



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

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

**New Items Agenda**

**Thursday, April 18, 2024, 10:00 AM**

**Third Set  
Issued on: 4/17/2024**

[24-2753](#)

**Presented by:** AVIK DAS, Executive Director, Justice Advisory Council

**REPORT**

**Department:** Justice Advisory Council

**Report Title:** An Urgent Call for Change: Advancing Justice in the Cook County Juvenile Detention Center The 2023 Annual Report of the Cook County Juvenile Detention Center Advisory Board

**Report Period:** December 1, 2022 - November 30, 2023

**Summary:** The JTDC Advisory Board's 2023 annual report highlights significant ongoing and unaddressed concerns about the detention center's practices. Multiple reports issued by expert bodies and state agencies underscore the importance of reforming practices in the JTDC to prioritize rehabilitation and address the specific needs of detained youth. Unfortunately, these reports have not led to significant change at the JTDC. This year's report, once again, focuses on the much-needed areas of improvement critical to the rehabilitation and safety of the detained youth. We, the JTDC Advisory Board, call upon Cook County Commissioners, Judges, and community leaders to join us in our ongoing mission to transform the JTDC, thereby ensuring a safer, more rehabilitative, educationally focused, and developmentally informed environment for the youth of Cook County.

[24-2531](#)

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

**PROPOSED CONTRACT**

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

**Vendor:** Berglund Construction Co., Chicago, Illinois

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

**Good(s) or Service(s):** Construction Manager at Risk (CMaR) Services for Provident Hospital Improvements

**Contract Value:** \$100,865,745.00

**Contract period:** 7/1/2024 - 6/30/2027

**Potential Fiscal Year Budget Impact:** FY2024 \$14,009,131.20, FY2025 \$33,621,915.00, FY2026 \$33,621,915.00, FY2027 \$19,612,783.80

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

**Contract Number(s):** H24-25-085

**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 Construction Manager at Risk (CMaR) services for improvements to Provident Hospital. The vendor shall provide pre-construction services and complete the construction of assigned projects under a guaranteed maximum price (GMP).

The vendor will be expected to collaborate with architectural and engineering firms to provide preconstruction services to meet the objectives of the County, as well as any regulatory requirements, and shall provide complete construction management services for the construction of new projects, renovation projects, and demolition of up to 3 existing buildings on the campus.

The vendor will provide all constructions services through project closeout. The approved projects include building exterior improvements, site upgrades, and interior improvements that are currently, or will be, assigned to multiple design professionals. Current projects underway that this request will support include renovations to the Provident Behavioral Health Center, Community Triage and Stabilization Center, and hospital ambulance bay.

Future projects for the Provident Campus under this request will support the following areas: Mechanical Systems Capital Renewal/Replacement Project; Bio Tech Trash Compactor; Bicycle Rack Storage System; Women's Pavilion; GI Suites; Elevator Modernization; Exterior Inspections and Renovations; Parking Structure Renovations; and Interior Renovation and Restack.

[24-1503](#)

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

**PROPOSED RESOLUTION**

**PROPOSED RESOLUTION FOR AN ARPA VITAL COMMUNITIES PROGRAM INITIATIVE IMPLEMENTED BY THE BUREAU OF ECONOMIC DEVELOPMENT**

**WHEREAS**, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 (“ARPA”) which includes \$1.9 trillion in federal stimulus funds to hasten the United States’ recovery from the economic and health effects caused by the COVID-19 pandemic; and

**WHEREAS**, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385B of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

**WHEREAS**, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

**WHEREAS**, the Cook County Board of Commissioners via Resolution 21-3654 accepted the ARPA federal award allocated to Cook County to assist the County in its recovery from the economic and health effects of COVID-19 in the amount of approximately \$1,000,372,385.00; and

**WHEREAS**, Resolution 21-3654 further authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the ARPA award and other accounting measures to track the acceptance and spending of the federal award; and

**WHEREAS**, the Cook County Board of Commissioners authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable using agencies to issue grants, contracts and agreements for ARPA programs approved via Resolution 22-0637; and

**WHEREAS**, to further the Policy Roadmap Goals, the Bureau of Economic Development (BED) has developed a menu of Vital Community programs and initiatives, including the Water Affordability Program, which have undergone review and approval through the Project Management Office process to utilize ARPA funding for such programs and initiatives pursuant to the issuance of grants, contracts, and agreements; and

**WHEREAS**, Resolution 22-0637 provided that any grants issued regarding ARPA programs in an amount over \$1M shall require the approval of the Cook County Board of Commissioners; and

**WHEREAS**, Resolution 23-3116 authorized the Bureau of Economic Development to enter into a Subrecipient Agreement with Elevate Energy in an aggregate amount of up to \$7,820,000 to begin implementation of the Water Affordability Program; of which \$7,500,000 was intended to be provided to CEDA to administer a household water utility assistance program; and

**WHEREAS**, BED, Elevate Energy and CEDA worked to design the household water utility assistance program and jointly determined that such program would not be feasible and cost-effective to administer, and the funding initially intended for such program will be allocated to Elevate Energy for the programs provided herein; and

**WHEREAS**, ARPA funding is available within the Water Affordability Program, and the Bureau of Economic Development desires to provide additional funding to Elevate Energy to support their implementation of the remaining components of the Water Affordability Program which include residential water efficiency efforts; a municipal bulk household debt relief strategy in income-qualified and high water-burdened communities; and a water affordability technical assistance program for municipalities in

suburban Cook County; and

**WHEREAS**, the remaining \$8.5 million in BED’s Vital Communities Water Affordability Program will be transferred to the Connected (formerly Smart) Communities Pillar to support Build Up Cook water capital projects.

**NOW THEREFORE BE IT RESOLVED** that the Cook County Board of Commissioners hereby approves the issuance of the following agreement amendment by the BED, subject to annual appropriation by the Board:

- 1. Amend the Subrecipient Agreement with **Elevate Energy** to increase the total funding by **\$3,680,000**, from the original approved amount of \$7,820,000 to a revised aggregate amount of up to \$11,500,000 to continue their implementation of the **Water Affordability Program**. Elevate will operate several components of the Water Affordability Program: residential water efficiency efforts, including a leak repair assistance program; a municipal bulk household debt relief strategy in income-qualified and high water-burdened communities that incorporates water affordability best practices; and a water affordability technical assistance program for municipalities in suburban Cook County.

**BE IT FURTHER RESOLVED** that the Cook County Board of Commissioners hereby authorizes the Chief of the Bureau of Economic Development or its designee to modify the agreements and funding allocations to all BED selected organizations based upon need and utilization.

**BE IT FURTHER RESOLVED** that funding for the BED ARPA Programs shall be subject to availability of funds from the United States Government and appropriation of funding by the Cook County Board of Commissioners.

[24-2735](#)

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

**PROPOSED RESOLUTION**

**PROPOSAL FOR ARPA NT 093 MORTGAGE ASSISTANCE - SINGLE FAMILY HOME DEVELOPMENT**

**WHEREAS**, on March 11, 2021, the federal government authorized the American Rescue Plan Act of 2021 (“ARPA”) which includes \$1.9 trillion in federal stimulus funds to hasten the United States’ recovery from the economic and health effects caused by the COVID-19 pandemic; and

**WHEREAS**, specifically, the federal government has authorized and allocated a federal award of approximately \$1,000,372,385 of ARPA funding to Cook County to assist the County in its recovery from the economic and health effects of COVID-19; and

**WHEREAS**, on June 24, 2021, the Cook County American Rescue Plan Act Framework (the “ARPA Framework”) was presented to the Cook County Board of Commissioners; and

**WHEREAS**, the Cook County Board of Commissioners via Resolution 21-3654 accepted the ARPA federal award allocated to Cook County to assist the County in its recovery from the economic and health effects of COVID-19 in the amount of approximately \$1,000,372,385; and

**WHEREAS**, Resolution 21-3654 further authorized the Cook County Budget Director and Comptroller to create and implement a Special Purpose Fund for the ARPA award and other accounting measures to track the acceptance and spending of the federal award; and

**WHEREAS**, the Cook County Board of Commissioners authorized the Chief Financial Officer, Budget Director, Chief Procurement Officer and applicable user agencies to issue grants, contracts and agreements for ARPA programs approved via Resolutions 22-3657 and 22-0637; and

**WHEREAS**, to further the Policy Roadmap Goals, the Bureau of Economic Development has developed a menu of programs to support economic recovery, inclusive of the development of affordable and supportive housing in the post-COVID era, which have undergone review and approval through the Project Management Office process to utilize ARPA funding for such programs and initiatives pursuant to the issuance of grants, contracts, and loan agreements; and

**WHEREAS**, Resolutions 22-3657 and 22-0637 provided that any awards issued regarding ARPA programs in an amount over \$1M shall require the approval of the Cook County Board of Commissioners; and

**WHEREAS**, the Bureau of Economic Development through its Department of Planning and Development was designated the lead for ARPA Initiative NT093: Mortgage Assistance, a \$16,000,000.00 initiative geared toward offsetting the inflationary pressures on housing prices, home mortgage interest rates, new home supply deficiencies and further offsetting marginalized appreciation and equity gains of families within HUD Qualified Census Tracts (QCT) and Disproportionately Impacted Areas (DIA) under the COVID pandemic; and

**WHEREAS**, the Department of Planning and Development is recommending funding \$12,000,000 of the ARPA-NT093 initiative funds to support a single-family initiative to develop homes demonstrating modular construction techniques, constructing up to 150 single family home units; and

**WHEREAS**, the communities including Humboldt Park in the City of Chicago, the City of Chicago Heights, and Maywood, Broadview and Bellwood within Proviso Township have been identified as communities for the demonstration in the first phase of development; and

**WHEREAS**, the Cook County Land Bank has acquired vacant land in various DIA and QCT areas in Cook County, along with funding to support buyer assistance, the County seeks to enter into agreement with the Cook County Land Bank to develop homes on land within the Cook County Land Bank

ownership and utilize available home buyer assistance administered by the Cook County Land Bank in combination with proposed developer subsidies contained within the subject development structure to offer new homeownership opportunities within the County; and

**WHEREAS**, municipalities within Cook County and not-for-profit organizations have acquired land for the purpose of redeveloping single family home communities and are willing to make land available for development under this program, such land may be incorporated into this program; and

**WHEREAS**, the funding for development will be structured as a construction loan to designated developers to support the development of the homes, with the loans collateralized by the land and homes developed, repayable from the proceeds of sales to homebuyers, net of the homebuyer subsidy. Proceeds of the sale will be accumulated per development to finance additional development of single-family homes within additional (2nd or 3rd) phases of development as proceeds remain available; and

**WHEREAS**, single family homes provide the basis for community, family stability and wealth accumulation, the single-family homes will be developed to support family with incomes less than 120% of Area Median Income, supported by a subsidy of no greater than seventy-five thousand dollars (\$75,000) per unit in developer subsidy convertible in part or in whole to a homebuyer subsidy directly benefitting the household purchasing the home as their primary residence; and

**WHEREAS**, homebuyer subsidy awards will require homebuyers reside in the property as their primary residence; and

**WHEREAS**, with homes developed within the Disproportionately Impacted Areas (DIA) or Qualified Census Tracts (QCT), homebuyers with household income exceeding the 120% AMI may purchase the homes without subsidy; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners hereby approves the use of \$12,000,000 of ARPA funds for the demonstration of single-family homes utilizing modular technologies and authorizes the Director of Planning and Development under the Bureau of Economic Development to select and structure developments and enter into development, partnership and loan agreements required for development of the single-family homes.