

MEETING MINUTES OF THE COOK COUNTY LAND BANK AUTHORITY LAND TRANSACTIONS COMMITTEE

May 12, 2017

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on May 12, 2017 at 10:00 AM at the Cook County Building, 118 North Clark Street, 4th Floor, Chicago, Illinois.

I. Call to Order and Roll Call

Chairman Friedman called the meeting of the Land Transactions Committee to order.

Present: Directors Helmer, Planey, Porras, Ostenburg, Reifman (5)

Absent: Directors Friedman (1)

Also Present: **Robert Rose** (*CCLBA Executive Director*)

Others Present: **Steven Harris** (*Mass Mutual*), **Paul Rogers** (*Inland*), **Bob Purcell** (*Citizen*), **Jerry Wash** (*Citizen*), **Kathleen Boychinck** (*Citizen*), **Thurman Smith** (*Citizen*), **Chung Tan** (*CCL*), **Phil Richardson** (*Aspen Venture Group*), **Emily Robinson** (*Elevate Energy*), **Maurice Bernard** (*Bernards National*), **Bob Benjamin** (*Cook County Treasurer's Office*), **Jerry Brown** (*Siegel & Callahan*), **Lynette McRae** (*Metropolitan Planning Council*), **Marisa Novara** (*Metropolitan Planning Council*), **Angela Howard** (*APA Realty Inc.*), **Scott Duerlcope** (*JLL*), **Tonnette Jones** (*Citizen*), **Theo Chapman** (*Citizen*), **Reggie Greenwood** (*CSEDL*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Darlene Dugo** (*Cook County Land Bank Authority*), **Mustafaa Saleh** (*Cook County Land Bank Authority*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Claudette Shivers** (*Cook County Land Bank Authority*), **Alex Simmons** (*Cook County Land Bank Authority*), **Cindy Williams** (*Cook County Land Bank Authority*), **Gene Kelly** (*Cook County Land Bank Authority*)

II. Public Speakers

Committee Chair Ostenburg noted there were not any public speakers registered.

III. Land Transactions Report

Darlene Dugo gave an update on the following CCLBA activities: Core Business Activities, Current Commercial Projects, Scavenger Sale, and FY 2017 Focus.

Core Business Activities

This report covers the period from December 1, 2016 through April 30, 2017. CCLBA acquired 154 homes (20 within the past 28 days), disposed of 59 homes (15 within the past 28 days), demolished 11 properties, 46 homes are in the process of being rehabbed. A lot of projects that began last year is coming to fruition.

Cumulative Core Business Outcomes

CCLBA has generated \$10 million of property value which is 72% of goal. Market capitalization is generated when the developer sells the property to a homeowner.

Cumulative Core Business Activities

Cumulative Core Business Activities from December 1, 2016 through April 30, 2017 are as follows: 533 Acquisitions, 59 Demolitions, 302 Dispositions, 121 Rehabs, 231 properties in Inventory, 85 properties Reoccupied. With activities close to completion these numbers will continue to grow substantially.

Acquisitions Breakdown

CCLBA continues to work closely with NCST and the number of properties CCLBA has acquired is increasing. CCLBA hopes to acquire upwards of 1,000 properties through NCST primarily Fannie Mae and Freddie Mac along with some City Corp transactions. CCLBA is now purchasing HUD properties and this process has gone smoothly. CCLBA continues to receive donations from banks and individuals. CCLBA and the City of Chicago work together regarding forfeiture activities. CCLBA continues to utilize the Deed-in-Lieu of foreclosure process, and two (2) properties have been acquired via the Over-the-Counter Tax Sale.

Acquisitions & Disposition Monthly Breakdown

Cumulative total as of April, 2017 CCLBA has acquired 533 properties (acquired 162 additional homes in one month) and sold 302 properties.

Application Monthly Breakdown

CCLBA has received a cumulative total of 3,648 applications of which 579 applications were received in the month of March and April. This was attributed to the announcement of the vacant lot program received via the Scavenger Sale Tax Certificates on vacant lots.

Commercial Projects

Riverside Lawn Buyout Program – Riverside Lawn is located in unincorporated Cook County near the Riverside Township between Riverside and Lyons. This land is near the Des Plaines River that floods every time it rains. CCLBA is working in partnership with Metropolitan Water Reclamation Department (MWRD) and Cook County Department of Planning and Development to buy these homes, demolish the homes, and this space will become permanent green space and deeded over to the Forest Preserve.

46 offers were made and 19 homes have been purchased to date. CCLBA has received more responses from people who were formally unresponsive. Four homes are currently undergoing historic surveys to determine if they are eligible for the National Historic Registry.

3323 West Grand Avenue – The developer has been in the process of pricing out the project to make sure it's feasible; this process has been completed. CCLBA anticipates moving forward with going back to court to finalize the forfeiture process and once this is completed CCLBA will sell the property to developer Bob Purcell.

Land Bank Agreements

CCLBA has a Land Banking Agreement with CNI to acquire and for 36 month. CCLBA continues to move forward with acquisitions on CNI's behalf. CCLBA had some holdup on the forfeiture cases, and is looking at alternative strategies to acquire properties more quickly.

The Land Banking Agreement with IFF is completed. IFF is interested in six Tax Certificate PIN's located in Maywood.

Scavenger Sale

The vacant lot program was launched on February 1, 2017. This program received great press via the newspapers, radio announcement, interviews, meetings with developers and community groups to share with the public what CCLBA has to offer. Since the launch, 1,907 individuals have registered for CCLBA's newsletter. Traffic to the website has increased; which caused individuals that to take a look at all of CCLBA's inventory not just vacant lot Tax Certificate properties, which brought about an increase in applications for properties. Interest has been made on 271 properties and 77 agreements have gone out to buyers.

As of May 1st, CCLBA has 486 applications, a total of 271 PIN's applied for, 77 agreements in place and 210 PIN's have been redeemed.

CCLBA Tax Certificate Programs consists of 4,437 Vacant Lot & Commercial/Industrial PINs.

Suburban Municipalities (857): Bellwood, Chicago Heights, Country Club Hills, Dixmoor, Forest Park, Hazel Crest, Homewood, Matteson, Maywood, Melrose Park, Midlothian, Olympia Fields, Orland Hills, Posen, Riverdale, South Holland, and Stone Park.

City of Chicago Neighborhoods (3,625): Auburn Gresham, Austin, Belmont Cragin, Brighton Park, Chatham, Chicago Lawn, East Garfield Park, Englewood, Gage Park, Grand Boulevard, Greater Grand Crossing, Hermosa, Humboldt Park, Morgan Park, Pilsen, Roseland, South Shore, Washington Heights, Washington Park, West Pullman, Woodlawn, and Miscellaneous Neighborhoods.

FY2017 Focus

CCLBA is looking to acquire 400-500 homes from Fannie Mae and Freddie Mac if inventory is available, continue to execute Scavenger Sales Acquisitions, Launch a Direct Homebuyer Program and complete CCLBA staffing plan to increase Capacity and Organizational Efficiency by adding the following positions: Attorney, Business Manager, Marketing Specialist, and Deputy Director. Finally continue proactively acquire properties via Abandonment/Forfeiture Cases with City of Chicago, Departments of Planning and Development, Law, and Buildings.

IV. Presentations

Metropolitan Planning Council / Corridor Development Initiative – Looking for a vacant building, a vacant land, or something where there's an opportunity to shape what happens in the city and outside the city. The work that's evolved around transit-oriented development is looking for ways to support communities providing them with education, priorities and seeking ways to attract resources and development in the one-half mile around transit. Looking for proximity to transit and realistic opportunity for development. The goal is to create the RFP that goes out incorporating feedback.

Bob Purcell – 3323-3369 W. Grand Ave, Chicago, IL is offering its proposal for the purchase of 3301 W. Grand Ave. The current 2-story warehouse building will be renovated into a mixed use property (*the "Project"*) offering approximately 48 quality live-work spaces with affordable pricing coupled with a small retail segment located at the Grand Ave. and Augusta Blvd. intersection. The Property will also offer parking for its occupants.

Chung Tam – Harvey Hotel – This project called "The Chicago China Getaway" is to transform a hotel which is abandoned and to have built into an intermodal logistics facility utilizing the key asset in that area which is a CN Intermodal Terminal which is located on the corner of 171st and

Halsted. Based upon the plans, 230,000 square foot facility will be built. This area/site will be an excellent distribution center.

V. Consent Agenda

Director (Mayor) Helmer, seconded by Director Trustee Porras moved to approve the Consent Agenda CCLBA Land Transactions Committee meeting minutes. Also, second item would be a motion to approve the Grand Avenue Project. Trustee Porras, seconded by Mayor Helmer. Third item would be to recommend on to the full board the Harvey Hotel Project. Trustee Planey, seconded by Trustee Porras. **The motion carried unanimously.**

VI. Motion to Approve Cook County Land Transactions Committee 2017 Meeting Schedule

Mr. Rose mentioned next Land Transaction meeting is scheduled for June 9th, the second Friday in June. The next Board meeting is June 29th, the last Thursday in June. **The motion carried unanimously.**

VII. Report from Director (Peter Friedman)

Director Ostenburg, Chairman Friedman did not pass on any report from the chair. So, there is a motion to adjourn.

VII. Adjournment

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

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

Peter Friedman, Committee Chair