

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

Robert Rose, Executive Director

September 20, 2019



This report covers:

- Announcements
- Core Business Activities
- Community Engagement
- Current Commercial Projects
- Scavenger Sale
- FY2019 Focus

## Announcements

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- Xochitl Flores has been appointed to the CCLBA Board of Directors by President Preckwinkle to replace Jay Stewart. Xochitl is the new Bureau Chief of Economic Development.
- 500<sup>th</sup> Rehab Home Celebration will take place in November 2019
- CCLBA will announce the winner of the Home Giveaway on Friday, October 18, 2019. Over 15,000 entries were received for the drawing.
- There has been extensive media coverage, CCLBA has been featured on:
  - Radio
    - WVON – Perri Small Show, Art “Chat Daddy” Sims
    - Darryl Dennard – WGCI, V103, WGRB 1390Am
    - WBEZ
    - WLIT
    - His and Her Money Podcast
  - Television
    - WGN
    - ABC7
    - Munir Muhammad Show
    - Univision
  - Print
    - Crain’s
    - Chicago Sun Times
    - Chicago Crusader
    - Block Club Chicago
    - Triibe
    - Village Free Press
    - Beverly Review

# CCLBA Appreciation Luncheon



# Candice Payne 2019 Community Partner of the Year

***It's freezing cold deadly weather! 15 homeless people have froze to death already! I have bought 39 rooms for the homeless I need help to do more! if you want to help donate a room & a meal it's only \$70.00***



## Core Business Activities

### 2019 Core Business Activities (December 1, 2018 – August 31, 2019)

	Prospects	In Progress	Completed	2019 Goals	% Goal
Acquisition	7,095	2,749	208	500	42%
Disposition	2,782	69	130	200	65%
Demolition	233	17	7	30	17%
Rehab	432	361	126	200	63%

### Cumulative Core Business Outcomes (as of 8/31/19)

Community Wealth	\$64,600,269	\$72,000,000	90%
Scavenger Sale – County Redemptions	\$9,254,380	774	---

### Cumulative Core Business Activities (as of 8/31/19)

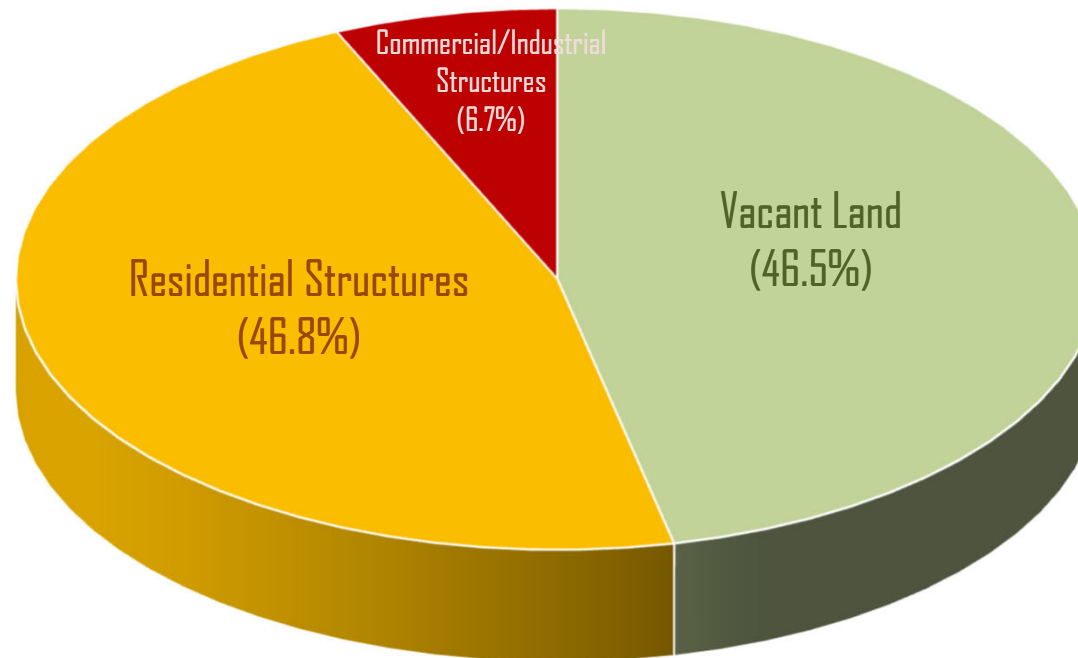
Acquisition	<b>1,300</b>	Demolition	<b>124</b>
Disposition	<b>866</b>	Rehab	<b>505</b>
Inventory	<b>434</b>	Reoccupied	<b>460</b>

## Acquisitions: Breakdown

FY 2019 ACQUISITION PIPELINE (as of 8/31/19)				
COMPLETED	IN PROCESS	PROSPECTS	SOURCE	NOTES
62	9	27	NCST/NSI	Neighborhood Community Stabilization Trust/National Stabilization Initiative
3	1	15	HUD	Housing & Urban Development (HUD) - Direct Purchase
1	0	4	Private Donations	Donations from Individuals
0	0	0	Public Donations	Donations from Municipalities
7	0	0	Private Purchases	Land Bank purchases from private entities
1	1	2	Bank Properties	Bank-Owned Purchases/Donations
1	0	0	Foreclosure	Foreclosed Mortgages/Liens
1	0	0	Forfeiture	Demolition, Nuisance Abatement, Troubled Buildings
2	4	19	Deed-in-Lieu	Properties deeded over to Land Bank as an alternate to forfeiture.
0	10	25	OTC Tax Sale	Tax Delinquent Properties acquired via Cook County Clerk
130	2,724	7,003	Scavenger Sale	2015/2017 Tax Scavenger Sales (17,331 Certificates Acquired)
<b>208</b>	<b>2,749</b>	<b>7,095</b>	<b>TOTAL</b>	



## Inventory: Breakdown



### Current Inventory Breakdown (as of 8/31/19)

LAND USE TYPE	TOTAL
Vacant Land	202
Residential Structures	203
Commercial/Industrial Structures	29
<b>TOTAL</b>	<b>434</b>



## Acquisitions: Breakdown

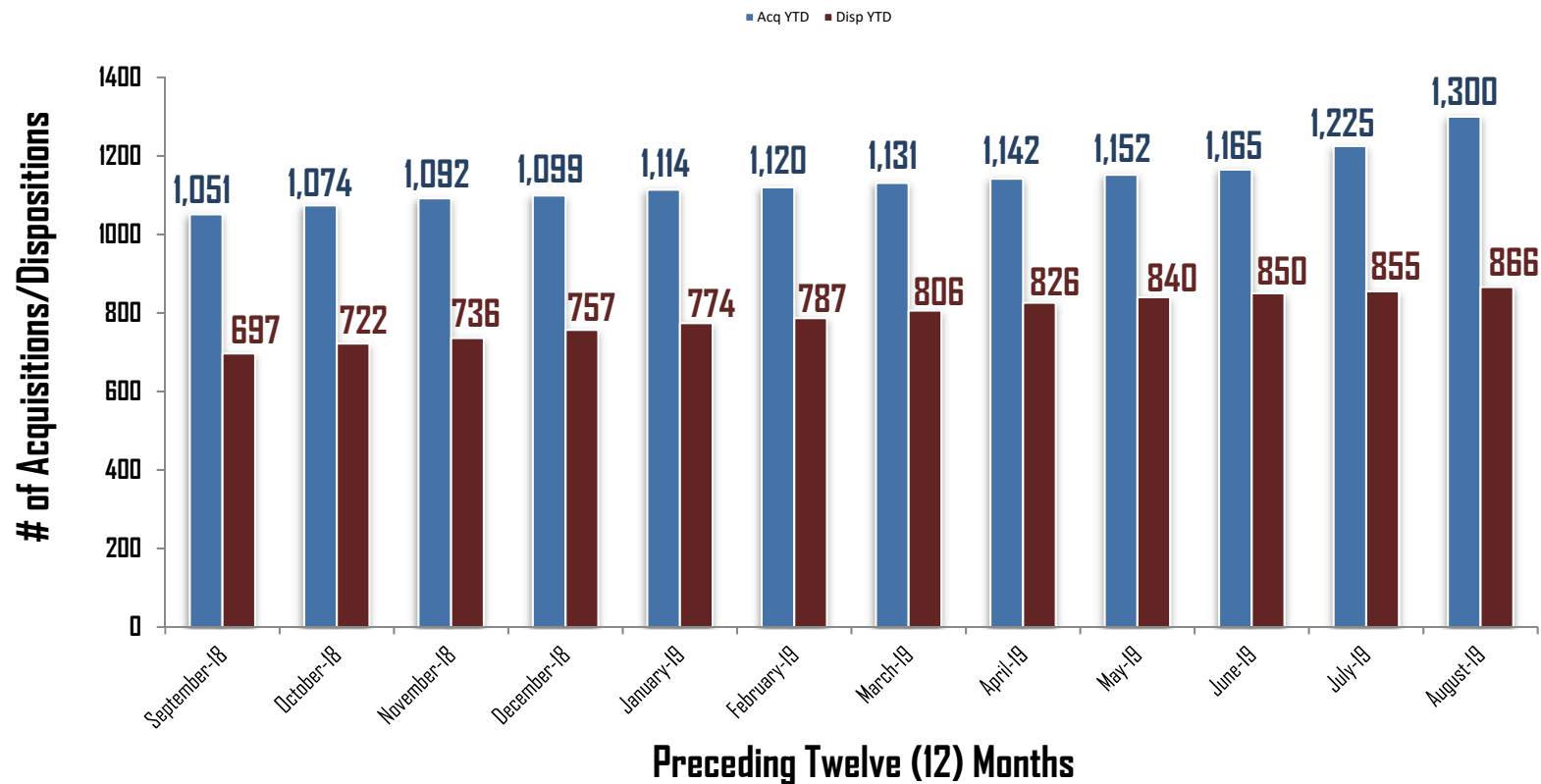
Current Acquisition Projects <small>(as of 8/31/19)</small>				
COMPLETED	IN PROCESS	PROSPECTS	SOURCE	NOTES
0	19	0	Robbins	Metropolitan Water Reclamation District (MWRD) – Robbins Project
0	0	31	Franklin Park	Flood Mitigation Buyout Program – Franklin Park
20	37	33	CTA	Chicago Transit Authority (CTA) – Red Line Expansion

## Dispositions: Breakdown

FY 2019 DISPOSITION PIPELINE (as of 8/31/19)		
IN PROCESS	COMPLETED	END USER CLASSIFICATION
7	1	Not-for-Profit (NFP) Organizations
37	82	Community Developers
0	0	Faith-Based Organizations
0	0	Business Owner
25	47	Homebuyers
0	0	Municipality
<b>69</b>	<b>130</b>	<b>TOTAL</b>

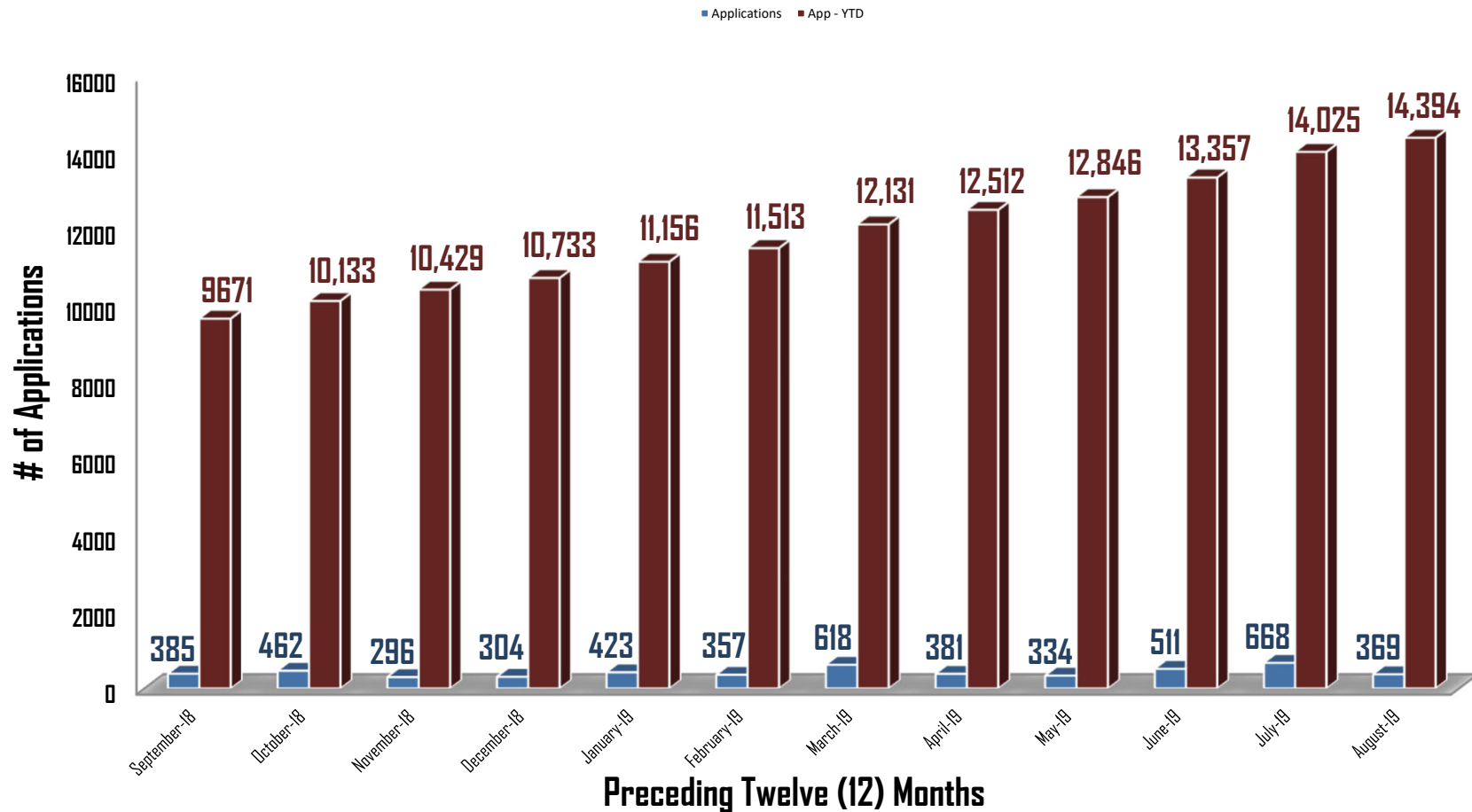
# Acquisitions & Dispositions: Monthly Breakdown

## Acquisitions & Dispositions | Cumulative Total



# Applications: Monthly Breakdown

## Number of Applications Received | Cumulative Total



# Community Engagement

June 2019 Meetings			
Event/Meeting	Description	Date	Attended
IFF Chicago Local Market Advisory Committee Meeting	Met with IFF executive Staff regarding the Chicago market and to discuss their strategic plans	6/4/19	R. Rose
Pastor Marvin Hunter	Met regarding how to engage with CCLBA and opportunities for collaboration	6/4/14	R. Rose
Chicago Urban League	Attended “State of Black Chicago” Summit	6/11/19	R. Rose
City of Chicago Receivership Training	Participated in a lecture regarding CCLBA role in the receivership and forfeiture process	6/12/19	R. Rose
Guaranteed Rate	Conducted “lunch and learn” in the Bronzeville office	6/17/19	R. Rose
Cook County EDAC Meeting	Discussed several retail tax incentives deals; policy discussions	6/19/19	R. Rose
Endeleo Institute	Discussed project status of CCLBA properties	6/20/19	R. Rose
NCRC	Met with Quince Brinkley to discuss progress of the GROWTH initiative	6/20/19	R. Rose
St. Sabina Church	Met with Father Pfleger to discuss the tax status of group home	6/24/19	R. Rose, E. Sanders
Downing Brothers	Recorded podcast with the Downing Brothers	6/25/19	R. Rose
NHS Chicago	Attended 2019 Community Bank Partnership meeting at the Federal Reserve Bank	6/26/19	R. Rose
City of Harvey	Met with the new mayor, Christopher Clark and village administrator, Tim Williams, to discuss the progress of the Harvey Hotel project	6/27/19	R. Rose, B. Denzin

# Community Engagement

July 2019 Meetings			
Event/Meeting	Description	Date	Attended
Pritzker Traubert Foundation	Participated on a conference call to discuss the Chicago Prize contest	7/3/19	R. Rose
Developer Meet-up	Participated in a developer meet-up event at Kusanya Café	7/9/19	R. Rose
St. Bernard's Hospital	Attended community meeting regarding the new owners of the 6429 S. Stewart Building and CCLBA's role	7/9/19	R. Rose
Cook County Cabinet Retreat	Team building coupled with Policy Roadmap discussions	7/10/19	R. Rose
Dearborn Realist Board	Attended networking picnic	7/11/19	R. Rose, E. Sanders
WVON	Radio interview on the Perri Small Show w/Downing Brothers to discuss Home Giveaway	7/12/19	R. Rose
The Resurrection Project	Participated on a conference call to discuss ways to collaborate	7/15/19	R. Rose
Fay Servicing	Attended affordable housing event	7/16/19	R. Rose
Elevated Chicago	Celebrated 2-year Anniversary	7/19/19	R. Rose
STAR Policy Session Vital Communities	Attended meeting as part of the County's Strategic Planning process	7/23/19	R. Rose
City of Chicago	Discussed process for dealing with distressed condos	7/29/19	R. Rose, D. Dugo
Downing Brothers	Participated in Barbershop Webtalk regarding CCLBA	7/29/19	R. Rose
Cook County EDAC Meeting	Discussed several retail tax incentives deals; policy discussions	7/31/19	R. Rose
Elevated Chicago	Attended Leadership Council Meeting	7/31/19	R. Rose

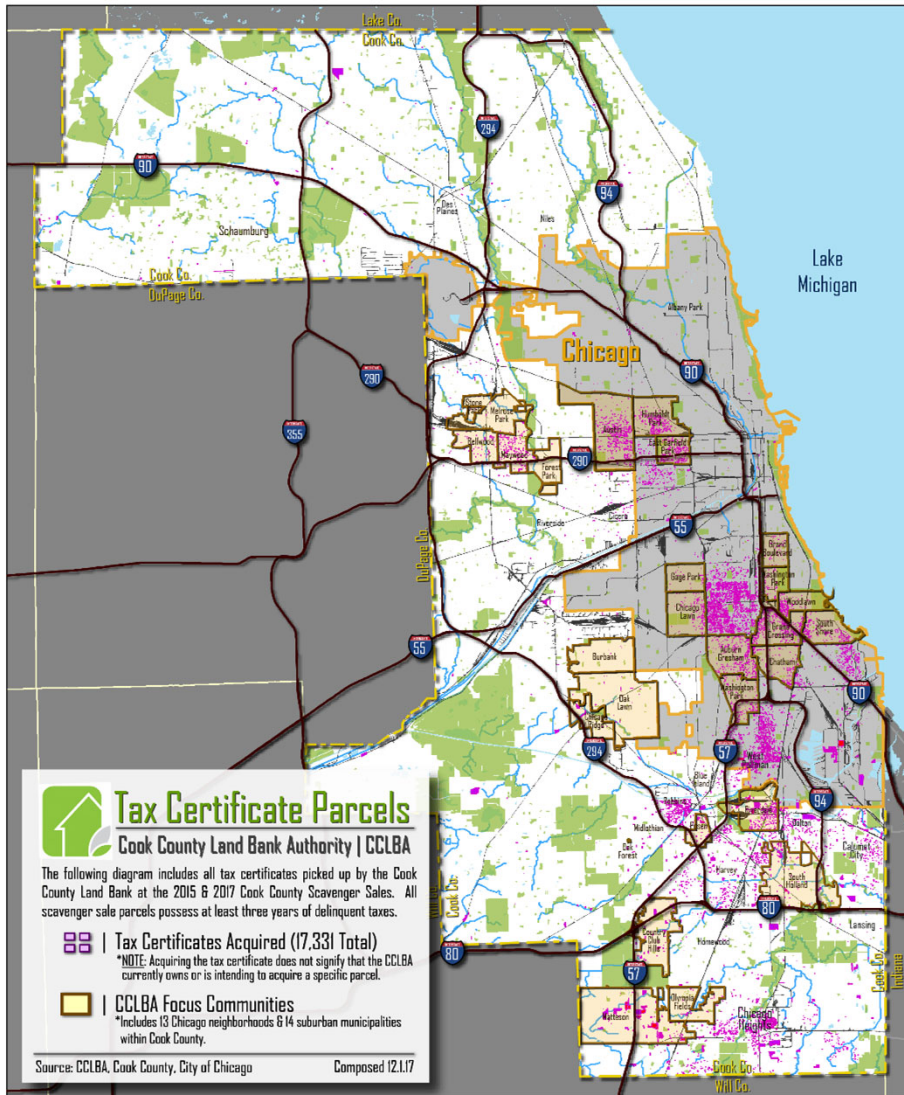
# Community Engagement

## August 2019 Meetings

Event/Meeting	Description	Date	Attended
Revive 6300	Discussed RDA and finance structure for project	8/2/19	R. Rose
Clerk of the Circuit Court	Met regarding a more efficient scavenger sale process	8/6/19	R. Rose, D. Dugo
Citibank	Participated in call updating the Advisory Council on completed New Market Tax Credit projects	8/6/19	R. Rose,
Village of Maywood	Met with Village officials regarding IGA for abandonment	8/6/19	R. Rose, D. Dugo
MAPSCorps Scientific Symposium	Attended end-of-program celebration; group mapped 2,600 CCLBA scavenger sale PINs	8/7/19	R. Rose, A. Simmons
World Business Chicago	Attended “Commercial Vacancy Committee” meeting	8/8/19	R. Rose
Alderman Roderick Sawyer	Met to discuss potential projects in the 6 <sup>th</sup> Ward	8/8/19	R. Rose
LISC/ULI	Attended meeting to discuss to build and support minority development pipeline	8/9/19	R. Rose
Tremendous Brands	Met with corporation to discuss possible locations	8/13/19	R. Rose
Greater Chatham Initiative	Attended All Housing Committee meeting	8/14/19	R. Rose
Dearborn Realist Board	Attended golf outing	8/15/19	Entire Staff
Seaway Bank	Participated in a focus group on new lending products	8/27/19	R. Rose
NHS Chicago	Attended Block by Block Steering Committee meeting	8/28/19	R. Rose

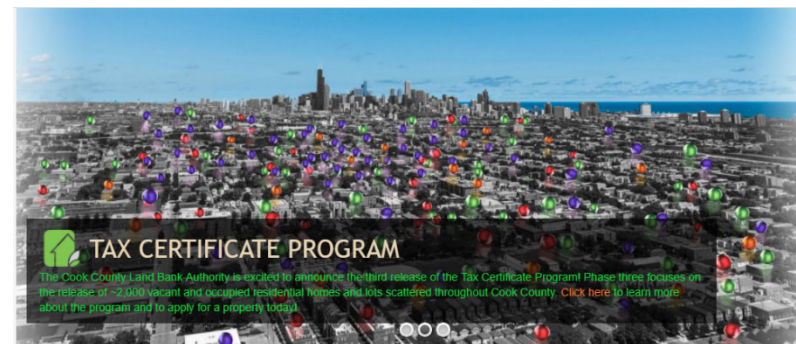


# Tax Certificate Program - Activity



## Tax Certificate Program

Total # of Applications (As of 8/31)	<b>5,467</b>
Total # of Properties Applied (As of 7/31)	<b>2,118</b>
Total # of Acquisitions (As of 8/31)	<b>282</b>
Total # of Redemptions (As of 9/4)	<b>774</b>
Total Redemption Amount (As of 9/4)	<b>~\$9.25 mm</b>



# Tax Certificate Program - Status

## Tax Certificate Status (As of 9/6/2019)

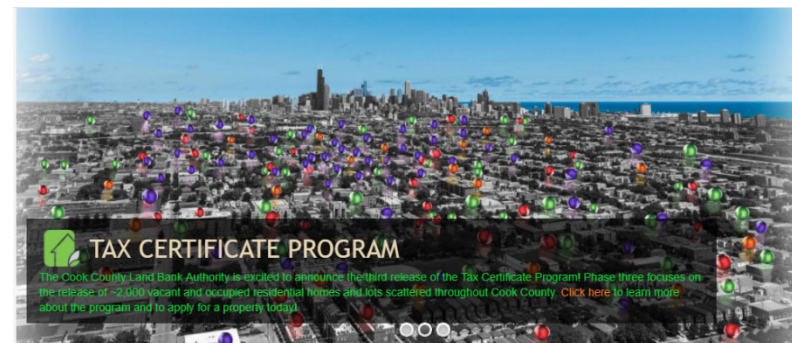
STATUS OF CERTIFICATE/DEED	*Expected Months From Acquisition	TOTAL
Tax Deeds Recorded (As of 9/6)	-	<b>299</b>
Tax Deeds Issued but not Recorded (Working through POS Requirements)	0-2 Months	<b>508</b>
Certificates – Completed Prove-Up Hearings   Pending Issuance of Tax Deed	3-6 Months	<b>629</b>
Certificates – Outstanding Prove-Up Hearings	7-10 Months	<b>223</b>
Certificates – Cases Filed (Scheduled Court Call)	11-12 Months	<b>555</b>
Certificates Submitted – Pending Filing	12+ Months	<b>811</b>
<b>TOTAL</b>		<b>3,025</b>

**\*NOTE:** Expected months from acquisition is heavily dependent on the Clerk of the Circuit Court, CC Recorder's Office, & legal counsel's capacity.

## Tax Certificates Cancelled

Tax Certificates CCLBA intended to acquire but were cancelled (due to Redemptions, Sales In Error, & Mailing Errors)

**1,183**



## 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>125</b>	<b>137</b>	Austin	<b>148</b>	<b>496</b>
Beverly	<b>2</b>	<b>3</b>	Burnside	<b>63</b>	<b>5</b>
Chatham	<b>58</b>	<b>122</b>	Chicago Lawn	<b>31</b>	<b>72</b>
East Garfield Park	<b>152</b>	<b>614</b>	Englewood	<b>1,133</b>	<b>548</b>
Gage Park	<b>7</b>	<b>6</b>	Grand Boulevard	<b>8</b>	<b>203</b>
Greater Grand Crossing	<b>152</b>	<b>276</b>	Hermosa	<b>0</b>	<b>14</b>
Humboldt Park	<b>195</b>	<b>349</b>	Morgan Park	<b>34</b>	<b>73</b>
Roseland	<b>217</b>	<b>137</b>	South Chicago	<b>308</b>	<b>62</b>
South Shore	<b>71</b>	<b>300</b>	Washington Heights	<b>53</b>	<b>93</b>
Washington Park	<b>12</b>	<b>224</b>	West Garfield Park	<b>53</b>	<b>7</b>
West Pullman	<b>118</b>	<b>147</b>	Woodlawn	<b>115</b>	<b>509</b>

## Scavenger Sale - Breakdown

Suburban Municipalities <i>(PINs Currently Published v. Total Number of Applications)</i>					
Neighborhoods	PINs	Apps	Neighborhoods	PINs	Apps
Bellwood	<b>32</b>	<b>72</b>	Chicago Heights	<b>244</b>	<b>50</b>
Country Club Hills	<b>13</b>	<b>36</b>	Dixmoor	<b>13</b>	<b>0</b>
Harvey	<b>32</b>	<b>10</b>	Hazel Crest	<b>6</b>	<b>7</b>
Homewood	<b>1</b>	<b>1</b>	Matteson	<b>76</b>	<b>16</b>
Maywood	<b>45</b>	<b>416</b>	Melrose Park	<b>3</b>	<b>8</b>
Midlothian	<b>1</b>	<b>2</b>	Olympia Fields	<b>4</b>	<b>2</b>
Orland Park	<b>4</b>	<b>3</b>	Posen	<b>47</b>	<b>9</b>
Riverdale	<b>16</b>	<b>43</b>	South Holland	<b>47</b>	<b>11</b>
Stone Park	<b>6</b>	<b>0</b>			

### **Acquire 500 Homes**

- Portfolio acquisitions based on location and community impact

### **Execute Scavenger Sale Acquisitions and Dispositions**

- Vacant Lots/Commercial/Industrial/Multifamily/Single Family
- Identify and implement strategies for building a more efficient and predictable process for taking tax certificate properties to deed

### **Dispose of 200 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 October 18, 2019.

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

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

### **Increase Organizational Capacity**

- Hire Asset Manager
- RFQ for Landscaping Vendors
- RFQ for Property Preservation Vendors