



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

Wednesday, December 18, 2024

11:00 AM

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

COMMITTEE MINUTES

ATTENDANCE

Present: Miller, Aguilar, Anaya, Britton, Degnen and Moore (6)

Absent: K. Morrison and S. Morrison (2)

PUBLIC TESTIMONY

1. George Blakemore (Concerned Citizen)

COMMITTEE MINUTES

[25-0470](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 11/20/2024.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to approve 25-0470. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen and Moore (6)

Absent: K. Morrison and S. Morrison (2)

[24-6207](#)

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

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Department of Real Estate Management

Other Part(ies): South Suburban College

Request: Request to Enter Intergovernmental Agreement

Goods or Services: Use of Classroom Space

Agreement Number(s): N/A

Agreement Period: 1/1/2025 - 12/31/2025

Fiscal Impact: FY2025 \$6,000.00

Accounts: N/A

Summary: The Department of Real Estate Management is requesting approval to enter into a one (1) year Intergovernmental Agreement between Community College District 510, commonly known as South Suburban College, as Lessor, and The County of Cook, as Lessee, to permit the Office of the Cook County Sheriff (OCCS) to utilize four (4) traditional classrooms within the facility, located at 16333 S. Kilbourn Avenue, Oak Forest, IL 60452

The Intergovernmental Agreement will enable OCCS to provide police officer training.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-6207. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen and Moore (6)

Absent: K. Morrison and S. Morrison (2)

[24-6208](#)

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

PROPOSED LICENSE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Approve License Agreement

Licensors: County of Cook

Licensee: Viva JV, LLC

Location: West 26th Street and South Washtenaw Avenue, in the vicinity of Cook County Criminal Courthouse near 2650 S. California Ave.

Term/Extension Period: 2/1/2025 - 1/31/2026

Space Occupied: Approximately 16.9 acres

Monthly Rent: One-time Annual Payment of \$91,179.00

Fiscal Impact: Revenue Generating

Accounts: N/A

Option to Renew: N/A

Termination: Licensor shall have the right to terminate this License agreement, upon thirty (30) days written notice to Licensee, at any time, during the Term.

Utilities Included: N/A

Summary/Notes: The Department of Real Estate Management is requesting approval to enter into a one (1) year License Agreement between Viva JV, LLC, a Delaware Limited Liability Company, as Licensee, and The County of Cook, as Licensor, to permit the Licensee to utilize the site, located at 26th and Washtenaw, for the operation of "Special Events," including: outdoor Mexican style rodeos, concerts, dances, markets, carnivals, and community festivals. These events are held, primarily, on weekends, from April through October. Plaza Azteca has been operating at this site for nearly 30 years, and its current License Agreement expires, January 31, 2025.

This license agreement will enable the Licensee to continue providing entertainment and employment opportunities to residents of the community and provide revenue to the County, while the Bureau of Asset Management determines the highest and best future use for this site.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-6208. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen and Moore (6)

Absent: K. Morrison and S. Morrison (2)

[24-6371](#)

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

PROPOSED INTERGOVERNMENTAL AGREEMENT

Department: Department of Real Estate Management

Other Part(ies): Village of Schaumburg

Request: Request to Enter Redevelopment Agreement

Goods or Services: Describe what the County or other party is giving or receiving

Agreement Number(s): N/A

Agreement Period: One-time Agreement

Fiscal Impact: \$10,500,000.00 (Revenue Generating)

Accounts: N/A

Summary: Requesting authorization for the Cook County Department of Real Estate Management to enter into a redevelopment agreement (RDA) with the Village of Schaumburg for the transfer of Cook County's District 1 Maintenance Facility to Schaumburg and the County's acquisition of the property at 2222 Hammond Drive from the Village.

The agreement will facilitate the relocation of the County's District 1 Maintenance Facility from its current location at 2325 Meacham Road to the Subject Property at 2222 Hammond Drive.

The Village of Schaumburg will provide up to \$10.5 million in Tax Increment Financing (TIF) funds to cover eligible costs, including land acquisition, demolition, site preparation, and relocation to the 2222 Hammond Drive site.

Upon completion of the redevelopment, the County will transfer ownership of its property at 2325 Meacham Road to the Village, with the Village taking responsibility for future commercial development at the site.

The project is designed to generate additional tax revenue for the Village and promote economic development as well as allow the County to construct a new maintenance facility for its District 1 operations.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to recommend for approval 24-6371. The motion carried by the following vote:

Ayes: Miller, Aguilar, Anaya, Britton, Degnen and Moore (6)

Absent: K. Morrison and S. Morrison (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:

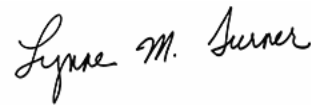
Ayes: Miller, Aguilar, Anaya, Britton, Degnen and Moore (6)

Absent: K. Morrison and S. Morrison (2)

Respectfully submitted,



Chairwoman



Secretary

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