

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

**April 13, 2018**

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on April 13, 2018 at 10:00 AM at the Cook County Building, 118 N. Clark, 4<sup>th</sup> 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, Planey, Ostenburg, and Jasso, (4)

**Absent:** Directors Reifman, and Robert Rose (*CCLBA Executive Director*) (2)

Others Present: **Bob Benjamin** (*Cook County Treasurer's Office*), **Anthony Blakely** (*Cook County Land Bank Authority*), **George Blakemore**, **Natasha Cornog** (*Cook County Land Bank*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Darlene Dugo** (*Cook County Land Bank*), **Gene Kelly** (*Cook County Land Bank Authority*), **Adriann Mukausk** (*National Association of Realtors*), **Derric Price** (*A.F.R.O Inc.*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Anthony Simpkins** (*DPD*), **Alex Simmons** (*Cook County Land Bank Authority*), **Lorenzo Slater** (*CHA HCV Advisory Council*), **Cindy Williams** (*Cook County Land Bank Authority*)

**II. Public Speakers**

Chairman Friedman noted we have one (1) registered public speaker present, George Blakemore. Mr. Blakemore would like for CCLBA to make information available to the African American communities. Mr. Blakemore also expressed that he would like for CCLBA projects to be expanded to the African American communities.

**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.

**Core Business Activities**

The CBA report covers the period from December 1, 2017 through March 31, 2018. CCLBA acquired 144 homes, disposed of 98 homes, demolished 22.

Cumulative Core Business Activities as of March 31, 2018 are as follows: 878 Acquisitions, 88 Demolitions, 521 Dispositions, 262 Rehabs, 357 Properties in Inventory, 191 Properties Reoccupied.

**Cumulative Core Business Outcomes**

In terms of community wealth, CCLBA is over \$23.4 million; 72% of our goal.

**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.

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 6,883 applications; 772 applications (February/March) 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 project was awarded to VLV Development. 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 – 171<sup>st</sup> and Halsted Street – The demolition contract was awarded to KLF. Acquisition completed.

**Land Bank Agreements**

CCLBA continues to work with CNI (Chicago Neighborhood Initiatives) and IFF. CCLBA continues to acquire properties for acquisition. Eleven (11) properties have been acquired and holding for CNI. CCLBA took to deed six (6) Tax Certificates for sale to IFF and IFF will close on six (6) parcels in May 2018.

**Scavenger Sale (9,553 bids)**

As of March 31<sup>st</sup>, CCLBA has received 1,586 applications, a total of 878 PIN’s applied for, 238 purchase agreements are in place and 415 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

**IV. Consent Agenda**

Director Ostenburg, seconded by Director Planey moved to approve the Consent Agenda CCLBA Land Transactions Committee for January 12, 2018 and March 9, 2018.

**V. Adjournment**

Director 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