Executive Director Report

May 29, 2014

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Overview

- Report is intended to inform board and interested parties of our progress in moving the Cook County Land Bank Authority forward.
- Report summarizes progress to date on 5 key objectives:
 - Improving CCLBA capacity
 - Identifying strategic opportunities
 - Engaging in transactions
 - Developing our data analytics
 - Acting on larger priorities

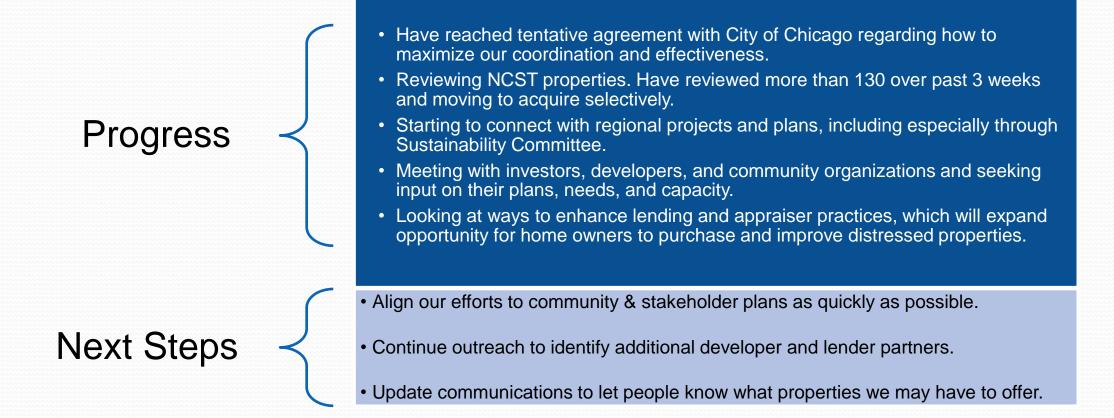
1. Improve CCLBA Capacity

Progress

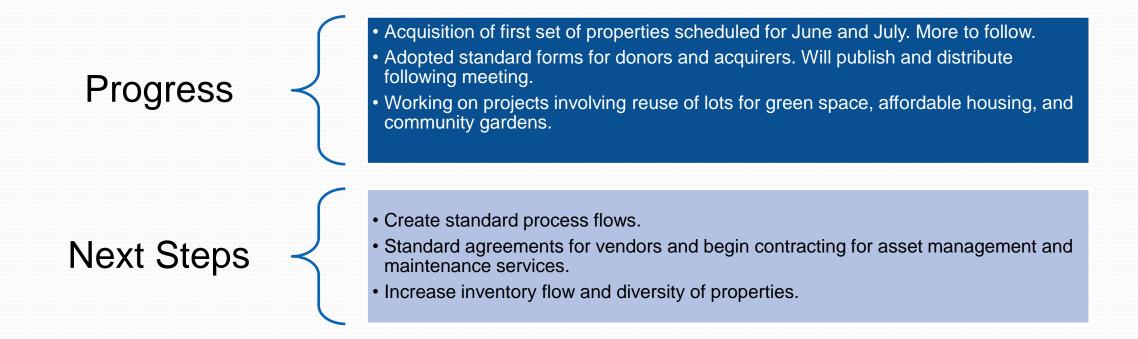
Next Steps

- Sr. Acquisition Manager has been hired. Database Analyst and Administrative Assistant IV searches are started. Additional positions will be posted soon.
- Working with MPC, CRN, LISC and others on stakeholder outreach and training.
- RFP for Property Inventory Tracking System was issued and 5 proposals are being evaluated.
- In order to promote MBE/WBE participation in CCLBA, d in Vendor Fair and distributed ~40 Request for Services - General and developed Request for Services for Real Estate Services (to be distributed).
- Started review of website for updates and improvements. Modest changes coming.
- · Develop formal staff policies, procedures, and work plans
- Continue with staff plan.
- Continue outreach to potential strategic partners.

2. Identify Strategic Opportunities



3. Engage in Strategic Transactions



Acquisition Priorities – At Present

- Prevent further loss of property/conserve buildings.
- Secure property with likely end user identified. Disposition leads acquisitions.
- Secure property that can provide immediate opportunity for revenue, where possible.
- Accept properties and test systems, before expanding capacity. Build for sustainability.

A Note on the National Community Stabilization Trust

- 10-20 property offerings are reviewed on a daily basis.
- Each property subjected to online evaluation to determine fit with priorities, est. market value, feasibility for disposition, neighborhood characteristics, legal status, and more.
- NCST requires 24-hour response of initial interest.
- Properties identified for possible acquisition are visited drive-by and internal inspection, if possible. BPO is requested.
- Decision to request offer or not is made. Must be made within 5 days.
- CCLBA can decline offer based on pricing or other considerations.

Why We May Pass – At Present

- Value of property exceeds capacity of CCLBA to convey for affordable housing – costs too much.
- Condition of property or neighborhood characteristics make timely disposition uncertain.
- Property is in community where CCLBA is working to develop community connections and ensure our acquisition aligns with local community plans and preferences. Don't want to rush.
- May be subject to legal issues (i.e. order for demolition).
- Property type vacant lots, condos, townhouses

What We are Learning

- NCST provides properties where acquisition to resell is possible, while maintaining affordability.
- NCST provides properties with clear and marketable title.
- NCST properties should be inspected prior to acquisition, if possible.
- NCST process is not ideal for assembling large numbers of parcels in the same area quickly.
- NCST does not include smaller investor-back properties or Fannie Mae properties.

Proposed Dispositions

Chicago properties subject to final review with City of Chicago before closing.

All properties are donations.

- 8042 S. Elizabeth, Chicago \rightarrow Acquire to conserve property \rightarrow Market for sale
- 7152 S. Wolcott, Chicago \rightarrow Acquire to conserve property \rightarrow Market for sale *
- 7252 S. Aberdeen, Chicago \rightarrow Acquire to conserve property \rightarrow Market for sale *
- 1110 E. 93rd Street, Chicago \rightarrow Acquire to conserve property \rightarrow Hold for affordable rental/deconstruct *
- 2213 W 50th Street, Chicago \rightarrow Acquire to conserve property \rightarrow Hold for affordable rental/deconstruct *
- 9805 S. Ewing, Chicago \rightarrow Hold to conserve property \rightarrow Affordable rental and community use *
- 41 N. Mayfield, Chicago \rightarrow Acquire for stabilization \rightarrow Sell for rental/ownership *
- 530 N. Monticello, Chicago → Acquire for stabilization → Sell for rental/ownership *
- 401 S. 21st Ave, Maywood \rightarrow Acquire for community development \rightarrow Convert to green space/park *
- 336 15th Street, Chicago Heights \rightarrow Acquire to conserve property \rightarrow Hold for sale
 - * Interested acquirer identified.
- NOTE: Chicago properties subject to final review with City of Chicago before closing. All properties are donations

4. Develop Data Tools

Progress

- We have 5 formal proposals for delivery of Property Inventory Tracking System. Review has started.
- Looking to coordinate CCLBA with Smart Chicago and Open Cook County projects.
- D&A Committee met.

Next Steps

- Scope other data tools and coordinate their engagement to the property tracking tool.
- Engage data providers to develop sharing arrangements.

5. Act on Larger Priorities

Progress

• Continuing research on best practices in sustainability.

- Looking at deconstruction as a formal strategy to conserve building materials, create jobs, and salvage value from abandoned properties.
- First set of projects include ones involving reuse of vacant lots following sustainability best practices.

Next Steps

- Outreach for ideas on how to leverage CCLBA for larger priorities.
- Incorporate priorities into standard contracts, operations, and plans.

Summary

The Cook County Land Bank Authority continues to make significant progress to improve its operational effectiveness. We continue to have constructive dialogue with a wide variety of potential partners, focusing on larger impact strategies. We are on target to begin acquiring properties and will have the capacity in place to effectively manage and dispose of what we acquire.

Questions & Discussion