

MEETING MINUTES OF THE COOK COUNTY LAND BANK AUTHORITY

BOARD OF DIRECTORS MEETING

December 13, 2019

Board of Directors of the Cook County Land Bank Authority met pursuant to notice on December 13, 2019 at 10:00 AM at the Cook County Administration Building, 69 West Washington, 22nd Floor, Suite “B” Chicago, Illinois 60602.

I. Call to Order and Roll Call

Chairman Gainer called the meeting of the Board of Directors to order.

Present: Directors Flores, Friedman, Gainer, Limas, Monocchio, Planey, Smith, Ware and Mayors Ostenburg and Sherwin (10)

Absent: Holmes, Richardson (2)

Also Present: **Rob Rose** (*CCLBA Executive Director*)

Others Present: **Bob Benjamin** (*Cook County Treasurer’s Office*), **Anthony Blakely** (*Cook County Land Bank Authority*), **J. Blue** (*Community Resident*), **Jorge Cerda** (*Office of Inspector General*) **Sabina Bokhari** (*Rise Strategy Group*), **Brent Denzin** (*Denzin Soltanzadeh LLC*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Darlene Dugo** (*Cook County Land Bank Authority*), **Rashanda Hall** (*Rudd Resources*), **Cassidy Harper** (*Cook County Land Bank Authority*), **Nicole Hodgkinson** (*City Bureau*), **Ethan Jantz** (*City Bureau*), **Gene Kelley** (*Cook County Land Bank Authority*), **Louis Murphy** (*SLR Ventures*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Claudette Shivers** (*Cook County Land Bank Authority*), **Alex Simmons** (*Cook County Land Bank Authority*), **Andrew Williams** (*Cook County Office of Inspector General*), **Cindy Williams** (*Cook County Land Bank Authority*)

II. Public Speakers

Chairman Gainer notes there are no public speakers.

III. Award Presentation (Executive Director Rob Rose)

Executive Director Rose presented Mayors Sherwin and Ostenburg with plaques for their dedicated service and contributions as founding directors of the Cook County Land Bank Authority.

IV. Executive Director Report (Rob Rose)

Executive Director Rose delivered the following announcements:

- Board Director Sarah Ware was recognized by the Chicago Defender as one of the 2019 Women of Excellence.
- CCLBA Acquisition Specialist Elisha Sanders was elected to Board of the Realist Women's Council of Illinois. She is their 3rd Vice President.
- Alex Alvarado and Alice Chen have been added to CCLBA's Team.
- This year CCLBA had a record high number of transactions at 773. This is a 12.5% increase over 2018 activity. CCLBA sold 69 homes through our Homebuyer Direct Program. CCLBA received over 15,000 entrants for the 3rd Home Giveaway.
- CCLBA celebrated the 500th Rehab on November 22, 2019.

Core Business Activities

CCLBA 2019 Acquisitions goal is 500 properties, CCLBA is at 119% of goal having acquired 597 properties, 177 properties have been disposed, which is 88% of set goal of 200 disposed properties. Demolitions total 17 properties, 167 rehabs have been completed.

Cumulative Core Business Outcomes

This number represents the change between the value of the property pre-Land Bank involvement and post rehab. This figure is an accumulative number as of November 30, 2019; \$71,314,114, which is 99% of goal.

Further, 821 owners of delinquent taxes have redeemed.

Executive Director Rose: Almost \$10 million dollars in taxes have been redeemed. These are certificates acquired by the Land Bank. Those owners subsequently paid taxes to retain ownership of the property. This is \$10 million that has come back to the tax agencies.

Cumulative Core Business Activities

Since inception through November 30, 2019, CCLBA has acquired over 1,689 properties, disposed of 911 properties, currently has 778 properties in inventory, demolished 134 properties, completed 546 rehabs (this number includes commercial/industrial and redeveloped vacant land), and 546 properties have been reoccupied.

Executive Director Rose: The Land Bank does not depend on grant funding, appropriations, or political appointment. This has to do with the powers that have been given to the land bank as an agency of the county and with the mission to address vacant and abandoned properties. We have a powerful toolkit to liberate and free up vacant property throughout the region. As we drive through these neighborhoods we know and understand most of the vacant lots you see are locked away in the sale.

Mayor Sherwin: Certain elected officials may have been very progressive at the beginning of their long tenure, but I think they stagnated in their position. We need to get them back on the progressive road. There's a tendency when you've been in office for a long time to do the comfortable thing.

We need to reach out to those elected officials and push them to resume the mantle of progressivism and move things forward.

Current Inventory Breakdown

Total parcels in inventory 778. Vacant parcels 503, 252 residential structures, and 23 Commercial/Industrial structures.

Executive Director Rose: As we know, with the growth of inventory, we're going to need more staff members. We've already increased the number of vendors we've been working with for landscaping. We have an RFQ coming out in January for more property preservation companies to help us maintain properties. We've increased the number of home inspectors and commercial brokers that we work with. We have more capacity to handle the higher inventory.

FY2020 Focus:

The 2020 goals include acquiring 700 properties and disposing of 400 properties. Execute on the Scavenger Sale acquisition process, continue the Homebuyer Direct Program as well as continue to work with the court system to be more effective there as well as execute on our hiring plan as we relocate.

V. Approval of the Resolution to Enter into a Purchase Sale Agreement with Misner Group at 9325 King Ave. Franklin Park

Director Friedman, seconded by Mayor Sherwin, moved to approve the resolution to enter into a purchase sale agreement with Misner Group at 9325 King Ave. Franklin Park. **The motion was carried unanimously.**

VI. Approval of the Resolution to Amend the Land Bank Depository Agreement between Cook County Land Bank Authority and IFF to extend IFF Existing Land Banking Agreements.

Director Friedman, seconded by Director Planey, moved to approve the Resolution to amend the Land Bank Depository agreement between Cook County Land Bank Authority and IFF to extend IFF existing land banking agreements. Director Smith has voted present. **The motion was carried unanimously.**

Chairman Gainer: The policies and procedures motion will be discussed at a later time.

VII. Approval of the Cook County Land Bank Authority Board of Director Meeting Schedule

Director Ware, seconded by Director Flores, moved to approve the Cook County Land Bank Authority Board of Director meeting schedule. **The motion was carried unanimously.**

VIII. Approval of the Cook County Land Bank Authority Land Transactions Committee

Meeting Schedule

Director Ware, seconded by Director Flores, moved to approve the Cook County Land Bank Authority Land Transaction Committee meeting schedule. **The motion was carried unanimously.**

IX. Approval of the Cook County Land Bank Authority Data & Marketing Committee

Meeting Schedule

Director Ware, seconded by Director Flores, moved to approve the Cook County Land Bank Authority Data & Marketing Committee meeting schedule. **The motion was carried unanimously.**

X. Consent Agenda

Director Limas, seconded by Director Monocchio, moved to approve the consent agenda which includes:

- Approval of December 12, 2019 meeting minutes. **The motion was carried unanimously.**

X. Approval to Move into Executive Session for Discussion of the Appointment of Legal

Counsel for the Cook County Land Bank Authority

Director Friedman, seconded by Mayor Ostenburg, moved to approve moving into closed session to discuss the appointment and common legal counsel for the Land Bank addressing property reprising pursuant to Sections 2C-1 and 2C-6 of the open (inaudible 57:31.3). **The motion was carried unanimously.**

MEETING MOVED TO CLOSED SESSION

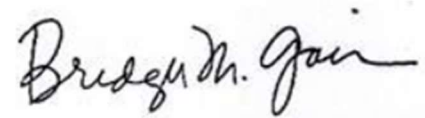
RETURNED TO OPEN SESSION

XI. Adjourn

Director Friedman, seconded by Director Ware moved to adjourn. **The motion carried unanimously, and the meeting was adjourned.**

Respectfully Submitted,

Board of Directors of the Cook County Land Bank Authority

A handwritten signature in black ink that reads "Bridget M. Gainer". The signature is written in a cursive style and is positioned to the right of the typed name.

Chairman Bridget Gainer

Attest
