

MEETING MINUTES OF THE COOK COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS

August 21, 2014

Board of Directors of the Cook County Land Bank Authority met pursuant to notice on August 21, 2014 at 8:00 AM in the offices of the Metropolitan Planning Council, 140 South Dearborn, fourteenth floor conference room, Chicago, Illinois.

I. Call to Order and Roll Call

Chairwoman Gainer called the meeting of the Board to order.

Present: Directors Brewer (via phone conference), Dworkin, Friedman, Gainer, Grisham, Helmer, Holmes, Ostenburg, Planey, Porras, Richardson, Saffo, Sherwin, Ware (14)

Not Present: Directors Brawley, Jenkins, (2)

Also Present: Brian White (*CCLBA Executive Director*)

Others Present:

Bob Benjamin (*Cook County Treasurer's Office*), **Wesley Berman** (*Chicago Coalition for the Homelessness*), **Marsha Borders** (*Community Renewal*), **Dollie Brewer** (*Chicago Coalition for the Homelessness*), **Donnie Brown** (*Genesis Housing*), **Mark Buford** (*Dearborn Realtists*), **Eric Burnett** (*Chicago Coalition for the Homelessness*), **Kate Calabria** (*Metropolitan Planning Council*), **Natasha M. Cornog** (*Cook County Land Bank Authority*), **Beatrix Davis** (*Brown Sugar Bakery*), **Amy Ellingson** (*Commissioner Bridget Gainer's Office*), **David Evers** (*Commissioner Steele's Office*), **Angela Ford** (*TAG Foundation*), **Lorraine Harris** (*Chicago Coalition for the Homelessness*), **S. Hart** (*Brown Sugar Bakery*), **Chet Jackson** (*West Humboldt Park Development Council*), **Nick Jefferson** (*Albany Park Neighborhood Council*), **Michael Johnson** (*Project Simeon 2000*), **Keith Kim** (*Commissioner Larry Suffredin's Office*), **Abin Kuriakose** (*Commissioner Bridget Gainer's Office*), **Tom Mahoney** (*Commissioner Larry Suffredin's Office*), **Stephanie Milito** (*Cook County Planning and Development*), **Grady Norwood Jr.** (*Chicagoland Black Chamber of Commerce*), **Tom Otto** (*West Humboldt Park Development Council*), **Kirby Pearson** (*Pearson*), **Elizabeth Scott** (*Chicago Rehab Network*), **Marie Taylor** (*ISGBL*), **Lisa Thompson** (*Century 21*), **Vincent Waller** (*Cook County*), **Brian Weaver** (*IDFPR-State of Illinois*), **Eric Williams** (*Cook County Land Bank Authority*)

II. Public Speakers

Chairwoman Gainer noted there were **no** public speakers:

III. West Humboldt Park Development Council Presentation by Chet Jackson,

West Humboldt Park Family & Community Development Council wishes to partner with CCLBA to execute acquisition and redevelopment of 3525 West Chicago Avenue a commercial property which is currently vacant and blighted. Upon redevelopment, the property will house Brown Sugar Bakery's bakery/distribution center. Ground floor will house retail and commercial kitchen,

second floor will be converted to a distribution facility. The project will create 30-90 new jobs for Returning Citizens and return property to tax roll. Chet Jackson then answered questions from the Board of Directors. **No action taken.**

IV. Genesis Housing Development Corporation Presentation by Donnie Brown

Genesis Housing Development Corporation (GHDC) seeks to convey 14 Single Family and 2-unit properties to CCLBA for holding. Most of the properties are located in Chatham, Auburn Gresham, Greater Grand Crossing and Englewood (CAGE) communities. GHDC has secured a 2.5 million line of credit to acquire and rehab these and other properties in the (CAGE) communities. GHDC will take the properties out of the CCLBA over the next 2 years for redevelopment 1-2 at a time. Upon rehab properties will be sold to cover expenses or retained by Genesis as a rental. Donnie Brown and Brian White then answered questions from the Board of Directors **No action taken.**

IV. Executive Director's Report (Brian White)

Brian White, CCLBA Executive Director, gave the Executive Director's Report. Brian updated the Board on CCLBA five key objectives: Improving CCLBA Capacity, Identifying Strategic Opportunity, Engaging in Transactions, Developing CCLBA Data Analytics, and Acting on Larger Priorities. then answered questions from the Board of Directors. **No action taken.**

Eric Williams, CCLBA Sr. Acquisition's Manager spoke on acquisition strategy and process. Eric gave a brief overview of how we acquire property through the National Community Stabilization Trust (NCST) process and presented an update of inventory we currently have and what properties are pending.

V. Consent Agenda

Director Ostenburg, seconded by Director Helmer, moved to approve the Consent Agenda which includes the minutes of the July 24, 2014 CCLBA Board of Directors meeting. **The motion carried unanimously.**

VI. Financial Report from the CCLBA Treasurer (Director Holmes)

Director Holmes, CCLBA Treasurer, gave the financial report. Director Holmes reported that a Special Funds Revenue Account 586 has been created for FY 2015 projected line items for Site Improvements and Appropriation Adjustments. He also stated that the CCLBA is continuing to spend well within budget. **No action taken.**

VIII. Chairwoman's Report (Director Gainer)

Chairwoman Gainer reminded all directors that the next full Board of Directors meeting is scheduled for Thursday, September 25, 2014 at 8:00 AM. **No action taken.**

XII. Adjournment

Director Holmes seconded by Director Richardson, moved to adjourn. **THE MOTION CARRIED AND THE MEETING WAS ADJOURNED.**

Respectfully submitted,
Board of Directors of the Cook County Land Bank Authority



A handwritten signature in black ink, appearing to read "B. Gainer", is written over a horizontal line.

Bridget Gainer, Chairman

Attest.

A large, stylized handwritten signature in black ink, likely belonging to the Secretary, is written over a horizontal line.

Director Osteburg, Secretary