

# Board of Directors Cook County Land Bank Authority Executive Director's Report

Robert Rose, Executive Director

September 27, 2018



This report covers:

- Announcements
- Core Business Activities
- Community Engagement
- Current Commercial Projects
- Scavenger Sale
- FY2018 Focus

- Daniel Taylor joined the team on July 23, 2018 as our newest Asset Manager.
- Jay Stewart has been appointed to the CCLBA Board of Directors by President Preckwinkle to replace Michael Jasso. Jay is also the new Bureau Chief of Economic Development.
- Mayor Beniamino Mazzulla of Stone Park has been approved by President Preckwinkle to replace Mayor Nick Helmer. Mayor Mazzulla must complete the vetting process and should be approved by the December Board of Directors meeting.
- CCLBA will give away two houses for the Holiday Giveaway. Starting Monday, October 15, 2018, entries for the home giveaway may be made in person through our website, <http://www.cookcountylandbank.org/>.
- There has been extensive media coverage, CCLBA has been featured on:

### Radio

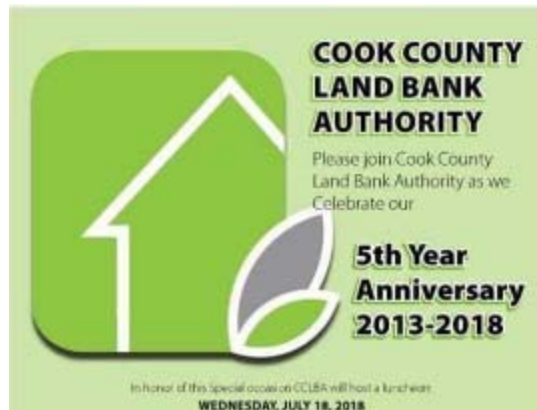
- Alvin Washington
- Urban Broadcast Media Radio
- The AC Green Show
- WGN Radio

### Print

- Crain's
- Chicago Tribune
- Chicago Crusader
- Block Club Chicago
- Chicago Real Estate News



# CCLBA Appreciation Luncheon



## Core Business Activities

<b>2018 Core Business Activities</b> (December 1, 2017 – August 31, 2018)					
	Prospects	In Progress	Completed	2018 Goals	% Goal
Acquisition	9,164	2,547	307	600	51%
Disposition	2,501	95	246	400	62%
Demolition	1,277	4	45	75	60%
Rehab	396	331	122	200	61%
<b>Cumulative Core Business Outcomes</b> (as of 8/31/18)					
Community Wealth			\$36,159,956	\$32,728,235	110%
Scavenger Sale – County Redemptions			\$6,217,634	552	---
<b>Cumulative Core Business Activities</b> (as of 8/31/18)					
Acquisition	<b>1,049</b>		Demolition	<b>117</b>	
Disposition	<b>667</b>		Rehab	<b>336</b>	
Inventory	<b>382</b>		Reoccupied	<b>270</b>	

## Acquisitions: Breakdown

FY 2018 ACQUISITION PIPELINE (as of 7/31/18)				
COMPLETED	IN PROCESS	PROSPECTS	SOURCE	NOTES
159	41	53	NCST/NSI	Neighborhood Community Stabilization Trust/National Stabilization Initiative
7	1	50	HUD	Housing & Urban Development (HUD) - Direct Purchase
6	0	3	Private Donations	Donations from Individuals
9	0	0	Public Donations	Donations from Municipalities
5	0	0	Private Purchases	Land Bank purchases from private entities
2	1	2	Bank Properties	Bank-owned Purchases/Donations
2	2	0	Forfeiture	Demolition, Nuisance Abatement, Troubled Buildings
4	3	19	Deed-in-Lieu	Properties deeded over to Land Bank as an alternate to forfeiture.
0	9	0	OTC Tax Sale	Tax Delinquent Properties acquired via Cook County Clerk
111	2,490	9,037	Scavenger Sale	2015/2017 Tax Scavenger Sales (17,331 Certificates Acquired)
<b>307</b>	<b>2,547</b>	<b>9,164</b>	<b>TOTAL</b>	

## Acquisitions: Breakdown

Current Acquisition Projects (as of 8/31/18)				
COMPLETED	IN PROCESS	PROSPECTS	SOURCE	NOTES
13	12	0	CNI	Community Neighborhood Initiatives (CNI) – Pullman Revitalization
6	0	18	Access West Cook	IFF – Home First Acquisition Strategy
5	1	0	MWRD	Metropolitan Water Reclamation District (MWRD) – Natalie Creek Project
0	0	31	Franklin Park	Flood Mitigation Buyout Program – Franklin Park
21	1	17	Riverside Lawn	Flood Mitigation Buyout Program – Riverside Lawn
2	0	6	Wheeling/ Leyden Twp	Flood Mitigation Buyout Program – Wheeling/Leyden Township
20	46	0	CTA	Chicago Transit Authority (CTA) – Red Line Expansion
9	40	0	City of Chicago	City of Chicago – Neighborhood Rebuild Initiative
42	0	6	IHDA BRP	IHDA Blight Reduction Program - Rounds One & Two

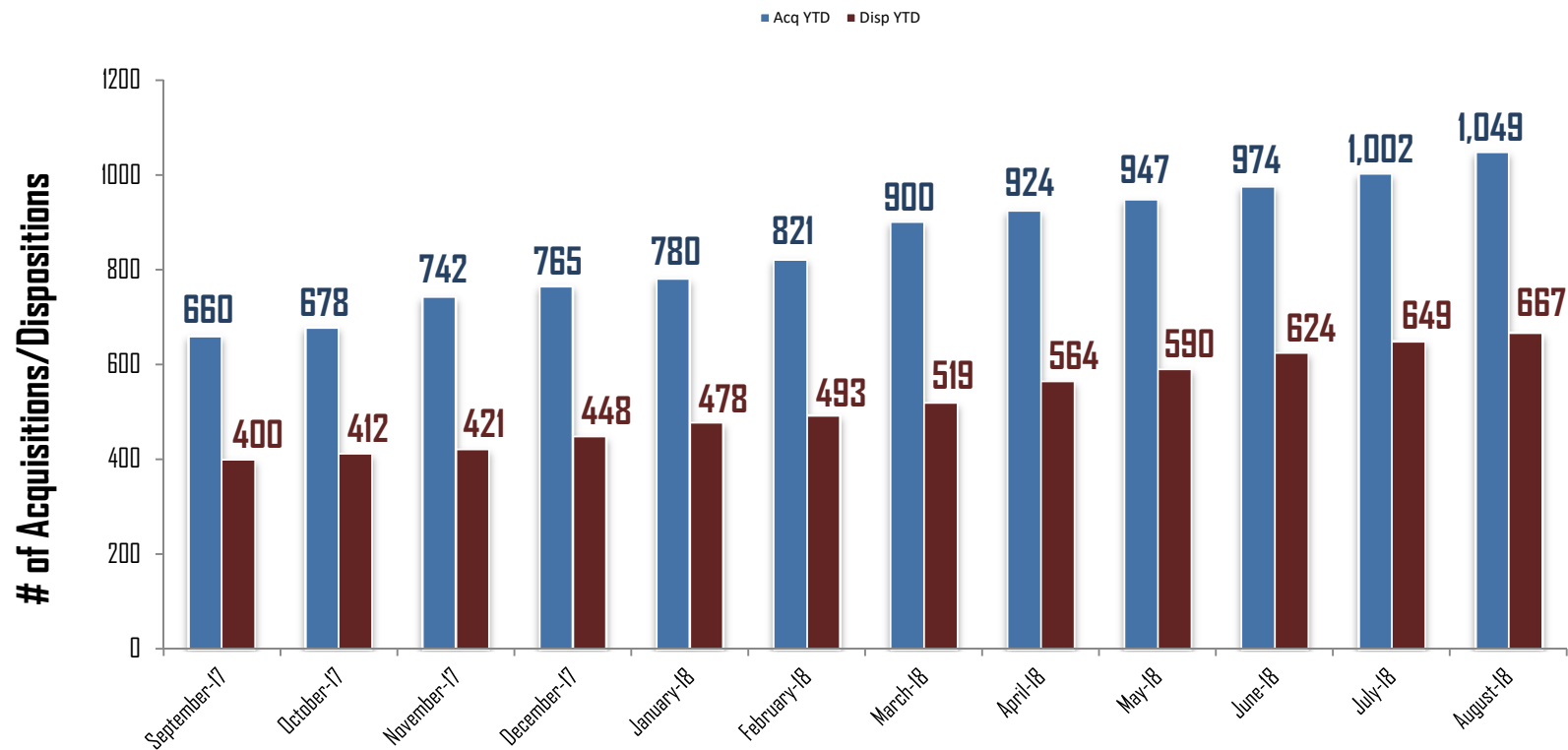
## Dispositions: Breakdown

FY 2018 DISPOSITION PIPELINE (as of 8/31/18)		
IN PROCESS	COMPLETED	END USER CLASSIFICATION
7	6	Not-for-Profit (NFP) Organizations
63	161	Community Developers
0	3	Faith-Based Organizations
24	70	Homebuyers
1	6	Municipality
<b>95</b>	<b>246</b>	<b>TOTAL</b>



# Acquisitions & Dispositions: Monthly Breakdown

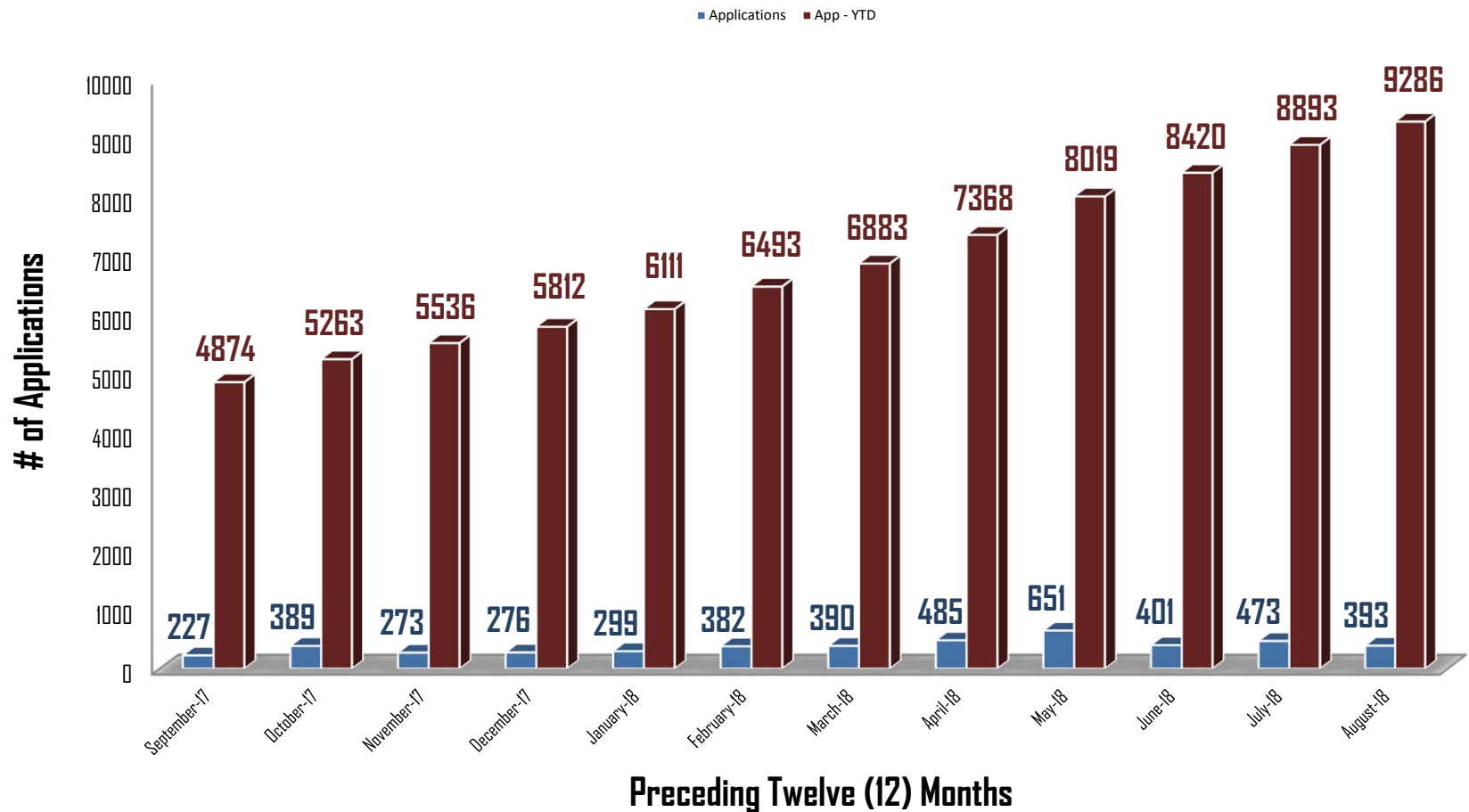
## Acquisitions & Dispositions | Cumulative Total



Preceding Twelve (12) Months

# Applications: Monthly Breakdown

## Number of Applications Received | Cumulative Total



# Community Engagement

June 2018 Meetings			
Event/Meeting	Description	Date	Attended
SMART Communities Focus Team Meeting	Attended meeting as part of the County's Strategic Planning process	6/4/18	R. Rose, G. Kelley
Elevated Chicago	Attended the 1 <sup>st</sup> meeting of the Leadership Council	6/7/18	R. Rose
Village of Richton Park	Met with village officials regarding how to engage with CCLBA, opportunities for collaboration and details for the MOU	6/11/18	R. Rose
Capacity Building	Met with CCLF, CRN, PUMPS, UBS, Citibank and US Bank to discuss opportunities for collaboration	6/13/18	R. Rose
Bronzeville Urban Development	Follow-up meeting for ongoing project	6/14/18	R. Rose
KDB Investment	Met with developer to discuss resolution of	6/15/18	R. Rose
SMART Communities Focus Team Meeting	Attended meeting as part of the County's Strategic Planning process	6/18/18	G. Kelley
City of Calumet City	Met with Mayor Qualkinbush and Pete Saunders to discuss specific projects in Calumet City	6/21/18	R. Rose, T. Blakely
EDAC Subcommittee on Financial Tools and Incentives	Met to vet potential "special circumstance" Class 7 tax incentives	6/22/18	R. Rose
Englewood Rising Development Collective	Met with members of GE CDC, RAGE and Teamwork Englewood to assist in their Federal grant application	6/25/18	R. Rose
Far South CDC	Met with Abraham Lacy and Chester Wilson to discuss the Halsted property	6/26/18	R. Rose, E. Sanders

# Community Engagement

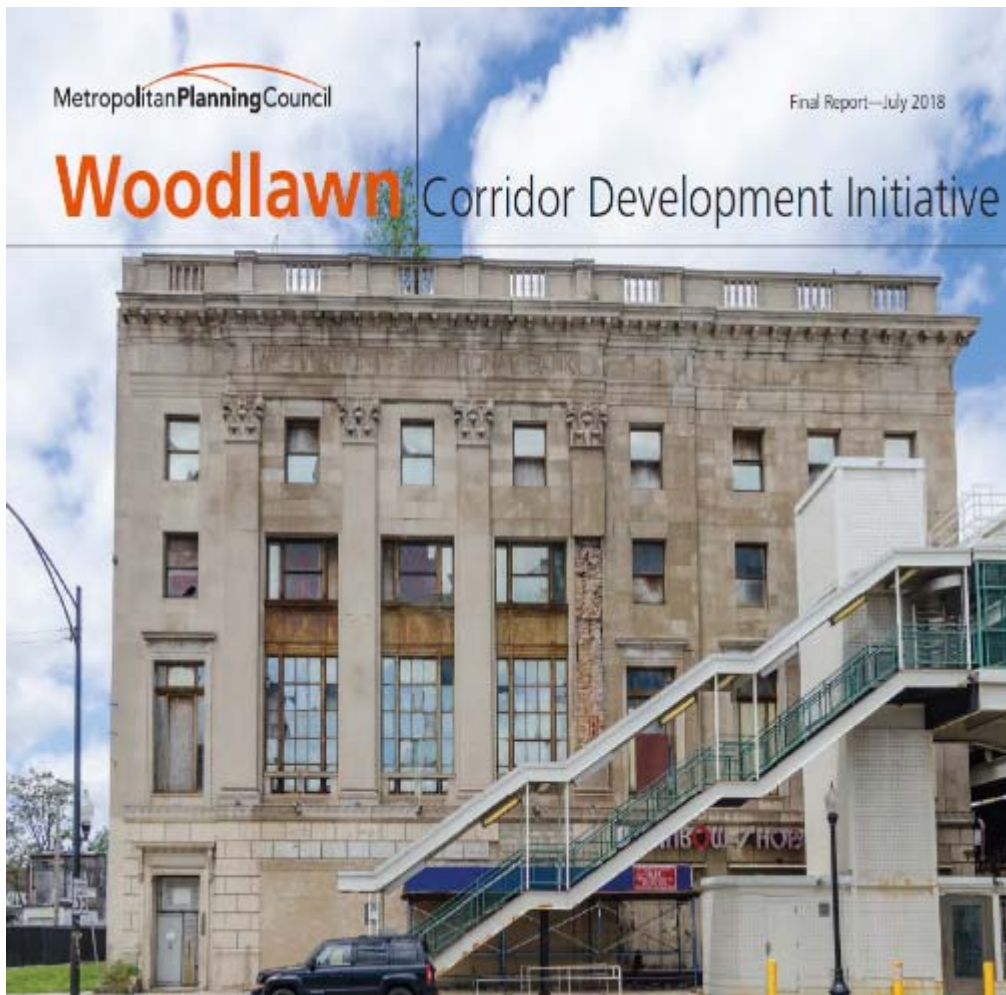
## July 2018 Meetings

Event/Meeting	Description	Date	Attended
City of Chicago	Participated on a panel discussion for the Five Year Housing Plan	7/11/18	R. Rose
The Endealeo Institute	Attended annual stakeholder meeting	7/11/18	R. Rose
NCRC/Fifth Third Bank	Met with bank officials to discuss the Fifth Third Community Benefits Agreement	7/12/18	R. Rose
Village of Franklin Park	Ongoing discussion on the Lee Street Buyout Program	7/12/18	R. Rose
Dearborn Realist Board	Attended networking picnic	7/12/18	R. Rose
SMART Communities Focus Team Meeting	Attended meeting as part of the County's Strategic Planning process	7/16/18	G. Kelley
City of Harvey	Attended the Economic Development Committee regarding the Harvey Hotel project	7/20/18	R. Rose
State Farm	Participated in a video shoot regarding community development	7/24/18	R. Rose
Far South CDC	Toured potential properties in the 34 <sup>th</sup> Ward with Abraham Lacy	7/24/18	R. Rose
Illinois Community Revitalization Task Force	Appointed to statewide task to explore changes to the municipal code and property tax code to expedite redeveloping blighted properties	7/25/18	R. Rose
SMART Communities Focus Team Meeting	Attended meeting as part of the County's Strategic Planning process	7/25/18	G. Kelley
Cook County EDAC Meeting	Discussed several retail tax incentives deals; policy discussions	7/26/18	R. Rose
Pearson Realty	Participated in a lunch-and-learn session on the Homebuyer Direct Program	7/26/18	R. Rose
Opportunity Zone Workshop	Participated on a panel discussion on CCLBA's approach to Opportunity Zones	7/31/18	R. Rose
1 Woodlawn	Met with Dr Brazier regarding the Washington Park National Bank Building RFP	7/31/18	R. Rose

# Community Engagement

August 2018 Meetings			
Event/Meeting	Description	Date	Attended
Coalition of African American Leaders	Presentation during their monthly breakfast meeting	8/4/18	R. Rose
Trust for Public Land	Met regarding how to engage with CCLBA and opportunities for collaboration	8/6/18	R. Rose
STR LLC	Met to discuss possible upgrades to ePP system	8/7/18	R. Rose, A. Simmons
MAPSCorps Scientific Symposium	Attended end-of-program celebration; group mapped 2,600 CCLBA scavenger sale PINs	8/8/18	R. Rose
City of Harvey	Attended the Economic Development Committee as a follow-up meeting regarding the Harvey Hotel project	8/8/18	R. Rose
Spanish Coalition for Housing	Attended the “Bridging the Racial Wealth Divide in Chicago” summit	8/9/18	R. Rose
Dearborn Realist Board	Attended golf outing; Featured speaker	8/16/18	Entire staff
Village of Franklin Park	Met with Mayor Pederson and John Schneider regarding buyout programs and other scavenger sale properties	8/22/18	R. Rose, C. Harper
Chicago African-Americans in Commercial Real Estate	Attended networking event	8/22/18	R. Rose
1 Woodlawn	Attended three meetings to present the draft RFP	8/23/18	R. Rose
Illinois Community Revitalization Task Force	Appointed to statewide task to explore changes to the municipal code and property tax code to expedite redeveloping blighted properties	8/29/18	R. Rose
Lima One Capital New Construction Forum	Participated in a panel discussion on new construction opportunities	8/30/18	R. Rose

# Washington Park National Bank Building RFP



**RELEASE DATE:** Monday, September 10th 2018

**Pre-Bidder Meeting:** Tuesday, September 18th; 10:00 AM  
@ 69 W Washington St., Lower Level Conference Room B

**FINAL SUBMISSION DEADLINE:**  
Wednesday, October 31st, 2018 at 5:00 PM CST

**FINAL DECISION DEADLINE:**  
Thursday, December 13th, 2018



## Harvey Hotel Chicago China Gateway



- Asbestos Abatement completed 5/24/2018. Demolition started week of July 16, 2018.
- Building is demolished, foundation compaction in process. Will be completed in October.



## Current Commercial Projects

### Current Commercial Projects Status Report

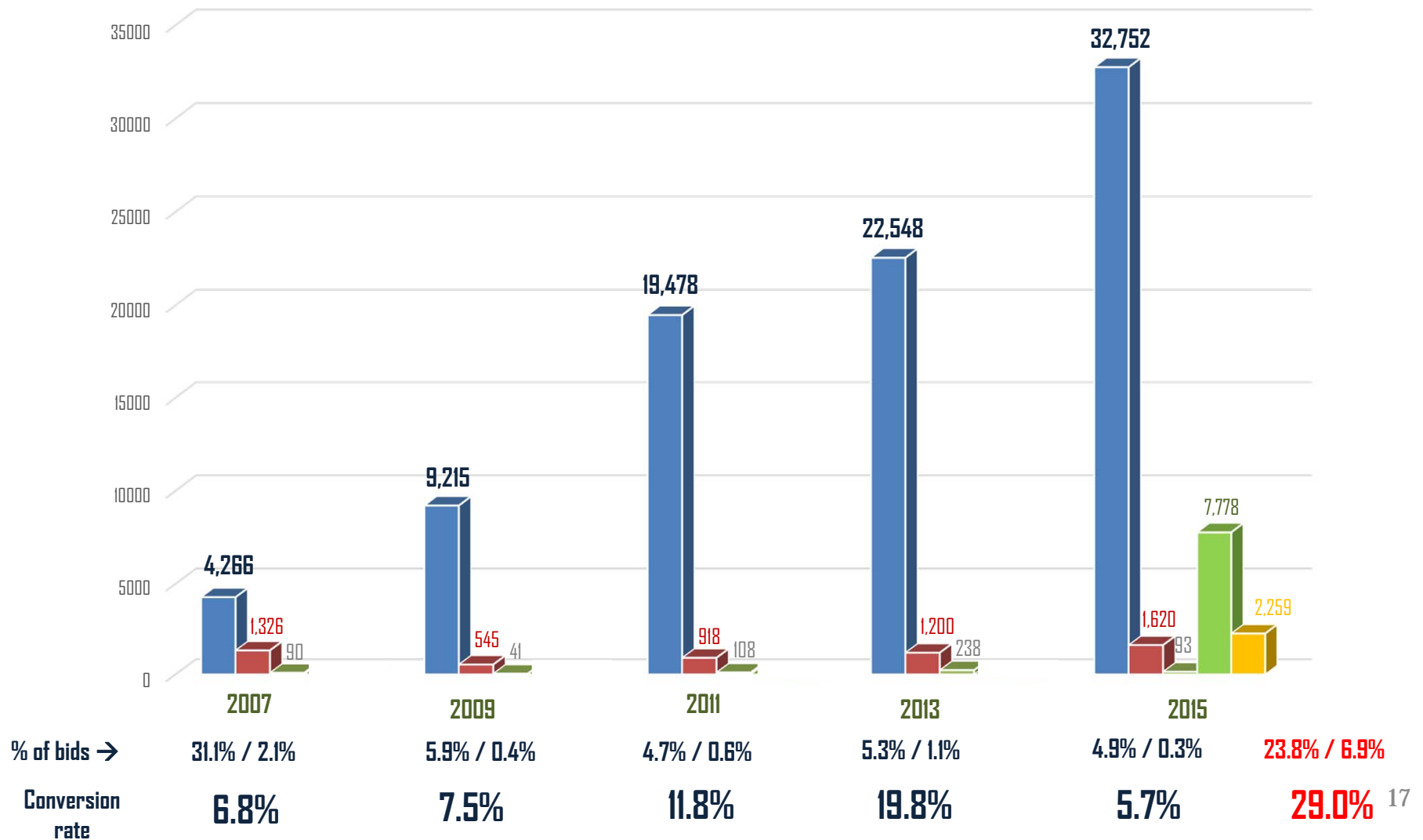
Project Name	Address	Action Item
Chicago Rebuild Program City of Chicago, CCLF, CCLBA, CIC	Acquire, Rehab, and Re-Occupy Single family properties in three Police Districts 7, 10, and 11.	Four CCLBA properties awarded. Another 3 properties have pending RFPs. There are 44 Tax Certificates going to deed October-November 2018.
The Stewart Building	6429 S. Stewart, Chicago	RFP Closed 1/26/2018. Courtyard Building Englewood. Presentation to Land Transactions 3/9/2018. Property awarded to VLV Development. Contract executed 5/4/2018. Approved extension to 10/31/2018.
Riverside Lawn (Voluntary buyout of homes in flood-prone area)	Various address in unincorporated Cook County	46 offers have been made. 22 offers have been accepted, 11 offers have been declined and waiting for 13 responses to the offer. 21 homes have been purchased to date. 19 homes have been demolished.
Wheeling/Leyden Township Voluntary Buyout	Various addresses in the township	Eight potential buyouts. Two closed, six properties under review.



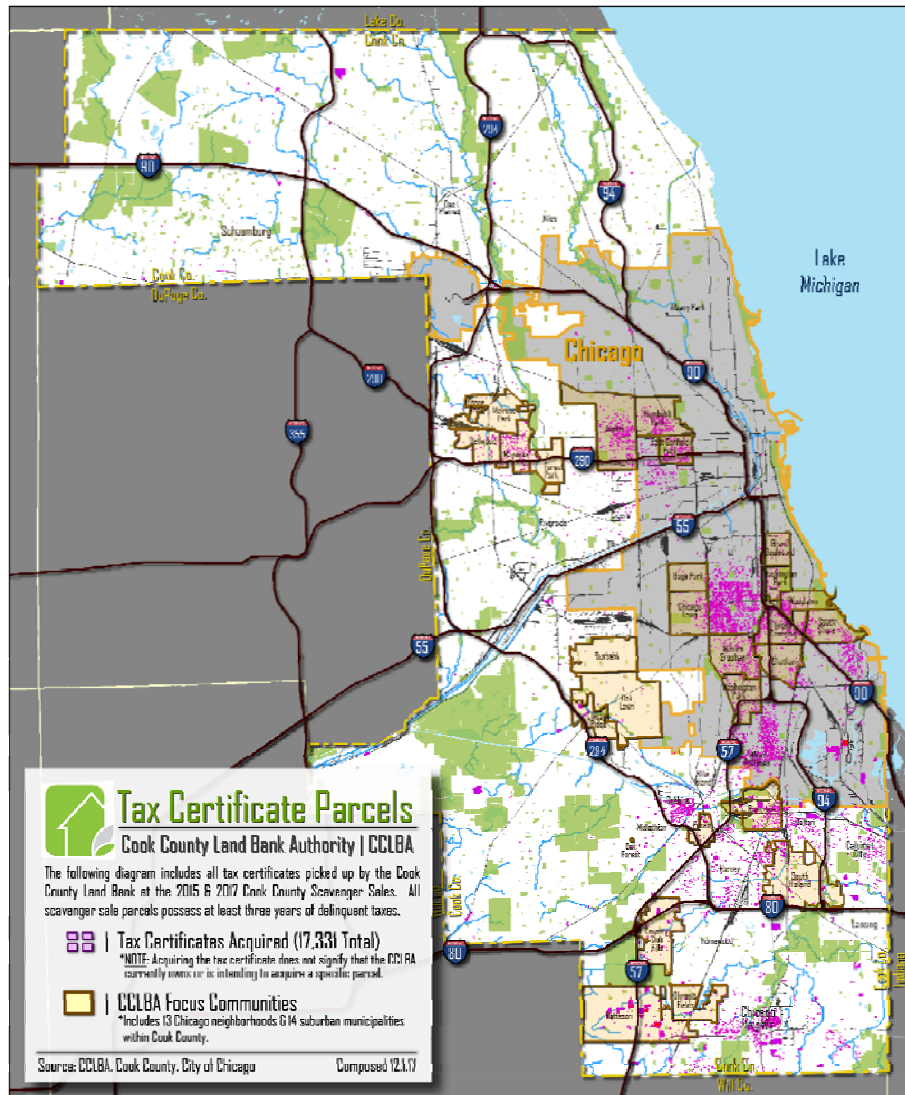
## Scavenger Sale - History

### Percentage of Parcels Deeded/Number of Scav Sale Bids

■ | Total Offered PINs ■ | Private Buyers: Total Bids ■ | Private Buyers: Total Bids Deeded ■ | CCLBA: Total Bids ■ | CCLBA: Total Bids Deeded\*

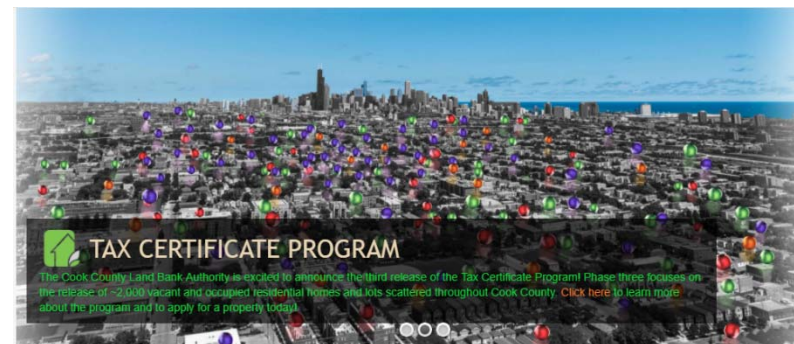


# Tax Certificate Program - Activity



## Tax Certificate Program

Total # of Applications (As of 8/31)	<b>2,738</b>
Total # of Properties Applied (As of 8/31)	<b>1,342</b>
Total # of Signed Agreements (As of 8/31)	<b>324</b>
Total # of Acquisitions (As of 8/31)	<b>164</b>
Total # of Redemptions (As of 8/31)	<b>552</b>
Total Redemption Amount (As of 8/31)	<b>~\$6.2 mm</b>



## Scavenger Sale - Breakdown

City of Chicago <i>(PINs Currently Published v. Total Number of Applications)</i>					
Neighborhoods	PINs	Apps	Neighborhoods	PINs	Apps
Auburn Gresham	<b>116</b>	<b>72</b>	Austin	<b>167</b>	<b>258</b>
Belmont Cragin	<b>1</b>	<b>27</b>	Brighton Park	<b>0</b>	<b>6</b>
Chatham	<b>80</b>	<b>76</b>	Chicago Lawn	<b>49</b>	<b>36</b>
East Garfield Park	<b>218</b>	<b>351</b>	Englewood	<b>1,225</b>	<b>238</b>
Gage Park	<b>9</b>	<b>5</b>	Grand Boulevard	<b>20</b>	<b>140</b>
Greater Grand Crossing	<b>162</b>	<b>138</b>	Hermosa	<b>0</b>	<b>14</b>
Humboldt Park	<b>241</b>	<b>163</b>	Morgan Park	<b>8</b>	<b>9</b>
Roseland	<b>192</b>	<b>31</b>	South Chicago	<b>312</b>	<b>19</b>
South Shore	<b>77</b>	<b>191</b>	Washington Heights	<b>59</b>	<b>47</b>
Washington Park	<b>14</b>	<b>68</b>	West Garfield Park	<b>14</b>	<b>6</b>
West Pullman	<b>111</b>	<b>75</b>	Woodlawn	<b>120</b>	<b>255</b>

## Scavenger Sale - Breakdown

Suburban Municipalities <i>(PINs Currently Published v. Total Number of Applications)</i>					
Neighborhoods	PINs	Apps	Neighborhoods	PINs	Apps
Bellwood	<b>30</b>	<b>45</b>	Chicago Heights	<b>37</b>	<b>27</b>
Country Club Hills	<b>19</b>	<b>27</b>	Dixmoor	<b>13</b>	<b>0</b>
Harvey	<b>32</b>	<b>6</b>	Hazel Crest	<b>6</b>	<b>7</b>
Homewood	<b>1</b>	<b>1</b>	Matteson	<b>77</b>	<b>9</b>
Maywood	<b>90</b>	<b>207</b>	Melrose Park	<b>7</b>	<b>6</b>
Midlothian	<b>2</b>	<b>2</b>	Olympia Fields	<b>6</b>	<b>2</b>
Orland Park	<b>6</b>	<b>2</b>	Posen	<b>47</b>	<b>5</b>
Riverdale	<b>63</b>	<b>28</b>	South Holland	<b>51</b>	<b>10</b>
Stone Park	<b>6</b>	<b>0</b>			

### **Acquire 600 Homes**

- Portfolio acquisitions based on location and community impact

### **Execute Scavenger Sale Acquisitions**

- Vacant Lots/Commercial/Industrial/Multifamily/Single Family

### **Dispose of 400 Properties**

- Work with existing developer pool, homebuyers, and new development partners

### **Homebuyer Direct Program**

- Direct partnerships with banking partners and housing counseling agencies
- Home Giveaway Reveal December 22, 2017, Mrs. Elaine Lee took possession 1/5/2018.

### **2018 Staffing Plan Completed**

### **Proactively Acquire Properties via Deed-in-Lieu/Abandonment/Forfeiture Cases**

- Partner with the City of Chicago's Department of Planning and Development, Department of Law and Department of Buildings