



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

**Cook County Building, Board Room, 118 North Clark Street, Chicago, Illinois
(Board Room Closed to Public - Meeting Virtual for Public)**

New Items Agenda

Thursday, November 17, 2022, 10:00 AM

[22-6489](#)

Presented by: ANNETTE GUZMAN, Budget Director

PROPOSED TRANSFER OF FUNDS

Department: Department of Budget & Management Services

Request: Transfer of funds

Reason: Insufficient funding in GIS capital account

From Account(s): 11000.1490.11030.521313

To Account(s): 11249.1009.21120.560225

Total Amount of Transfer: \$800,000

On what date did it become apparent that the receiving account would require an infusion of funds in order to meet current obligations? What was the balance in the account on that date, and what was the balance 30 days prior to that date?

On 11/4/22 there was only \$2k available in the receiving account.

How was the account used for the source of transferred funds identified? List any other accounts that were also considered (but not used) as the source of the transferred funds.

Adequate funding in fixed charges to cover short fall.

Identify any projects, purchases, programs, contracts, or other obligations that will be deferred, delayed, or canceled as a result of the reduction in available spending authority that will result in the account that funds are transferred from.

None

If the answer to the above question is “none” then please explain why this account was originally budgeted in a manner that caused an unobligated surplus to develop at this point in the fiscal year.

Due to savings on projects budgeted in fixed charges, this funding is available for use to cover unanticipated costs that arose this year.

[22-6482](#)

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

PROPOSED GRANT AWARD

Department: Department of Planning and Development

Grantee: Cook County Bureau of Economic Development

Grantor: United States Department of Treasury (Treasury)

Request: Authorization to accept grant

Purpose: Further support of the Emergency Rental Assistance I Program (ERA I) supporting payments to low- and moderate-income renters in arears on rent, in need of housing supports and the administration of program.

Grant Amount: \$2,981,944.04 ERA I Final Reallocation

Grant Period: 12/27/2020 -12/29/2022

Fiscal Impact: \$2,981,944.04

Accounts:

| | | |
|--------------------------------------|-----------------------|----------------|
| 11284.1013.20196.520830.00000.000000 | Professional Services | \$205,000.00 |
| 11284.1013.20196.580170.00000.000000 | Grant Disbursements | \$2,776,944.04 |

Concurrences:

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

Summary: On December 27, 2020, the United States Treasury Department (the “Treasury”) under the Consolidated Appropriations Act, 2021 made available \$25 Billion to States, U.S. territories, Indian tribes, and local governments for Emergency Rental Assistance I (“ERA I”) to assist households who are unable to pay rent and utilities due to the Covid-19 pandemic, of which \$72,808,624.10 has been allocated to Cook County.

Accordingly, by September 1, 2021, Cook County had successfully awarded seventy-five percent of the ERA Grant funds to eligible households under the Treasury guidelines, making Cook County eligible to receive reallocated funds from other States and Municipalities through the Treasury.

Thereafter, Cook County has applied three times and been awarded a total of \$12,578,642.99 in

reallocations of ERA I Grant funds from Treasury sourced from the redistribution of ERA Grant funds from the National Pool.

Subsequently, Cook County applied for the final reallocation of ERA I Grant funds from Treasury of which the subject \$2,981,944.04 was awarded to Cook County from the Final Redistribution of ERA I Grant funds from the National and State Reallocation Pools.

The Bureau of Economic Development (BED) seeks the approval of the Cook County Board of Commissioners to authorize the Budget Director to accept the funds from Treasury, allocate and transfer the funds to BED and continue a special purpose fund to track the acceptance and spending under the ERA I program.

Further, BED respectfully requests the approval of the Cook County Board of Commissioners authorizing the BED to further implement the Cook County Emergency Rental and Assistance Program I for the distribution of the allocated funding to further provide aid to eligible Cook County households in compliance with the terms of the ERA I and, in accordance with the grant, select organizations and government agencies as well as enter into any agreements as necessary with the selected organizations and government agencies to provide rental and utility assistance to eligible households residing in suburban Cook County.

[22-6486](#)

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

PROPOSED HOME INVESTMENT PARTNERSHIPS PROGRAM

Department: Planning and Development

Other Part(ies): Quentin Apartments - Palatine, LLC with members Lutheran Social Services of Wisconsin and Northpointe Development II Corporation Oshkosh, Wisconsin

Request: Respectfully request the Board consider approval of HOME Investment Partnerships Program funds for a loan in the amount of \$1,900,000.00 for an eighteen (18) month construction period, and a 30-year permanent term with 0% interest rate. The funds will be used to fund a portion of the new construction of a 58-unit Affordable Family Rental Community in Palatine, IL.

Total Development Cost: \$30,772,222.00

Project Loan Amount: \$1,900,000.00

Fiscal Impact: \$1,900,000.00

Account(s): 11900-1013-54147-580170

Summary: Quentin Apartments - Palatine, LLC (Quentin Apartments - Palatine) has requested HOME Investment Partnerships Program funds in the amount of \$1,900,000.00 for an eighteen (18) month construction period, and a 30-year permanent term with 0% interest rate. The funds will be used for new construction of an 58-unit Affordable Family Rental Development community in Palatine, IL.

The proposed facility is a three-story, wood-framed building with a brick veneer, serviced with an elevator and containing fifty-eight (58) units, including 24 one-bedroom, 19 two-bedroom and 15 three-bedroom units. 12 units will receive fifteen-year Project Based Rental Assistance Contracts via the Housing Authority of Cook County to support very-low-income residents.

The site subject property, located at 301 W. Johnson Street, at the cross-streets of Johnson and Washington Streets in Palatine, Illinois, encompassing approximately 3.87 acres of a 4.87 Acre site that includes adjacencies to Salt Creek wetlands which will be excluded from the development site.

The new development will consist of one three-story building which will include the combination of one-, two-, and three-bedroom units, underground parking with a surface lot. Four townhome units will line Johnson Street to serve as a density buffer from the single-family homes adjacent to the multi-family properties.

The common areas of the building will be fully accessible, all units will be visitable, and six units will be fully accessible, four units will be adaptable and two sensory impaired units will complete the twelve (12) unit mix. Amenities include on-site management, parcel room, security lighting, community room, outdoor play area, fitness center, bike parking, business center, wi-fi, and an outdoor terrace and grill area.

Units will be available to individuals and families with a wide range of income levels from 30% of area median income to 80%. This project will utilize income averaging, the latest technique to secure both LIHTC and a semblance of market rate tenancy in 100% funded developments.

Lutheran Social Services of Wisconsin and Upper Michigan, in partnership with Northpointe Development II Corp. of Oshkosh, WI, through Quentin Apartments- Palatine, LLC will own and develop the property.

[22-6424](#)

Sponsored by: Chief Judge, Cook County Board of Commissioners

PROPOSED GRANT AWARD

Department: Office of the Chief Judge, Circuit Court of Cook County

Grantee: Office of the Chief Judge

Grantor: Illinois Department of Human Services, Bureau of Youth Intervention Services

Request: Authorization to accept grant

Purpose: The intent of the Redeploy Illinois (RI) program is to grant funds that will establish a continuum of local, community-based sanctions and treatment alternatives for juvenile offenders who would otherwise be incarcerated if those local services and sanctions were not available, as required by 730 ILCS 110/16.1.

Grant Amount: \$5,836,288.00

Grant Period: 12/1/2022 - 6/30/2023

Fiscal Impact: None

Accounts: N/A

Concurrences:

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

Summary: The Circuit Court of Cook County Redeploy Illinois Juvenile Court program will build the court's capacity to establish Redeploy Hubs, community based facilities for those juveniles not ordered to respite who will be transported to a Redeploy Hub daily where they may receive cognitive behavioral therapy, counseling, case management, educational, recreational/vocational and any service determined necessary after assessment.

Program funds will be allocated to professional treatment services, staff salaries and fringe benefits, training, travel, supplies and Cook County administrative costs.