

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

**December 6, 2018**

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on December 6, 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, Director Ostenburg, and Robert Rose (*CCLBA Executive Director*) (3)  
**Absent:** Directors Planey, Reifman (2)

Others Present: **Max Budovitch** (*SS Weekly*), **Anthony Blakely** (*Cook County Land Bank Authority*), **Taylor Bulmer**, **Natasha Cornog** (*Cook County Land Bank Authority*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Darlene Dugo** (*Cook County Land Bank Authority*), (Antigua, Inc.), **Kendra F.** (MPC), **Catnorine Fennell**, **Gene Kelly** (*Cook County Land Bank Authority*), **David Lubin** (*University CoWork/Woodlawn Works*), **Mary Rita Luecke** (*Commissioner Suffredin’s Office*), **Aaron Martell** (*LPC*), **Bia Medious** (*City Bureau*), **Pat Nabong** (*City Bureau*), **J. Ramirez** (*City Bureau*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Mustafaa Saleh** (*Cook County Land Bank Authority*), **Kevin Schnoes** (*Cook County*), **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 November 2018.

**Core Business Activities**

The CBA report covers the period from December 1, 2017 through November 30, 2018. CCLBA acquired 370 homes, disposed of 317 homes, and demolished 45.

**Cumulative Core Business Outcomes**

In terms of Community Wealth, CCLBA is over \$32.7 million; 130% of our goal.

Cumulative Core Business Activities as of November 30, 2018 are as follows: 1,112 Acquisitions, 117 Demolitions, 737 Dispositions, 376 Rehabs, 375 Properties in Inventory, 301 Properties Reoccupied.

**Cumulative Core Business Activities**

Our newest initiative is the Wheeling/Leydon Township. We’re still working with families to complete the acquisition of their properties. This is another voluntary flood buy-out program and we’re working with Homeland Security. There are a total of 8 properties.

The Riverside Lawn Buyout Program is successful. We now have a total of 21 properties completed. We continue to work with additional homeowners to move forward with the Voluntary Buyout.

CCLBA continues to work closely with CCLF and the City of Chicago and other team members on the Chicago Neighborhood Rebuild Initiative. Its program is moving at a slower pace due to the financing mechanism and paperwork under the program.

CCLBA has two successful programs with the State of Illinois are: The Abandoned Properties Program and The Blight Reduction Program.

Abandoned Properties Program – These are properties that need to be demolished. The state will reimburse CCLBA using APP funds.

The Blight Reduction Program – This is an agreement between IHDA, Municipality and with CCLBA. This is where CCLBA acquires properties and completes demolition.

There were about 400 tax certificates that we were not able to obtain deed due to the (clerk) of the Circuit Court not mailing out the notice. in a timely manner.

**Applications Monthly Breakdown**

CCLBA has received a cumulative total of 10,429 applications; 1,460 applications (October/November) over the last period.

**Commercial Projects**

Mr. Aaron Martel (presenter) of Logistics Property Company briefly spoke about its organization and how they have and are working on various projects throughout Cook County. CCLBA is in the process of acquiring the Deed-in-Lieu from the property owners of 9325 King Ave of Franklin Park II. Once acquired, the property will be sold to Logistics Property.

Executive Director Rob Rose indicated that he met previously with the Mayor of Franklin Park and their excited about the new anticipated development (project). The recommendation for this project will be recommended at the next scheduled Board Meeting.

Chicago Rebuild Program – City of Chicago, CCLF, CCLBA, CIC – This plan is to continue 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. VLV Development was not able to close on the property. So, the contract was not extended.

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

Washington Park National Bank Building – 6300 S. Cottage Grove – The RFP’s was issued October 2018. A Selection/Evaluation Committee will evaluate the developer’s proposals in which Chairman Friedman is over. Community Engagement Sessions with MPC to develop RFP. All respondents that satisfied the RFP qualifications were interviewed. Additional information is needed from the RFP respondents. Once the information is provided, the Selection/Evaluation Committee will make its selection for the Washington Park National Bank Building project.

Harvey Hotel Chicago China Gateway Development – 171<sup>st</sup> and Halsted Street –The building has been demolished.

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

As of November 30<sup>th</sup>, CCLBA has received 3,417 applications, a total of 1,538 PIN’s applied for, 394 purchase agreements are in place and the delinquent taxes for 637 PIN’s have been redeemed on the tax certificates.

**Scavenger Sale Tax Redemptions**

\$7.56 million is the current total which includes 637 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: The properties are listed on MLS by our acquisition specialist Tony Blakely. Since the launch of the program in August 2017, 140 homes have been sold.

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

**IV. Consent Agenda**

The Consent Agenda was not approved for the CCLBA Land Transactions Committee for October 12, 2018 due to quorum not being met.

**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