



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

Tuesday, May 13, 2025

10:30 AM

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

Issued on: 5/5/2025

ATTENDANCE

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

Absent: Britton and McCaskill (2)

PUBLIC TESTIMONY

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

1. John Paul Jones - Grow Greater Englewood and Sustainable Englewood Initiatives

[25-2737](#)

COMMITTEE MINUTES

Approval of the minutes from the meeting of 4/9/2025

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Anaya, to approve 25-2737. The motion carried by the following vote:

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

Absent: Britton and McCaskill (2)

[25-1896](#)

Presented by: ELIZABETH GRANATO, Chief, Bureau of Asset Management

REPORT

Department: Bureau of Asset Management

Report Title: 2024 Build Up Cook Program Annual Report

Report Period: FY 2024

Summary: Build Up Cook, led by the Bureau of Asset Management, leverages \$30.5 million in federal recovery funding from ARPA to improve infrastructure and public facilities across Cook County. Through Build Up Cook, Cook County lends technical expertise and available state and federal funding to provide resilient infrastructure improvements in under-resourced communities. This report captures program highlights for FY 2024.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to receive and file 25-1896. The motion carried by the following vote:

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

Absent: Britton and McCaskill (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:

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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 Moore, to recommend for deferral 25-2123. The motion carried by the following vote:

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

Absent: Britton and McCaskill (2)

[25-2307](#)

Presented by: JAMES ESSEX, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Approve Lease Agreement

Landlord: ~~Landlord: WMI Chicago I LLC~~ 801 CHASE OWNER LP

Tenant: County of Cook, on behalf of the Department of Emergency Management and Regional Security

Location: 801 Chase Avenue, Unit A, Elk Grove Village, Illinois 60007

Term/Extension Period: 7/1/2025 - 8/31/2030

Space Occupied: 21,156 sq. ft. of general warehouse space

Monthly Rent:

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>
Base	\$123,410	\$153,275	\$158,640	\$164,192	\$169,939	\$29,314
OpEx	\$95,342	\$98,202	\$101,148	\$104,182	\$107,308	\$18,149
Total	\$218,752	\$251,477	\$259,788	\$268,375	\$277,247	\$47,463

~~Schedule reflects 3.5% rent escalation and 2 months' rent abatement. Taxes and Operating Expenses are paid as additional rent and forecast with 3% escalation.~~

<u>Term</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>
Base	\$123,410	\$153,275	\$158,640	\$164,192	\$169,939	\$29,314
OpEx	\$95,342	\$98,202	\$101,148	\$104,182	\$107,308	\$18,149
<u>Additional</u>						
Tenant Expense	\$47,601	\$49,029	\$50,500	\$52,015	\$53,575	\$9,197
Repairs	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$1,667
Total	\$276,353	\$310,506	\$320,288	\$330,390	\$340,822	\$58,327

Base Rent reflects an annual 3.5% escalation and 2 months rent abatement. Taxes, Operating Expenses, and utilities are paid as additional rent and are escalated 3%, annually. Additionally, a \$10,000 allowance is budgeted, annually, to cover repairs and maintenance.

Fiscal Impact: ~~Fiscal Impact:~~ \$1,323,101.00 \$1,636,685.00 (Term of Lease)

Accounts: 11900.1265.54497.550130

Option to Renew: N/A

Termination: Three (3) Months' rent at time of termination

Utilities Included: Yes or No (Provide additional details when appropriate)

Summary/Notes: Requesting approval to enter a lease between WMI Chicago II LLC (Landlord) and the County of Cook (Tenant) for 21,156 rentable square feet, located at 801 Chase Ave, Unit A, Elk Grove Village, IL for use by the Department of Emergency Management and Regional Security. This space will replace the department's current leased facility at the Chicago Executive Airport, used for storing vehicles and equipment. The lease for DEMRS' current space ends on June 30, 2025.

Approval is recommended.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Moore, to accept as amended 25-2307. The motion carried by the following vote:

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

Absent: Britton and McCaskill (2)

A motion was made by Vice Chairman Aguilar, seconded by Commissioner K. Morrison, to recommend for approval as amended 25-2307. The motion carried by the following vote:

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

Absent: Britton and McCaskill (2)

[25-2342](#)

Sponsored by: BILL LOWRY and TONI PRECKWINKLE (President), Cook County Board Of Commissioners

PROPOSED RESOLUTION

DECLARING INDOOR AIR AND INDOOR ENVIRONMENTAL QUALITY AS A PUBLIC HEALTH CRISIS

WHEREAS, Public health awareness raises collective consciousness of the relationship between the health of individuals and the impacts of indoor and outdoor air and environmental pollution within buildings in Cook County communities; and

WHEREAS, Cook County, Illinois was the first government in Illinois to pass a green building ordinance in 2002; Illinois now has approximately 91 LEED-certified green buildings totaling over 44.5 million square feet ranking Illinois second in the U.S. for LEED-certified public and private buildings, during the crisis period of the pandemic, numerous LEED-certified buildings failed to keep us safe while providing limited to no benefit in disadvantaged communities; and

WHEREAS, As of September 14, 2023, The City of Chicago and Cook County have experienced 8,166 and 15,442 totaling 23,608 Covid-19 related deaths respectively, it has been verified that the air filtration and ventilation systems in buildings and homes we expected to protect us failed to keep us safe, and in numerous instances may have served as the delivery system causing spread of airborne biological contaminants; and

WHEREAS, childhood asthma surveillance reports in Chicago Public Schools document a 25% child age asthma rate representing a 45% increase as compared to asthma rates among children of 11% across the State of Illinois; as we actively work towards reducing Cook County Health System's proportional share of the national outlay of \$81.9 billion spent annually on asthma and other respiratory related illnesses; and

WHEREAS, Long Covid cases continue to rise and where the prevalence of long COVID was 34% in one cohort after a median of 255 days where 80% of these patients admitted for COVID-19 were Black or Hispanic residing in disadvantaged communities that are eligible for Federal Environmental Justice 40 funding that can assist with implementing energy-efficient HVAC infection control improvements for climate adaptation with an emphasis on prevention is of great benefit to all citizens of Cook County and can no longer be ignored; and

NOW, THEREFORE, BE IT RESOLVED, the Cook County Bureau of Asset Management shall perform an assessment of current industry best practices as they relate to indoor air quality improvements in public settings. The assessment shall be inclusive of, but not limited to, solutions improving indoor air quality in Cook County facilities. The Bureau of Asset Management will provide a report of the findings to the Cook County Board, including an action plan for the implementation of any appropriate improvements or operational changes shown to support the improvement of indoor air quality. Such report shall include

funding opportunities for potential improvements, including Capital Improvement Plan funds and any potential grant opportunities such as the Bipartisan Infrastructure Law opportunities; and

BE IT FURTHER RESOLVED, the County Board hereby supports the efforts to address public health disparities and impacts due to the potential for underperforming indoor air and indoor environmental quality levels within buildings negatively impacted by outdoor air pollution and the use of other harmful substances contained in building materials, such as, cleaning agents, paints, adhesives, and other chemicals in buildings located in Cook County. The Bureau of Asset Management shall report to the Board any all policies, design standards, and current operating practices supporting this commitment.

A motion was made by Vice Chairman Aguilar, seconded by Commissioner Degnen, to recommend for approval 25-2342. The motion carried by the following vote:

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

Absent: Britton and McCaskill (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:

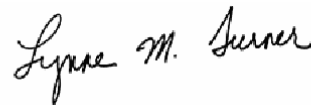
Ayes: Miller, Aguilar, Anaya, Degnen, Moore, K. Morrison and S. Morrison (7)

Absent: Britton and McCaskill (2)

Respectfully submitted,



Chairwoman



Secretary

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