



**BOARD OF COMMISSIONERS OF COOK COUNTY  
BOARD OF COMMISSIONERS**

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

**New Items Agenda**

**Thursday, June 13, 2024, 10:00 AM**

**Second Set  
Issued on: 6/10/2024**

[24-3528](#)

**Presented by:** KANAKO ISHIDA, Budget Director

**PROPOSED TRANSFER OF FUNDS**

**Department:** Department of Budget and Management Services

**Request:** Transfer Funds

**Reason:** To disburse funds to the local municipalities

**From Account(s):** 11292.1265.10155.580300.00000.00000, \$90,000,000.00

**To Account(s):** 11292.1265.10155.580170.00000.00000, \$90,000,000.00

**Total Amount of Transfer:** \$90,000,000.00

**On what date did it become apparent that the receiving account would require an infusion of funds in order to meet current obligations? What was the balance in the account on that date, and what was the balance 30 days prior to that date?**

5/31/2024. Account 580300 was not budgeted.

**How was the account used for the source of transferred funds identified? List any other accounts that were also considered (but not used) as the source of the transferred funds.**

Account 580300 General and Contingent NOC is the only account that has an appropriation.  
er question here

**Identify any projects, purchases, programs, contracts, or other obligations that will be deferred, delayed, or canceled as a result of the reduction in available spending authority that will result in the account that funds are transferred from.**

N/A

**If the answer to the above question is “none” then please explain why this account was originally budgeted in a manner that caused an unobligated surplus to develop at this point in the fiscal year.**

Currently all the funds within the Disaster Response and Recovery Fund are budgeted in the account 580300 - General and Contingent NOC. The proposed agenda is to request the Board approval to transfer funds to the account 580170 - Grants Disbursement which is the appropriate account to record transactions for the intergovernmental agreements with the local municipalities.

[24-3337](#)

**Presented by:** SYRIL THOMAS, County Comptroller

**REPORT**

**Department:** Office of the Comptroller

**Report Title:** Cook County Annual Comprehensive Financial Report for year ended 11/30/2023

**Report Period:** 12/1/2022 - 11/30/2023

**Summary:** Annual audit of Cook County's financial statements prepared by the Office of the Cook County Comptroller and audited by RSM US LLP in accordance with auditing standards generally accepted in the USA.

[24-3338](#)

**Presented by:** SYRIL THOMAS, County Comptroller

**REPORT**

**Department:** Office of the Comptroller

**Report Title:** Cook County Illinois Report to the County President, Board of Commissioners, and the Audit Committee, 5/31/2024

**Report Period:** 12/1/2022-11/30/2023

**Summary:** This report, presented by RSM US LLP, is intended solely for the information and use of the County President, County Board of Commissioners, the Audit Committee and management. It summarizes certain matters required by professional standards to be communicated to them in their oversight responsibility for the County's financial reporting process.

[24-3339](#)

**Presented by:** SYRIL THOMAS, County Comptroller

**REPORT**

**Department:** Bureau of Finance, Office of the Comptroller

**Report Title:** Cook County Illinois Report on Federal Awards (In accordance with the Single Audit Act Amendments of 1996, and Uniform Guidance) for the Fiscal Year ended 11/30/2023

**Report Period:** 12/1/2022 -11/30/2023

**Summary:** Annual audits of: (1) the Schedule of Expenditures of Federal Awards prepared by the Office of the Cook County Comptroller and (2) compliance for each major federal program and on internal control over compliance required by Uniform Guidance, audited by Washington, Pittman & McKeever, LLC, in accordance with auditing standards generally accepted in the USA; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)

[24-3340](#)

**Presented by:** SYRIL THOMAS, County Comptroller

#### **REPORT**

**Department:** Bureau of Finance, Office of the County Comptroller

**Report Title:** Cook County Health and Hospitals System of Illinois d/b/a Cook County Health (An Enterprise Fund of Cook County Illinois), Financial Report, 11/30/2023

**Report Period:** 12/1/2022 - 11/30/2023

**Summary:** Annual audit of the CCH financial statements prepared by CCH Finance and audited by RSM US LLP in accordance with auditing standards generally accepted in the USA

[24-3341](#)

**Presented by:** SYRIL THOMAS, County Comptroller

#### **REPORT**

**Department:** Bureau of Finance, Office of the County Comptroller

**Report Title:** Cook County Health and Hospitals System d/b/a Cook County Health Report to the Audit and Compliance Committee, 5/31/2024

**Report Period:** 12/1/2022 - 11/30/2023

**Summary:** This report, presented by RSM US LLP, is intended solely for the CCH Audit and Compliance Committee and summarizes certain matters required by professional standards to be communicated to them in their oversight responsibility for the CCH's financial reporting process

[24-3342](#)

**Presented by:** SYRIL THOMAS, County Comptroller

**REPORT**

**Department:** Bureau of Finance, Office of the Comptroller

**Report Title:** Cook County Illinois Actuarial Analysis - Workers Compensation and Liability

**Report Period:** As of 11/30/2023.

**Summary:** Annual actuarial study completed by Aon Global Risk Consulting.

[24-2612](#)

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

**PROPOSED CONTRACT**

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

**Vendor:** Gensler Architecture, Design & Planning P.C. D/B/A Gensler, Chicago, Illinois

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

**Good(s) or Service(s):** Ruth M. Rothstein CORE Center Renovation Design Services

**Contract Value:** \$1,499,500.00

**Contract period:** 6/1/2024 - 5/31/2027

**Potential Fiscal Year Budget Impact:** FY 2024 \$291,569.50, FY 2025 \$499,833.33, FY 2026 \$499,833.33, FY 2027 \$208,263.84

**Accounts:** 11569.1031.11190.560105/7.00000.00000 (Capital Improvement Program)

**Contract Number(s):** H24-25-091

**Concurrences:**

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

The CCH Chief Procurement Officer Concurs.

**Summary:** This request is for the provision of professional architectural and engineering services for the evaluation and design of renovations to the Ruth M. Rothstein CORE Center. The vendor will provide design, engineering, and construction administration services through project completion. The vendor will visit the health clinic and perform a complete examination of the facility and furnish CCH with comprehensive design documents for renovations to the facility. The vendor will prepare design documents for the procurement of construction services and provide services through project closeout.

[24-3353](#)

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

**PROPOSED CONTRACT AMENDMENT**

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

**Vendor:** GSG Consultants, Inc., Schaumburg, Illinois

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

**Good(s) or Service(s):** Service - Architectural and Engineering Design Services for the Oak Forest Health Campus Demolition

**Original Contract Period:** 8/1/2021 - 7/31/2024

**Proposed Amendment Type:** Extension and Increase

**Proposed Contract Period:** Extension period 8/1/2024 - 7/31/2025

**Total Current Contract Amount Authority:** \$3,207,730.12

**Original Approval (Board or Procurement):** Board, 7/29/2021, \$3,207,730.12

**Increase Requested:** \$496,666.00

**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

**Potential Fiscal Impact:** FY 2024 \$165,999.00, FY 2025 \$330,667.00

**Accounts:**

11569.1031.11190.560105.00000.00000 (Capital Improvement Program)

11569.1031.11190.560107.00000.00000 (Capital Improvement Program)

**Contract Number(s):** H21-25-108

**Concurrences:**

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

The CCH Chief Procurement Officer Concurs

**Summary:** This request is for the vendor to provide additional professional architectural and engineering design services for the abatement, remediation, and demolition of existing buildings, tunnels and mechanical, electrical, and plumbing systems of the Oak Forest Heath Campus (“OFHC”), with the exception of buildings related to the Cook County Department of Emergency Management and Regional Security (“DEMRS”).

This amendment will allow the vendor to complete a topographic survey and complete design drawings for the power distribution and standby power stations, as well as site utilities for a BOT Hub at the OFHC and for the DEMRS Consolidation Building. This amendment will also allow for additional design services required to preserve, stabilize, and isolate the OFHC Catholic Church.

This contract was awarded through a competitive Request for Qualifications (RFQ) process in accordance with Cook County Procurement Code. The vendor was selected based on established evaluation criteria.

[24-3365](#)

**Presented by:** XOCHITL FLORES, Chief, Bureau of Economic Development

**PROPOSED GRANT AWARD**

**Department:** Bureau of Economic Development

**Grantee:** Bureau of Economic Development, Cook County

**Grantor:** United States Department of Energy

**Request:** Authorization to accept grant

**Purpose:** The Department of Energy has awarded the Bureau of Economic Development with a \$1.125 million grant to support the establishment of the Chicagoland Solar Collaborative (CSC), an industry sector partnership with the purpose of improving on-ramps for businesses and individuals seeking access to employment and entrepreneurship opportunities in solar installation.

**Grant Amount:** \$1,125,000.00

**Grant Period:** 5/1/2024 - 4/30/2027

**Fiscal Impact:**

- Budget Period 1: \$368,673.00 for 5/1/2024 - 4/30/2025
- Budget Period 2: \$376,498.00 for 5/1/2025 - 4/30/2026
- Budget Period 3: \$379,829.00 for 5/1/2026 - 4/30/2027

**Accounts:** Cash match of \$75,000.00 11000.1027.10155.521313

**Concurrences:**

The Budget Department has received all requisite documents and determined the fiscal impact on Cook County, if any.

**Summary:** Cook County will establish the Chicagoland Solar Collaborative (CSC) to bring together a cross section of stakeholders to address the need for trained solar panel installers across Cook County as well as provide guidance and advising services to small contractors interested in entering the solar installation market. BED has a cooperative agreement with the US DOE for this grant.

The CSC has three primary objectives: to establish a solar sector partnership as a platform for employees to work together with education, training providers and support organizations to address the industry’s talent and other needs, to expand the number and capacity of small businesses in disadvantaged communities\*, and to improve training pipelines for the solar sector that prioritize equity and opportunity growth for members of disadvantaged communities and underrepresented groups. Further, through these objectives, the CSC intends to build sustainable long-term partnerships within this sector. (\* is a required DOE term.)

[24-3370](#)

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

**PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM**

**Department:** Planning and Development



**Other Part(ies):** Evergreen Real Estate Services LLC

**Request:** Cook County’s Department of Planning and Development requests approval of the investment of \$1,750,000 HOME Investment Partnership Program funds to support the new construction of Leyden Apartments, an 80-unit affordable senior housing development to be located at 2450 & 2506-2516 N. Mannheim Road in Franklin Park.

**Total Development Cost:** \$39,132,240.00

**Project Loan Amount:** \$1,750,000.00

**Fiscal Impact:** \$1,750,000.00

**Account(s):** 11900.1013.53638.580170.00000

**Summary:** Cook County’s Department of Planning and Development staff recommends the investment of \$1,750,000 in HOME Investment Partnership Program (HOME) funds for the acquisition and construction of Leyden Apartments (the Project), a new 80-unit affordable rental housing development for seniors located in west suburban Franklin Park. The County’s HOME loan will be in a subordinate position during the construction term (estimated 16-months) and remain subordinate during the permanent loan (40-year term). The loan will bear interest at a rate of 1.00% with interest-only payments. The County’s \$1,750,000 HOME loan (\$21,875 per unit) is 4.5% of the \$39.1MM total development cost (\$489,153 per unit).

Evergreen Real Estate Services LLC (Evergreen), a repeat Cook County borrower, will develop Leyden Apartments (through a single-purpose entity). The Project will contain 80 units of affordable rental housing for seniors in a single, four-story elevator building. Leyden Apartments will feature one- and two-bedroom units. All units will be designated affordable to seniors earning no more than 60% of area median income (AMI) with four (4) units designated at 30% AMI and twelve (12) units at 50% AMI. There will be a part-time service coordinator working directly with property management to coordinate services, activities, and resources for the senior residents.