



Board of Commissioners of Cook County

Finance Committee

Wednesday, June 11, 2025

9:30 AM

Cook County Building, Board Room,

Issued on: 06/06/2025

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.

25-3042

COMMITTEE MINUTES

Approval of the minutes from the meeting of 05/14/2025.

COURT ORDERS

25-2915

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: May 1, 2025 through May 31, 2025

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

25-2948

Firm: McCarthy & Valentini, LLC
Attorney(s): Maria McCarthy
Case Name: In re Special Prosecutor
Case No.(s): 88 CR 0230902
Date of This Order: 04/30/2025
Time period: 03/18/2025 - 04/29/2025
This Court Ordered Amount for fees and expenses: \$26,368.00
Paid to Date: \$458,114.00
Litigation Subcommittee Approval: N/A

25-2949

Firm: McCarthy & Valentini, LLC
Attorney(s): Maria McCarthy
Case Name: In re Special Prosecutor
Case No.(s): 96 CR 0938501
Date of This Order: 04/30/2025
Time period: 03/18/2025 - 04/29/2025
This Court Ordered Amount for fees and expenses: \$3,293.75
Paid to Date: \$158,767.98
Litigation Subcommittee Approval: N/A

25-2950

Firm: McCarthy & Valentini LLC
Attorney(s): Maria McCarthy
Case Name: In re Special Prosec
Case No.(s): 97 CR 20768-04
Date of This Order: 04/30/2024
Time period: 03/18/2025 - 04/29/2025
This Court Ordered Amount for fees and expenses: \$9,143.75
Paid to Date: \$194,546.00
Litigation Subcommittee Approval: N/A

25-2971

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: 04/30/2025
Time period: 03/16/2025 - 04/30/2025
This Court Ordered Amount for fees and expenses: \$6,947.80
Paid to Date: \$223,602.36
Litigation Subcommittee Approval: N/A

25-2972

Firm: Reimer, Dobrovolny & LaBardi PC
Attorney(s): Nemura Pencyla
Case Name: In re Special Prosecutor
Case No.(s): 97 CR 2956002
Date of This Order: 04/30/2025
Time period: 02/07/2025 - 03/31/2025
This Court Ordered Amount for fees and expenses: \$11,699.49
Paid to Date: \$151,862.33
Litigation Subcommittee Approval: N/A

25-2973

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: 05/20/2025
Time period: 02/08/2025 - 05/19/2025
This Court Ordered Amount for fees and expenses: \$48,829.39
Paid to Date: \$8,937,203.69
Litigation Subcommittee Approval: N/A

25-3016

Firm: Benesch, Friedlander, Coplan, & Aronoff LLP
Attorney(s): Christopher T. Grohman
Case Name: People of the State of Illinois v. William Feldgreber and Neal Winston
Case No.(s): 23160009101
Date of This Order: 04/29/2025
Time period: 04/23/2023 - 03/10/2025
This Court Ordered Amount for fees and expenses: \$65,601.78
Paid to Date: \$0.00
Litigation Subcommittee Approval: N/A

PROPOSED SETTLEMENTS

25-2938

Case: Howard Denham v. Thomas J. Dart, et al
Case No: 23 L 8168
Settlement Amount: \$20,000.00
Fixed Charges Department: 1210 - Office of the Sheriff)
Payable to: Howard Denham and Disparti Law Group
Litigation Subcommittee Approval: N/A
Subject matter: Claim made under the Illinois Whistleblower Act

25-2933

Case: Varren King v. Thomas Dart, et al.
Case No: 25-1555
Settlement Amount: \$8,000.00
Fixed Charges Department: 1239 - Department of Corrections
Payable to: Thomas G. Morrissey, Ltd.
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of civil rights

25-2940

Case: Aldana, Lidia v. Cook County
Case No: 24 L 14457
Settlement Amount: \$499,999.00
Fixed Charges Department: 899 (Health)
Payable to: Lidia Aldana and her attorneys, Schwartz Jambois
Litigation Subcommittee Approval: 5/14/2025
Subject matter: Settlement of a medical malpractice claim.

25-2941

Case: Westley Spruill v. Cook County, et al.,
Case No: 2024L009972
Settlement Amount: \$55,000.00
Fixed Charges Department: Department -1210 Office of the Sheriff
Payable to: Foutris Law Office, Ltd. And Westley Spruill
Litigation Subcommittee Approval: N/A
Subject matter: An allegation of a civil rights violation

25-1676

Case: Ojeda, Francisco v. Dart et al.
Case No: 24 C 967
Settlement Amount: \$900.00
Fixed Charges Department: 1239 - Department of Corrections
Payable to: Francisco Ojeda
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

25-2828

Case: Santiago v. Wilson
Case No: 23 C 16142
Settlement Amount: \$50,000.00
Fixed Charges Department: 499 (Public Safety)
Payable to: Edwin Santiago, Jr.
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

25-2845

Case: Borne, Zachary v. Dart, et al.
Case No: 23 C 5457
Settlement Amount: \$65,000.00
Fixed Charges Department: 1239 - Department of Corrections
Payable to: Zachary Borne
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

25-2904

Case: Matthews v. Cagbabanua
Case No: 23 C 7179
Settlement Amount: \$3,500.00
Fixed Charges Department: 499 (Public Safety)
Payable to: Nathan Matthews
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation

25-2937

Case: Allman v. Hernandez
Case No: 22 C 6488
Settlement Amount: \$2,500.00
Fixed Charges Department: 1239 - Department of Corrections
Payable to: Derrick Allmon
Litigation Subcommittee Approval: N/A
Subject matter: an allegation of a civil rights violation.

25-2916

Case: McDonald, Yolanda v. Karen A. Yarbrough, et al.

Case No: 22 C 2143

Settlement Amount: \$74,600.00

Fixed Charges Department: 1110- County Clerk

Payable to: Yolanda McDonald (\$48,600.00) Disparti Law (\$26,000.00)

Litigation Subcommittee Approval: 04/09/2025

Subject matter: an allegation of employment discrimination

WORKERS' COMPENSATION CLAIMS PAYMENT REPORT

25-2926

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

REPORT

Department: Risk Management

Report Title: Workers' Compensation Claim Payments

Report Period: 04/01/2025 - 04/30/2025

Summary: The Department of Risk Management is submitting for your information Workers' Compensation Claim Payments for the month ending April 2025. Payments total \$1,200,897.57

SELF-INSURANCE CLAIMS REPORT

25-2640

REPORT

Department: Risk Management

Report Title: Receive and File - Self Insurance Claims

Report Period: Month ending April 30, 2025

Summary: The Department of Risk Management is submitting for your information Self Insurance Claims for the month ending April 30, 2025. Payments total: **\$11,103.67**

CLAIMS RECOVERY SETTLEMENTS

25-2783

REPORT

Department: Risk Management

Report Title: Receive and File - Subrogation Claim Recoveries

Report Period: Month ending May 31, 2025

Summary: Submitting for your information a summary of Claim Recoveries for the month ending May 31, 2025, Total Recoveries: \$8,485.94 - Number of Recoveries: 3

COMPTROLLERS

25-3004

REPORT

Department: Comptroller

Report Title: Analysis of Revenues and Expenses Report

Report Period: five-month period ended April 30, 2025

Summary: Attached is an Analysis of Revenues and Expenses Report for the five-month period ended April 30, 2025, for the Corporate, Public Safety, Health, Grants and Special Purpose funds of Cook County. The report presents estimates of revenues and expenses expected to occur during the fiscal period compared to actual revenues and expenses recorded.

HEALTH & HOSPITAL

25-1170

REPORT

Department: Cook County Health

Report Title: CCH Monthly Report

Report Period: June 2025

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

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

PROPOSED RESOLUTION

PROPOSAL FOR FUNDING - MARKET RATE DOWN PAYMENT ASSISTANCE PROGRAM

WHEREAS, the Board of Commissioners of Cook County (“the Board”) determined it to be advisable and in the best interests of the County, its residents, and its taxpayers that the County continue the promotion of economic development, affordable housing, and home ownership within the County; and

WHEREAS, the Board further determined it to be advisable and in the best interests of the County, its residents, and its taxpayers that the County initiate and administer a program through which qualified buyers of residences in the County might more easily obtain competitive fixed-rate 30-year mortgage loans coupled with assistance for down payments and closing costs, herein referred to as a Market Rate Down Payment Assistance Program (Market Rate DPA Program); and

WHEREAS, the Cook County Board of Commissioners via Resolution 16-1343, as amended, authorized the Market Rate DPA Program that has been in continuous operation, most recently amended via Resolution 24-2513 to create a direct homebuyer subsidy utilizing American Rescue Plan Act (ARPA) Funding; and

WHEREAS, the Board is further desirous that to administer the Market Rate DPA the Bureau of Economic Development’s Department of Planning and Development and the Bureau of Finance retain Stifel, Nicholas & Company Incorporated (Stifel, Inc.) and Club 720 as Joint Administrators of the Market Rate DPA Program, to administer the Market Rate DPA Program in accord with relevant federal, state, and local law, County policies, and established best practices, said administration to include assisting said Bureaus in the promulgation of Program policies and procedures, if any; satisfying requests for assistance, support, and information made by said Bureaus; packaging and circulating the loans into the secondary market; and taking such other action as is necessary, advisable, or incidental to the administration of a Market Rate DPA; and

WHEREAS, Stifel, Nicolaus & Company Incorporated (Stifel, Inc.) will be the County’s representative both marketing and underwriting the down payment assistance program to single family mortgage lenders and Club 720 marketing to homebuyers and providing support in attaining home ownership, including homebuying counseling and financial counseling, continuing a network of twenty-five lenders in the Cook County market, including the City of Chicago; and

WHEREAS, the Department of Planning and Development is recommending funding \$8,579,599 in Corporate Funds (11000.1490.66514.580170) to fund Down Payment Assistance Funding direct to prospective homebuyers, as appropriated in the Fiscal Year 2025 Budget; and

WHEREAS, Funds will be used to directly support new homebuyers in Disproportionately Impacted Areas (DIA), HUD Qualified Census Tracts (QCT) and the general market with the latter supporting homebuyers with incomes less than 120% of Area Median Income. Buyers purchasing properties within the DIA and QCT will not have income limitations. All homebuyers must reside in the property as their primary residence; and

WHEREAS, Homeowners will have two primary benefit options that may be used unilaterally or in combination to maximize benefit to the homeowner; and

1. Using Down Payment Assistance to buy down the principal amount of their home mortgage
2. Using Down Payment funds to buy down the interest rate of the permanent mortgage

Down Payment Assistance awards will be evidenced by a subordinate mortgage on the property requiring buyer affordability provisions and primary residency through a five-year period. Subordinate mortgages may be partially satisfied or forgiven pro rata annually during the initial five-year period to allow immediate wealth accumulation and to not limit homebuyer mobility during the residency period; and

WHEREAS, Down Payment Assistance will be the least of five percent (5%) of home purchases or \$25,000 to the extent it closes the homeownership gap of projected homeownership costs to 30% of Household Income; and

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners hereby approves the allocation of \$8,579,599 in Corporate funds to support homebuyer down payment assistance and authorizes the Director of Planning and Development to further negotiate required evidentiary documents to extend the agreement with Stifel, Inc., and Club 720 to administer the down payment assistance program.

Legislative History: 5/15/25 - Board of Commissioners - refer to the Finance Committee

25-1640

Presented by: ZAHRA ALI, Chief Administrative Officer, Bureau of Administration, CARRIANNE CARALLIS, Director, Office of Research, Operations and Innovation

REPORT

Department: Office of Research, Operation, and Innovation (“ROI”)

Report Title: FY2024 Annual Performance Report

Report Period: FY2024

Summary: The attached Performance Report for FY2024 was developed through a collaborative effort between the Office of the President, separately elected officials, Health and Hospitals System and other sister agencies. The purpose of this report is to share with the public and Cook County Board of Commissioners some key performance management data points for each office to provide a snapshot of how the County is performing, which creates accountability and transparency. The revised 2024 report structure contains key metrics for each agency alongside data visualizations and narrative justification. Performance metrics for the Office under the President continue to be released on the mission KPI dashboards. The dashboards and the Annual Performance Report Website are located here: [Cook County Performance <https://performance.cookcountyil.gov/>](https://performance.cookcountyil.gov/)

Legislative History: 5/15/25 - Board of Commissioners - refer to the Finance Committee

25-0253

Presented by: TIMOTHY C. EVANS, Chief Judge, Circuit Court of Cook County

PROPOSED CONTRACT

Department(s): Office of the Chief Judge, Juvenile Probation and Court Services Department

Vendor: Heartland Human Care Services, Inc., Chicago, Illinois

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

Good(s) or Service(s): Service - Pilot assessment and center of care for court involved female youth

Contract Value: \$6,921,483.86

Contract period: 6/18/2025 - 11/30/2027 with two (2) one-year renewal options

Contract Utilization: The contract specific goal set on this contract was zero.

Potential Fiscal Year Budget Impact: FY 2025 \$1,772,607.63 FY 2026 \$2,536,392.23 FY 2027 2,612,484.00

Accounts: 11100.1326.15295.521313 Special or Coop Programs

Contract Number(s): 2550-12260

Summary: The Office of the Chief Judge, Juvenile Probation and Court Services Department, pursuant to the Court's Chief Judge's Reimagine Detention Initiative, requests authorization for the Chief Procurement Officer to enter into a contract with Heartland Human Care Services to establish community-based residential spaces for juvenile justice system-involved youth. This pilot program with

Heartland will establish a dedicated assessment center and center of care for justice involved female youth.

This is a Sole Source Procurement pursuant to Section 34-139 of the Cook County Procurement Code.

Legislative History: 5/15/25 - Board of Commissioners - refer to the Finance Committee

FINANCE MEETING OF JUNE 11, 2025

TOTALS FISCAL YEAR 2025 TO PRESENT AND TO BE APPROVED FOR THIS MEETING

SPECIAL COURT CASES

SPECIAL COURT CASES APPROVED FISCAL YEAR 2025 TO PRESENT: \$526,768.35

SPECIAL COURT CASES TO BE APPROVED: \$171,883.96

PROPOSED SETTLEMENTS

PROPOSED SETTLEMENTS APPROVED FISCAL YEAR 2025 TO PRESENT: \$57,332,126.51

PROPOSED SETTLEMENTS TO BE APPROVED: \$779,499.00

A handwritten signature in black ink, reading "Lynne M. Turner". The signature is written in a cursive style with a large initial 'L' and 'T'.

Secretary