

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

**October 12, 2018**

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on October 12, 2018 at 10:00 AM at the Cook County Building, 69 W. Washington Street 22<sup>nd</sup> Floor, Chicago, Illinois.

**I. Call to Order and Roll Call**

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

**Present:** Chairman Friedman, Directors Planey, Ostenburg, Reifman, and Robert Rose (*CCLBA Executive Director*) (5)

Others Present: **Kevin Anderson**, **Bob Benjamin** (*Cook County Treasurer's Office*), **Anthony Blakely** (*Cook County Land Bank Authority*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Darlene Dugo** (*Cook County Land Bank Authority*), **Edith DeLaCruz** (*Antigua, Inc.*), **Gene Kelly** (*Cook County Land Bank Authority*), **Natalie Prochaska** (*UIC*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Mustafaa Saleh** (*Cook County Land Bank Authority*), **Claudette Shivers** (*Cook County Land Bank Authority*), **Alex Simmons** (*Cook County Land Bank Authority*), **Daniel Taylor** (*Cook County Land Bank Authority*), **Cindy Williams** (*Cook County Land Bank Authority*)

**II. Public Speakers**

Chairman Friedman noted that there were no registered public speakers present.

**III Land Transactions Report**

Darlene Dugo gave an update on the following CCLBA activities: Core Business Activities, Current Commercial Projects, Scavenger Sale, and FY 2018 Focus. The dashboard covers December 2017 through September 2018.

**Core Business Activities**

The CBA report covers the period from December 1, 2017 through September 30, 2018. CCLBA acquired 343 homes, disposed of 278 homes, and demolished 45.

**Cumulative Core Business Outcomes**

In terms of Community Wealth, CCLBA is over \$37.7 million; 115% of our goal.

Cumulative Core Business Activities as of September 30, 2018 are as follows: 1,085 Acquisitions, 117 Demolitions, 699 Dispositions, 350 Rehabs, 386 Properties in Inventory, 274 Properties Reoccupied.

### **Cumulative Core Business Activities**

Our newest initiative is the Wheeling/Leydon Township. This is another voluntary flood buy-out program and we're working with Homeland Security. There are a total of 8 properties. We have completed the acquisitions of 2 properties thus far.

We continue to work on one of our projects, the Riverside Lawn Buyout Program. We are still working with some additional homeowners to move forward with the Voluntary Buyout.

Executive Director Rose mentioned that CCLBA has looked at the Red Line Expansion and have received some tax certificate properties in that area. CTA has announced that they will be expanding the red line from 95<sup>th</sup> St. to 130<sup>th</sup>. The route has been settled on expansion. CCLB has tried to acquire as many homes / lots in that path.

The RFP has gone out for the Washington Park National Bank. CCLBA had the pre-bidder meeting on September 18<sup>th</sup> and the proposals are due by October 31<sup>st</sup>. There was a total of 10 walk throughs.

CCLBA continues to work closely with CCLF and the City of Chicago and other team members on the Chicago Neighborhood Rebuild Initiative. CCLBA has a total of 9 properties under that initiative. We're working with several community developers under that initiative and have 40 or more tax certificate properties that will be coming into our inventory, particularly in the Englewood community which is Police District 7.

NCST continues to play a significant role in our acquisitions. We have completed 178 NCST acquisitions and have another 42 that are currently under contract.

Our biggest acquisition pipeline and anticipated pipeline is the 2015 and 2017 scavenger sale tax certificates. A total of 126 acquisitions have been completed thus far. There are another 2,400 in process. These consists of not only land but commercial, industrial and single-family homes.

### **Applications Monthly Breakdown**

CCLBA has received a cumulative total of 9,671 applications; 778 applications (August/September) over the last period.

### **Commercial Projects**

Chicago Rebuild Program – City of Chicago, CCLF, CCLBA, CIC – Our plan is to acquire, rehab, and re-occupy single family properties in three (3) Police Districts (7, 10 and 11).

The Stewart Building – 6429 S. Stewart is a 45-unit courtyard located in the Englewood neighborhood. This project was awarded to VLV Development. This property will be closing this month and construction will be underway.

Riverside Lawn Buyout Program – Still working with some additional homeowners to move forward on the Voluntary Buyouts.

Washington Bank Building – 6300 S. Cottage Grove – Community Engagement Sessions with MPC to develop RFP. Three (3) sessions were completed in February.

Harvey Hotel Chicago China Gateway Development – 171<sup>st</sup> and Halsted Street – Work is in process.

**Scavenger Sale (7,553 bids)**

As of September 30<sup>th</sup>, CCLBA has received 2,952 applications, a total of 1,400 PIN’s applied for, 368 purchase agreements are in place and the delinquent taxes for 552 PIN’s have been redeemed on the tax certificates.

**Scavenger Sale Tax Redemptions**

\$6.2 million is the current total which includes 552 owners that have redeemed taxes. For the 2017 Scavenger Sale, the process is ongoing.

**Suburban Municipalities (1,632):** 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 (6,146):** 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.

**FY2018 Focus**

CCLBA continues to focus on acquiring 600 homes by the balance of the fiscal year.

Homebuyer Direct Program: This program continues to go really well. The properties are listed on MLS by our acquisition specialist Tony Blakely. This allows the property to get more exposure. CCLBA is working with Real Estate Agents on the homebuyer properties

Our 2018 staffing plan is completed as we are at our capacity in terms of office space.

Our Home Inspectors RFQ Pre-Submission meeting is scheduled for October 1<sup>st</sup> and the Final Submission Deadline is October 15<sup>th</sup>.

**IV. Consent Agenda**

Director (Mayor) Ostenburg, seconded by Director Planey moved to approve the Consent Agenda CCLBA Land Transactions Committee for June 8, 2018.

**V. Adjournment**

Chairman Friedman moved to adjourn. **THE MOTION CARRIED AND THE MEETING WAS ADJOURNED.**

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

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Peter Friedman, Committee Chair