

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

March 9, 2018

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on March 9, 2018 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, Jasso, Porras, Robert Rose (*CCLBA Executive Director*) (4)

Absent: Directors, Planey, Ostenburg, and Reifman (3)

Others Present: **Tunde Adeleye** (*VLV Development*), **Bob Benjamin** (*Cook County Treasurer's Office*), **Anthony Blakely** (*Cook County Land Bank Authority*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Kirk Douglas II** (*VLV Development*), **Darlene Dugo** (*Cook County Land Bank*), **Kendra Freeman** (*MPC*), **JR** (*CAEC-BCD*), **Gene Kelly** (*Cook County Land Bank Authority*), (*VLV Development*), **Ruben Rodriguez** (*Velmont Investment Group Inc.*), **Mustafaa Saleh** (*Cook County Land Bank Authority*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Anthony Simpkins** (*DPD*), **Alex Simmons** (*Cook County Land Bank Authority*), **Bogdam Strae** (*Unknown LLC*), **Van Vincent** (*VLV Development*), **Cindy Williams** (*Cook County Land Bank Authority*)

II. Public Speakers

Chairman Friedman noted no registered public speakers present.

III. Washington Park National Bank Building Update

The CDI, a program of the Metropolitan Planning Council is being presented as an opportunity to change Woodlawn's historically fraught relationship with new development. The bank building currently stands vacant and is part of a larger redevelopment process underway at the intersection of the Cottage Grove Green Line Station and Woodlawn Station, a new mixed-income, mixed-use development by Massachusetts-based affordable housing nonprofit Preservation of Affordable Housing.

Kendra Freeman, Metropolitan Planning Council has been working with CCLBA to begin an engagement process around the Washington Park Bank Building. The primary focus is bringing the community together, the public sector, and the government to focus on development challenges; the region's most pressing development challenges. CCLB will be seeking development proposals for this building and would like to explore the range of uses for the property as well.

This building was built in 1924, mostly brickwork and masonry. Due to the building being vacant for a long time, there is significant damage to the building. There has been a total of three (3) meetings over the past four (4) weeks. There have been a total number of over 250 people in attendance. The top development priorities that the community and residents spoke about is how they would like commercial retail, entertainment, business incubation space and professional services in the development of the property.

The first (1) rehab scenario consists of four stories, 19 units of market rental housing and a mix of different retail and commercial. This also includes some open rooftop and community space. The second (2) would be a new construction that consists of four (4) stories. This includes demolishing the existing library and moving it into the bank building, and then take the library footprint, do a 40-parking unit structure. This would also include a not-for-profit anchor tenant and the YWCA and other different retails. The third (3) illustration is rehab for four (4) stories. This will consist of not-for-profit space, and other unique features of having an atrium and a green roof and other green spaces. The fourth (4) is to have a financial institution (bank /credit union). In addition, there could be an event space that would be rented out to the community and an outdoor space for public gatherings.

Director Rose stated that CCLBA is looking at these potentially catalytic developments and commends the Metropolitan Planning Council for their leadership in this process. CCLBA will be considering proposals from developers once the RFP is issued. CCLBA is hoping to have the RFP out by the end of April, receive proposals in August and a decision made by Labor Day. Once a developer has been selected, the organization will decide to whom the property will be sold to based on their proposal. This process is designed to be very clear and a transparent process. The building was acquired through unpaid taxes. The taxes had not been paid on the property in thirty-two (32) years. CCLBA acquired the building through the scavenger sale. CCLBA went through the court petition process and served all interested parties and ultimately obtained the title in December of 2017. Currently, the building is eligible to be listed on the historic registry.

IV. 6429 S. Stewart Presentation

The 6429 Stewart property was acquired through delinquent taxes. Three proposals were presented for this project; 2 were eligible for consideration.

VLV proposed development is to transform the property into resilient affordable housing. In addition to resilience, VLV propose to increase affordable housing, generate jobs, and promote economic development in the East Englewood of Chicago. The proposed development will include forty-six (46) residential units comprised of one, two, and three bedroom units.

Van Vincent, CEO of VLV Development, discussed the strategy of redeveloping an area of Englewood that have a branded of East Englewood. It targets from 71st and Dan Ryan over to Wallace and from Wallace to 63rd back to the Dan Ryan. VLV has developed over 225 units inside of this corridor. VLV plans on developing an additional 500 units in that space. The property plays a vital role. VLV was recently awarded a 57-unit development of townhomes just two (2) blocks of this site. VLV unit development will include substantial rehab, 100 percent electrical, 100 percent HVAC structural and roof. It will include clean energy, solar, plus solar thermal, as well

as LED lighting and other energy efficiency retrofits. Their collaborative partners have been ComEd through their Multifamily Smart Ideas Program, CEDA through their Multifamily Weatherization Program and Elevate Energy through their Multifamily Energy Efficiency Program. VLV commitment is to leverage every value proposition in the housing space and every resource possible to bring about the transformative change that they plan for the East Englewood corridor. VLV Development budget is about \$2.9 million, which 95 percent will go directly into building systems and for the development of the project. If recommended for approval, construction will begin in 2018, with a completion time of 18 to 30 months depending on the variables and the sources of funding that’s available.

V. Land Transactions Report

The Land Transactions Report was distributed.

Core Business Activities

The CBA report covers the period from December 1, 2017 through February 28, 2018. Within the past 30 days CCLBA acquired 95 homes, disposed of 87 homes, demolished 27 properties, and have completed 33 rehabs.

Cumulative Core Business Outcomes

In terms of community wealth, CCLBA is over \$22.8 million; 70% of our goal.

Cumulative Core Business Activities

Cumulative Core Business Activities from December 1, 2016 through February 28, 2018 are as follows: 800 Acquisitions, 87 Demolitions, 495 Dispositions, 241 Rehabs, 305 Properties in Inventory, 187 Properties Reoccupied.

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. Working with NCST over the last several months, we have seen a lot of properties coming in from Freddie and Fannie Mae. CCLBA continues to work with CNI to acquire properties for them. CCLBA has the IDHA blight reduction program as well as the APP program for demolition. We’re also working with the Metropolitan Water Reclamation, District Project and Riverside Lawn.

Applications Monthly Breakdown

CCLBA has received a cumulative total of 6,493 applications; 681 applications (January/February) 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 – This property is a 45-unit courtyard located in the Englewood neighborhood. CCLBA worked in cooperation with CIC to take this property into inventory and clear back taxes. The RFP for developers to purchase the building, rehab, and reoccupy, closed on January 26, 2018.

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.

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 – 171st and Halsted Street – Acquisition completed. The RFP has gone out and responses were due by February 14, 2018.

Land Bank Agreements

CCLBA continues to work with CNI (Chicago Neighborhood Initiatives) and IFF. CCLBA continues to acquire properties for acquisition. Eleven properties have been acquired and holding for CNI. CCLBA took to deed six (6) Tax Certificates for sale to IFF and IFF have closed on six (6) parcels in March 2018.

Scavenger Sale (9,553 bids)

As of February 28th, CCLBA has received 1,411 applications, a total of 798 PIN’s applied for, 234 purchase agreements are in place and 390 PIN’s have been redeemed.

The average number of days to convey deed to buyer is 225 days (7.5 months).

Scavenger Sale Tax Redemptions

\$4.1 million is the current total which includes 390 owners that have redeemed taxes. We have released the single family tax certificates (2015) listing 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.

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 2018 focus is to acquire 600 properties; Execute Scavenger Sale Acquisitions of vacant lots/commercial/industrial/multifamily/single family; Dispose of 400 properties by working with existing developer pool, homebuyers and new development partners.

Homebuyer Direct Program: CCLBA will continue to have direct partnerships with banking partners and housing counseling agencies. CCLBA's Home Giveaway was revealed on December 22, 2017. Mrs. Elaine Lee took possession on January 5, 2018

CCLBA plans to increase its capacity and organizational efficiency with additional positions: Business Manager, Attorney, Asset Manager and Deputy Director.

CCLBA plans to acquire properties via Deed-in-Lieu/Abandonment/Forfeiture Cases: CCLBA will partner with the City of Chicago's Department of Planning and Development, Department of Law and Department of Buildings

VI. Consent Agenda

Chairman Friedman moved to push off to approve the Consent Agenda CCLBA Land Transactions Committee meeting minutes for January 12, 2018 until next meeting.

VII. Adjournment

THE MOTION TO ADJOURN WAS NOT NEEDED BECAUSE QUORUM WAS NOT MET.

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

Peter Friedman, Committee Chair