquire hotel locations, such as the subject request, locking in the assets for long term use, without paying short-term rates. Operations would be another challenge that advocates took to the State of Illinois to support, as Illinois does not have a defined revenue source to support homeless efforts as other States and municipalities, e.g., Transfer Tax, Sales Tax, Bonding Authority.

**A motion was made by Commissioner Morita, seconded by Vice Chairman Lowry, to recommend for approval 23-4079. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

**23-4091**

**Presented by:** SUSAN CAMPBELL, Director, Department of Planning and Development,

FRANK J. AGUILAR, ALMA E. ANAYA, SCOTT R. BRITTON, JOHN P. DALEY, DENNIS DEER, BRIDGET DEGNEN, BRIDGET GAINER, MONICA GORDON, BILL LOWRY, DONNA MILLER, STANLEY MOORE, JOSINA MORITA, KEVIN B. MORRISON, SEAN M. MORRISON, ANTHONY J. QUEZADA, TARA S. STAMPS, MAGGIE TREVOR, Cook County Board Of Commissioners

**PROPOSED ARPA FIXED SITE SHELTER - ACQUISITION PROGRAM**



**Department:** Planning and Development

**Other Part(ies):** Housing Forward, LLC and Oak Park Development Corporation, Oak Park, Illinois

**Request:** Respectfully request the Board of Commissioners approval of a \$6,500,000.00, 30-years, 0% permanent loan using American Rescue Plan Act (ARPA) funds to acquire an existing hotel facility to create a fixed site, 55-person, non-congregant, permanent shelter facility.

**Total Development Cost:** \$14,264,873.00

**Project Loan Amount:** \$6,500,000.00

**Fiscal Impact:** \$6,500,000.00

**Account(s):** 11286.1013.66737.580170.00000.00000

**Summary:** Housing Forward, LLC and the Oak Park Development Corporation have requested \$6,500,000.00 in American Rescue Plan (ARPA) funds for the acquisition of an existing hotel property in Oak Park, IL. The loan has a thirty-year term, 0% permanent loan rate and is fully forgivable at maturity. The loan will be used to acquire property for individuals experiencing homelessness and individuals in need of recuperative care services and housing. The acquisition and renovation of the Write Inn will provide Housing Forward with a permanent addition of 55 beds (units) to help close the gap and address the unmet need that has consistently been identified in the west Cook County region.

Housing Forward currently occupies this property and has been utilizing it for the subject intended use for more than two years. Housing Forward's strategic plan and corresponding strategic facilities plan both identify the need to add 80-85 new beds (units) in the West Suburban Cook County.

Housing Forward will provide temporary housing and necessary wrap-around services to unsheltered individuals and families as an equitable and dignified crisis response and a solution to resolving their homelessness. Through this location, Housing Forward will provide 24/7 temporary and private residential services and necessary supports to resolve the immediacy of their homelessness, begin the process of helping them to improve their health and mental wellness, and putting them on the path to permanent housing placement. The shelter will have no qualifications or referral requirement for service.

Uniquely, a component of the shelter houses the Cook County Hospitals and Health Systems' Rise Center, a Medical Respite Supportive Services facility, where recuperative services are provided to individuals that are either a patient or referral of a Cook County Health facility or a patient of a healthcare facility located in suburban Cook or a residents of suburban Cook County referred from any healthcare facility.

Along with the base services of the Shelter, Respite patients will have among services:

- An Individual Service Plan (ISP) detailing goals to be accomplished by the participant and ongoing monthly assessment against goals.
- Housing needs assessment and services for post-discharge housing attainment
- Assistance with self-management of medical conditions
- Medical plan, 24/7 monitoring, Nursing and Medical Assistance
- Coordinated tele-health and in-person medical appointments.

Of note, this development structure represents a directional change in how the homeless are served in Suburban Cook County; the provision of fixed assets (buildings) with intensive service delivery on sight to advance individuals and families to stable housing and health. Prior to the Pandemic in 2020, sheltering was primarily provided in the Overnight Pads Model, which supplied shelter overnight in facilities provided by churches, synagogues and other private facilities. Shelter guests were required to vacate the facility during the day, locate and travel to the rotational shelter available for the next night. Operations relied heavily on volunteers with minimal permanent staffing. While the lack of physical assets to support the shelter operations on a full-time basis was identified prior to 2020, the pandemic proved out the shortcomings of this model as facilities and volunteers were inconsistently available early and non-existent as the pandemic worsened.

Housing Forward and the Oak Park Development Corporation will collaborate to acquire and redevelop the Write Inn, an existing residential hotel located at 211 N. Oak Park Avenue in downtown Oak Park. The property will become a permanent home for Housing Forward fixed site shelter and medical respite program serving persons experiencing homelessness.

Housing Forward has been advancing its mission to transition individuals and families from housing crisis to housing stability. Housing Forward believes housing is a basic human right and that individuals cannot achieve stability until they are housed first. Housing Forward's operations include programs that attempt to combat the various aspects of homelessness by providing housing (interim and permanent); medical respite; street outreach and diversion services; employment; prevention; and all encompassing "wraparound services" that begin with clients being assigned a case manager upon intake and culminating when permanent housing is found. Housing Forward serves nearly 2,700 men, women, and families annually with such individualized services focused on resolving homelessness and housing crises quickly and permanently.

Oak Park Residence, the development partner is a non-profit corporation organized around acquiring and maintaining residential properties in Oak Lawn for the purpose of reducing blight and preventing and eliminating racial and ethnic prejudice and discrimination. Oak Park Residence currently owns and manages 27 multifamily properties with 703 units within Oak Park, including family, elderly and special needs residency. The property management arm of the organization also manages properties for third parties including the Housing Authority of Oak Park. Oak Park is considered for the development and operational management of the property given their experience with comparable properties in Oak Park.

**A motion was made by Commissioner Stamps, seconded by Vice Chairman Lowry, to recommend for approval 23-4091. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

**23-3116**

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

**PROPOSED RESOLUTION**

**PROPOSED RESOLUTION FOR ARPA VITAL AND HEALTHY COMMUNITIES PROGRAM INITIATIVES IMPLEMENTED BY THE BUREAU OF ECONOMIC DEVELOPMENT**

**WHEREAS**, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 (“ARPA”) which includes \$1.9 trillion in federal stimulus funds to hasten the United States’ recovery from the economic and health effects caused by the COVID-19 pandemic; and

**WHEREAS**, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385B of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

**WHEREAS**, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

**WHEREAS**, the Cook County Board of Commissioners via Resolution 21-3654 accepted the ARPA federal award allocated to Cook County to assist the County in its recovery from the economic and health effects of COVID-19 in the amount of approximately \$1,000,372,385.00; and

**WHEREAS**, Resolution 21-3654 further authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the ARPA award and other accounting measures to track the acceptance and spending of the federal award; and

**WHEREAS**, the Cook County Board of Commissioners authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts and agreements for ARPA programs approved via Resolution 22-0637; and

**WHEREAS**, to further the Policy Roadmap Goals, the Bureau of Economic Development (BED) has developed a menu of Vital Community and Healthy Community programs and initiatives which have undergone review and approval through the Project Management Office process to utilize ARPA funding for such programs and initiatives pursuant to the issuance of grants, contracts, and agreements; and

**WHEREAS**, Resolution 22-0637 provided that any grants issued regarding ARPA programs in an amount over \$1M shall require the approval of the Cook County Board of Commissioners.

**NOW THEREFORE BE IT RESOLVED** that the Cook County Board of Commissioners hereby approves the issuance of the following agreement by the BED to utilize ARPA funding for a multiyear term through Fiscal Year 2026, subject to annual appropriation by the Board, for the BED program as follows:

1. Enter into a Subrecipient Agreement with **Elevate Energy** in an aggregate amount of up to **\$20,000,000** to implement the **Water Affordability Program**, an initiative that will provide water utility bill payment assistance to help struggling households in suburban Cook County and reduce uncollectable debt for municipal water utilities. Elevate expects to partner with CEDA to continue the water utility assistance program that CEDA has been operating since late 2021. Elevate will also focus on water debt relief in communities with a high water burden, meaning that the households in the community spend a significantly larger portion of their income on their water bill. The initiative will also promote water conservation through efforts including a leak repair assistance program, and a water affordability technical assistance program will test out innovative approaches and inform long-term plans to address affordability challenges in suburban Cook County.
2. Enter into a Subrecipient Agreement with the **Illinois Public Health Institute (IPHI)** in an aggregate amount of up to **\$1,240,000** to implement the **Community Information Exchange (CIE) Program**, an initiative that will strengthen the coordination of healthcare and social services for Cook County residents by connecting people, service organizations, and community partners more efficiently through data sharing. A CIE will expand on the utility of the 211 Metro Chicago information and referral system for human services by developing a client profile that is shared across the resource systems landscape. This initiative will allow providers of health and social services greater shared visibility into the client/patient needs, create a more efficient experience, and strengthen communication between organizations. IPHI, through its Center for Health Information Sharing and Innovation program, will be responsible for carrying out the planning phase of this initiative, including coalition building, conducting needs assessments, establishing appropriate software, and creating a timeline to launch the CIE Program. IPHI will coordinate the regional network of partners and guide them through the process of realizing a shared vision and strategy, supporting aligned activities, establishing shared measurement practices, fostering public will and advancing policy, and mobilizing funding.

**BE IT FURTHER RESOLVED** that the Cook County Board of Commissioners recognizes that time is of the essence and authorizes the Chief of the Bureau of Economic Development to negotiate and enter into the various agreements that outline the specific metric and impact data, and compliance with all ARPA reporting and monitoring requirements with the agencies listed above to implement the above program.

**BE IT FURTHER RESOLVED** that the Cook County Board of Commissioners hereby authorizes the Chief of the Bureau of Economic Development or its designee to modify the agreements and funding allocations to all BED selected organizations based upon need and utilization.

**A motion was made by Vice Chairman Lowry, seconded by Commissioner Britton, to accept as substituted 23-3116. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (16)

**Absent:** Commissioners: Gainer (1)

**23-3116**

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

**PROPOSED RESOLUTION**

**PROPOSED RESOLUTION FOR AN ARPA VITAL COMMUNITIES PROGRAM INITIATIVE IMPLEMENTED BY THE BUREAU OF ECONOMIC DEVELOPMENT**

**WHEREAS**, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 (“ARPA”) which includes \$1.9 trillion in federal stimulus funds to hasten the United States’ recovery from the economic and health effects caused by the COVID-19 pandemic; and

**WHEREAS**, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385B of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

**WHEREAS**, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

**WHEREAS**, the Cook County Board of Commissioners via Resolution 21-3654 accepted the ARPA federal award allocated to Cook County to assist the County in its recovery from the economic and health effects of COVID-19 in the amount of approximately \$1,000,372,385.00; and

**WHEREAS**, Resolution 21-3654 further authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the ARPA award and other accounting measures to track the acceptance and spending of the federal award; and

**WHEREAS**, the Cook County Board of Commissioners authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts and agreements for ARPA programs approved via Resolution 22-0637; and

**WHEREAS**, to further the Policy Roadmap Goals, the Bureau of Economic Development (BED) has developed a menu of Vital Community programs and initiatives which have undergone review and approval through the Project Management Office process to utilize ARPA funding for such programs and initiatives pursuant to the issuance of grants, contracts, and agreements; and

**WHEREAS**, Resolution 22-0637 provided that any grants issued regarding ARPA programs in an

amount over \$1M shall require the approval of the Cook County Board of Commissioners.

**NOW THEREFORE BE IT RESOLVED** that the Cook County Board of Commissioners hereby approves the issuance of the following agreement by the BED to utilize ARPA funding for a multiyear term through Fiscal Year 2026, subject to annual appropriation by the Board, for the BED program as follows:

1. Enter into a Subrecipient Agreement with **Elevate Energy** in an aggregate amount of up to **\$7,820,000** to begin implementation of the **Water Affordability Program**. Elevate will partner with CEDA to continue the water utility assistance program that CEDA has been operating since late 2021, with up to \$7,500,000 of the \$7,820,000 being allocated to CEDA for this purpose. This partnership with CEDA will provide water utility bill payment assistance to help struggling income-eligible households in suburban Cook County. Elevate will also initiate an assessment phase for several potential additional components of the Water Affordability Program: residential water efficiency efforts, including a leak repair assistance program; a municipal bulk household debt relief strategy in the most water-burdened communities that incorporates water affordability best practices; and a water affordability technical assistance program for municipalities in suburban Cook County. BED will utilize the findings and recommendations from the assessment phase to develop these components and return to the Board for any further program and funding approvals.

**BE IT FURTHER RESOLVED** that the Cook County Board of Commissioners recognizes that time is of the essence and authorizes the Chief of the Bureau of Economic Development to negotiate and enter into the various agreements that outline the specific metric and impact data, and compliance with all ARPA reporting and monitoring requirements with the agency listed above to implement the above program.

**BE IT FURTHER RESOLVED** that the Cook County Board of Commissioners hereby authorizes the Chief of the Bureau of Economic Development or its designee to modify the agreements and funding allocations to all BED selected organizations based upon need and utilization.

**A motion was made by Vice Chairman Lowry, seconded by Commissioner Britton, to recommend for approval as substituted 23-3116. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Gordon, Miller, Moore, Morita, K. Morrison, Quezada, Stamps, and Trevor (14)  
**Nays:** Commissioners: Degnen (1)  
**Present:** Commissioners: S. Morrison (1)  
**Absent:** Commissioners: Gainer (1)

## ADJOURNMENT

**A motion was made by Commissioner Deer, seconded by Commissioner K. Morrison, to adjourn the meeting. The motion carried by the following vote:**

**Ayes:** Chairman Daley, Vice Chairman Lowry, Commissioners Aguilar, Anaya, Britton, Deer, Degnen, Gainer, Gordon, Miller, Moore, Morita, K. Morrison, S. Morrison, Quezada, Stamps, and Trevor (17)

Respectfully submitted,



Chairman



Secretary

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