

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

September 8, 2017

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on September 8, 2017 at 10:00 AM at the Cook County Administration Building, 69 West Washington Street, 22nd Floor, Chicago, Illinois.

I. Call to Order and Roll Call

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

Present: Directors Friedman, Ostenburg, Porras, Jasso, Planey, Robert Rose (*CCLBA Executive Director*) (5)

Absent: Directors Helmer and Reifman (2)

Others Present: **Morgan Alexander** (*Kale Realty*), **Anthony Blakely** (*Cook County Land Bank Authority*), **Jerry Brown** (*Siesel & Caulihan*), **Natasha Cornog** (*Cook County Land Bank Authority*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Brian Esalray** (*DPD*), **Gerry Goodlow** (*Housing Helpers*), **Thomas Hansen** (*Centro Autonomo*), **Gene Kelly** (*Cook County Land Bank Authority*), **Michael Page** (*MDP Group*), **Mustafaa Saleh** (*Cook County Land Bank Authority*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Claudette Shivers** (*Cook County Land Bank Authority*), **Brad Smith** (*Neal and Leray*), **Alex Simmons** (*Cook County Land Bank Authority*), **Cindy Williams** (*Cook County Land Bank Authority*),

II. Public Speakers

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

III. Land Transactions Report

Robert Rose 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 September 30, 2017. CCLBA acquired 272 homes (13 within the past 30 days), disposed of 161 homes (27 within the past 30 days), demolished 17 properties, 116 homes have completed rehab. Executive Director Rob, has indicated that CCLBA is working on its portfolio transaction. Expecting to have it completed by 2018.

Cumulative Core Business Outcomes

In terms of the market capitalization value created, CCLBA is at \$16.3 million; 109% of our goal.

Cumulative Core Business Activities

Cumulative Core Business Activities from December 1, 2016 through September 30, 2017 are as follows: 651 Acquisitions, 65 Demolitions, 404 Dispositions, 191 Rehabs, 247 Properties in Inventory, 140 Properties Reoccupied. With rehabs close to completion, these numbers will continue to grow substantially. Under the AG Grant, the goal is to rehab 200 properties by February 2018. We anticipate having our 200th property rehabbed sometime in October 2017.

Scavenger Sale Tax Redemptions

\$2.3 million is the current total which includes 257 owners that have redeemed taxes. We will be releasing single family tax certificates in October on our website.

For the 2017 Scavenger Sale, the process is ongoing. There were a total of 30,000 pins. CCLBA bid on approximately 9,500 pins. The clerk's office is currently going through their process reviewing the redemptions and certifying the bids. CCLBA will have an official number once this is completed.

Acquisitions Breakdown

CCLBA continues to work closely with and meet with a variety of non-profit organizations, community developers, faith-based organizations, homebuyers and municipalities. The number of properties CCLBA has acquired is steadily increasing. CCLBA has 22 HUD prospects. CCLBA continues to receive private property donations from various sources such as: OCWEN, Wells Fargo, and Bank of America. CCLBA and the City of Chicago continue to work together regarding forfeiture activities. CCLBA continues to utilize the Deed-in-Lieu of foreclosure process to acquire properties.

Applications Monthly Breakdown

CCLBA has received a cumulative total of 4,874 applications; 227 applications over the last period.

Commercial Projects

Riverside Lawn Buyout Program – Continues to move along successfully. Riverside Lawn is located in unincorporated Cook County near the Riverside Township between Riverside and Lyons. 46 offers were made. 22 offers have been accepted, awaiting 13 responses to the offers and 21 homes have been purchased to date. CCLBA continues to work with owners to see if they are interested in selling.

Wicks Furniture Store / Homewood Furniture, Inc. -1757 East West Road – This acquisition is Deed-in-Lieu of Foreclosure. Acquire and sell to Homewood Furniture for redevelopment.

Harvey Hotel Chicago China Gateway Development – 171st and Halsted Street – Acquisition completed. Bidding out demolition.

Land Bank Agreements

CCLBA continues to work with CNI (Chicago Neighborhood Initiatives) and IFF (Illinois Facility Funds). CCLBA has been working with individuals who are interested in entering the land bank agreement. CCLBA is reviewing alternate strategies to acquire 7 properties that were previously forfeiture cases. 11 Properties acquired and holding.

Scavenger Sale (7,777 bids)

As of October 1st, CCLBA has received 828 applications, a total of 490 PIN's applied for, 171 purchase agreements are in place and 257 PIN's have been redeemed.

In October up to 2,000 single-family properties will be posted to the website. There's a great interest from developers and homeowners that would like to purchase.

Mr. Rose discussed that CCLBA is looking at transit-oriented development opportunities and is also looking at community development projects such as the Obama Library and the Inglewood Square project. This will draw inventory to over a thousand over the next 12 months.

CCLBA Tax Certificate Programs consists of 4,437 Vacant Lot & Commercial/Industrial PINs. The average number of days to convey deed to buyer is 225 days (7.5 months).

Suburban Municipalities (812): 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 2017 focus is to continue to acquire 400 - 500 properties foreclosed by Fannie Mae and Freddie Mac. CCLB continues to work on its scavenger sales. The Home Buyer Direct Program launched on August 1st. 7 homes are in the pipeline. Owners will be able to find a list of lender partners they can go to and work with as well as housing counselors.

CCLBA will continue to proactively acquire properties primarily now through the Deed-in-Lieu process. There are a couple of forfeitures that we are still working on, but primarily we are looking at Deed-in-Lieu as the tool for acquiring properties with encumbered title. CCLBA continues to work and have a good relationship with DPD, the Department of Law and Department of Buildings. CCLBA also has an IGA with Ford Heights. We are currently working with the Department of Building and Zoning for the County along with Ford Heights to help acquire properties to rehab and demolish.

CCLBA 2017 new hires are completed.

IV. Approval to Enter into Purchase and Sale Agreement

Director Friedman, seconded by Director (Mayor) Ostenburg moved to approve entering into a purchase and sale agreement with Homewood Furniture Inc. for the property at 1757 East West Road in Calumet City, Illinois. **The motion carried unanimously.**

V. Consent Agenda

Director Porras, seconded by Director (Mayor) Ostenburg moved to approve the Consent Agenda CCLBA Land Transactions Committee meeting minutes for August 11, 2017. **The motion carried unanimously.**

VI. Report from Director (Peter Friedman)

Chairman Friedman did not have a chairman's report for today. So, there is a motion to adjourn.

VII. Adjournment

Director (Mayor) Ostenburg, seconded by Director Planey, 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