



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

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

New Items Agenda

Thursday, July 20, 2023, 10:00 AM

Second Set

[23-4040](#)

Presented by: TANYA S. ANTHONY, Chief Financial Officer, Bureau of Finance

REPORT

Department: Chief Financial Officer

Report Title: Quarterly Update of the Long-Term Revenue Forecast

Report Period: FY2023-FY2027

Summary: The following report provides an update between the Long-term Financial Plan provided to the Independent Revenue Forecasting Commission (IRFC) and posted on the County's website in April 2023, and the most up-to-date forecast. This report includes a variance analysis comparing the two forecasts and provides an explanation for the significant variances, along with additional supporting details outlining progress made on the County's sales tax projections. A summary of the impact of the revenue projections on our long-term expense projections for both the General and Health Funds is also included. In addition, the report provides a summary of the 2024 preliminary forecast. We conclude with FY2023 project plans and an update on recent regional and relevant economic activity.

[23-4088](#)

Presented by: QUINCE BRINKLEY, Director, Real Estate Management

PROPOSED LEASE AGREEMENT

Department: Department of Real Estate Management

Request: Request to Approve New Lease Agreement

Landlord: Ringer Investments, LLC

Tenant: County of Cook, for the use of Commissioner Tara Stamps' 1st District Office

Location: 6614 W. North Avenue, Chicago, Illinois 60707

Term/Extension Period: 8/1/2023 - 11/30/2026

Space Occupied: Approximately 1,100 Square Feet

Monthly Rent: \$1,833.33, with 3% annual increases

Fiscal Impact: \$76,013.13

Accounts: 11000.1081.14040.550130

Option to Renew: N/A

Termination: Allowable with sixty (60) days' written notice

Utilities Included: Utilities and Common Area Maintenance to be Paid by Tenant

Summary/Notes: Requesting approval of a Lease Agreement at 6614 W. North Avenue Chicago, IL 60707 for the use of Commissioner Tara Stamps' 1st District Office.

[23-4095](#)

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

PROPOSED PREVIOUSLY APPROVED ITEM AMENDMENT

Department: Bureau of Economic Development

Request: Change of title from "Grow the Talent Solution Ecosystem" to "The Innovation Nexus" and the addition of Forefront as the fiscal agent for the Chicagoland Workforce Funders Alliance.

Item Number: 23-0876

Fiscal Impact: N/A

Account(s): N/A

Original Text of Item:

PROPOSED RESOLUTION

PROPOSED RESOLUTION TO GROW THE TALENT SOLUTION ECOSYSTEM THE INNOVATION NEXUS

WHEREAS, Cook County Bureau of Economic Development seeks to advance talent driven economic development; and

WHEREAS, the Cook County Policy Roadmap, includes a key objective under Vital Communities to "Grow economic clusters by launching and supporting industry-led partnerships"; and

WHEREAS, the Policy Roadmap recommends meeting the above objective through the use of strategies to "Identify, prioritize and support new and emerging sectors that lead to living wage jobs" and to "Create a center for industry partnerships to lead, coordinate and support key economic sectors"

competitiveness, productivity, resiliency and adaptation to rapidly changing technology”; and

WHEREAS, the Cook County Equity Task Force Report includes a recommendation under Vital Communities to “Align Cook County’s workforce investment intentionally and strategically to support high quality jobs that promote residents’ economic mobility and equity”; and

WHEREAS, to advance the above objectives and strategy from the Policy Roadmap as well as those related to workforce investments outlined by the Equity Task Force, the Bureau of Economic Development has partnered and collaborated with the Chicagoland Workforce Funders Alliance (CWFA), an initiative of the Chicago Community Trust, since 2020 to establish the Network for Employer Driven Talent Solutions and the Talent Solution Connector; and

WHEREAS, Forefront, Illinois’ statewide association representing both grantmakers and nonprofits, as well as their advisors and allies, has agreed to serve as the fiscal agent for this initiative for the Chicagoland Workforce Funders Alliance; and

WHEREAS, Cook County has a commitment to talent driven economic development which includes supporting industry-led partnerships to meet the talent needs of employers and to ensure that residents have opportunities for good jobs; and

WHEREAS, the COVID-19 pandemic has exacerbated the pre-existing challenges both employers and workers encounter, leaving businesses in desperate need of workers and many workers without meaningful and family-sustaining employment; and

WHEREAS, both employers and workers find the existing workforce ecosystem complex, segmented, varied across sectors, as well as generally difficult to understand and navigate; and

WHEREAS, only a small percentage of private sector employers use the public workforce system; and

WHEREAS, because of ongoing collaboration, the Cook County Bureau of Economic Development and ~~the Chicagoland Workforce Funders Alliance~~ FOREFRONT, as the fiscal agent for the Chicagoland Workforce Funders Alliance, propose an intentional and cooperative effort to prioritize, support and facilitate employers’ and workers’ ability to navigate, engage, and shape the workforce system to meet their needs through a program called, ~~Growing the Talent Solution Ecosystem~~ The Innovation Nexus; and

WHEREAS, ~~Growing the Talent Solution Ecosystem~~ The INNOVATION NEXUS represents a three-year effort to support the further development of capacity, integration, coordination and promotion of the following services and resources:

1. **N e t w o r k o f E m p l o y e r - l e d W o r k f o r c e S o l u t i o n s**
<<https://chiworkforcesolutions.org/>> (“NEWS”), a hub for networking, capacity building and resources for sector partnerships and

other employer-led initiatives collaboratives. Sector partnerships are now considered a best practice and encouraged by many federal funding agencies for economic and workforce development; and

2. **T a l e n t S o l u t i o n C o n n e c t o r**
<https://talentsolutionsconnector.net/> (TSC) a service that assists employers find workforce services to address talent challenges while prioritizing equity and diversity; and
3. **Chicagoland Career Pathways <https://www.careerpathways.net/**
<http://www.careerpathways.net/>> (CP.Net) is an online directory that identifies and outlines onramps to good jobs through existing Cook County based career pathway programs with a focus on low-barrier options for young adults planning their post-secondary path; adult career-seekers/changers coupled with access to guides, counselors, and mentors; and

WHEREAS, to ensure accountability and the implementation of shared objectives, Cook County wants to leverage the expertise of ~~the CWFA~~ Forefront and its resources to advance these programs and administer the Program; and

WHEREAS, the duties and responsibilities of Forefront, on behalf of the CWFA, will be outlined in a Scope of Services of a grant agreement between BED and ~~CWFA~~ Forefront necessary to support and operate the Network of Employer Solutions pursuant to which the ~~CWFA~~ Forefront will:

- Provide technical assistance to NEWS members to increase their capacity to meet the talent needs of their sectors;
- Support the planning and launching of new sector partnerships as requested by employers.
- Provide operational support to existing partnerships as needed;
- Provide grant writing assistance to secure additional resources to support sector partnerships;
- Create a business plan and launch a pilot program that provides access to financing for the purchase of an automobile for workforce program participants/graduates;
- Expand the capacity and resources of NEWS and NEWS members;
- Additional duties agreed upon by Cook County and ~~CWFA~~ Forefront ; and

WHEREAS, in order to enhance and maintain both the Talent Solution Connector and Chicagoland Career Pathways, the grant agreement with ~~the CWFA~~ Forefront will also require ~~the CWFA~~ Forefront to :

- Maintain these resources, websites, and related databases to ensure

- accuracy and completeness of all content;
- Conduct ongoing evaluation regarding use and satisfaction of sites;
 - Improve effectiveness of the above sites through new features and partnerships;
 - Coordinate and leverage stakeholders throughout the workforce ecosystem to bring value to the stakeholders and the Program;
 - Expand outreach in Suburban Cook to gather additional information on career pathways and workforce resources available through local public schools, community colleges and community organizations;
 - Conduct marketing efforts to expand the reach and usage of the sites;
 - Additional duties agreed upon by Cook County and ~~CWFA~~ Forefront; and

WHEREAS, ~~the CWFA Forefront~~ will develop metrics and report quarterly to Cook County on programmatic and fiscal progress along with an annual report summarizing impact and success stories; and

WHEREAS, since 2021, the CWFA has invested significant resources to support and lay the foundation for the NEWS (including support for Early Childhood Workforce Partnership and the Healthcare/Public Health), development of the Talent Solution Connector, and CP.Net, 3.6 FTE for approximately \$390,000 (salary, fringe & administration), \$260,000 for consultants (facilitators, project managers, web platform design) and an additional \$20,000 per year on technology costs (licenses, hosting fees etc.) for a total of \$640,000 per year or a total of \$1,280,000; and

WHEREAS, the CWFA estimates that the cost of providing these services for ~~Growing the Talent Solution Ecosystem~~ The Innovation Nexus from 2023 - 2025 will be \$715,000; and

WHEREAS, the Bureau of Economic Development has \$300,000 in its 2023 corporate budget to support the services outlined for 2023; and subject to approval of this resolution will seek approximately \$300,000 in 2024 and \$125,000 in its 2025 budget to complete this work; and

WHEREAS, providing employers with new and improved channels to meet their talent needs, coupled with developing a comprehensive system to share the plethora of existing career pathway opportunities to both employers and job seekers will assist all parties.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Board of Commissioners does hereby authorize the Bureau Chief of the Bureau of Economic Development to enter into a three-year agreement to provide a grant with ~~the Chicagoland Workforce Funders Alliance~~ Forefront to establish the program, ~~Grow the Talent Solution Ecosystem~~, The Innovation Nexus, to provide employers with new and improved channels to meet their talent needs, coupled with easy access to a directory of existing career pathway opportunities to both employers and job seekers to assist all parties and advance Cook County's policy objectives as outlined in the Policy Roadmap and the Equity Task Force Report.

BE IT FURTHER RESOLVED that the Cook County Board of Commissioners hereby authorizes the Bureau Chief of BED or its designee to modify the agreement and funding amount based upon need, performance, and utilization, subject to annual appropriation by the Board.

[23-4079](#)

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

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.

[23-4091](#)

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

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.

[23-4128](#)

Presented by: KAREN A. YARBROUGH, County Clerk

PROPOSED GRANT AWARD

Department: Cook County Clerk

Grantee: Cook County Clerk, Election Authority-Election Division

Grantor: Illinois State Board of Elections

Request: Authorization to accept grant

Purpose: The purpose of the grant is to assist in the maintenance and other costs associated with the voter registration system in order for it to communicate with the Centralized Statewide Voter Registration System as required by Title III Section 303 of the Help America Vote Act of 2002

Grant Amount: \$2,643,325.00

Grant Period: 7/1/2023 - 6/30/2024

Fiscal Impact: \$2,643,325.00

Accounts: Professional Services 11306-1110-520830 \$1,700,000.00; Maintenance and Subscription Services 11306-1110-540130 \$943,325.00.

Concurrences:

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

Summary: The purpose of the grant is to assist in the maintenance and other costs associated with the voter registration system in order for it to communicate with the Centralized Statewide Voter Registration System as required by Title III Section 303 of the Help America Vote Act of 2002