

MEETING MINUTES OF THE COOK COUNTY LAND BANK AUTHORITY
LAND TRANSACTION MEETING

Friday, February 19, 2021 – 10:00 AM Via Zoom

I. Call to Order and Roll Call

Present: Peter Friedman, Jim Planey, Maurice Cox

Also, Present: **ROB ROSE** (*CCLBA Executive Director*), **DARLENE DUGO** (*CCLBA Sr. Acquisitions Manager*), **CRYSTAL CAMPOS** (*CCLBA Administrative Assistant*), *See attached List of Participants Via Zoom*

II. Public Speakers

Chairman Friedman notes there are no public speakers.

III. Introduction of Crystal Campos (Darlene Dugo)

DARLENE DUGO: We are delighted to have Crystal Campos with us today. She joined the Land Bank last Tuesday as our Administrative Assistant.

CRYSTAL CAMPOS: Hello, everyone. I have been an Administrative Assistant for the past three years for the City of Chicago. I came here with Darlene and Rob, and they are very happy to have me. I am very happy to work with them, as well.

CHAIRMAN FRIEDMAN: Thank you very much. You are correct. They are very happy to have you, as are we all. Welcome aboard.

IV. Presentation (7346 S Cottage Grove, Chicago, IL)

MS. DUGO: The Land Bank acquired the property in 2015, through forfeiture, in collaboration with the City of Chicago. This property had been sold to a developer who had not developed the property. The Land Bank took the property back by exercising the deed restriction. Sunshine Management is recommended to develop this project.

This property was previously a funeral home. The purchase price for this property is \$105,000. The board members received the deal package with Alderman Sawyer's letter of support. He wanted to be here today; however, he had another obligation.

EXECUTIVE DIRECTOR ROSE: While Darlene is pulling up the PowerPoint presentation, I will introduce Bonita Harrison. Ms. Harrison is the owner of Sunshine Enterprise. She is our 2018 Developer of the Year. She was also our 2019 Project Winner of the Year. She has proven to take tough projects and make them work. We are excited to see her expand into the commercial arena, and she is here to tell us about this project.

MS. BONITA HARRISON: Sunshine Management is a vertically integrated real estate firm composed of three parts; Construction/Development Firm, Real Estate Brokerage, and Property Management. I am a mother and a native south sider. I was born, raised, educated, and still reside on the south side of Chicago. I have a Master and Bachelor of Science in Mathematics. I was featured in Cain's Magazine recognized as a person who is renovating on the south side of Chicago.

I have rehabbed over 100 units and am currently managing 68 doors with a combination of commercial and residential properties. I have two property managers and one construction manager on staff. I have over 10 employees and employ over 30 tradesmen in any given year.

For our board, we have Mr. Kenny Johnson, who is the owner of Bureau Bar I, II, and III, Sage and Lifebrand. Makinde Adedapo was a Production Manager/Assistant Talent Buyer for the Promontory in Hyde Park. Fallen Armster who would serve as our General Manager for this project. She was the Director for Harry Caray's Restaurants of two locations: Navy Pier and 33 W. Kinzie.

On the call today, we have Louis Morgan, III, He is a current General Manager and part owner at Ocean Prime with 15 years in hospitality. Mr. Morgan was named General Manager of the Year in 2016 and 2017, being the youngest person to ever receive the title.

This project is a mixed-use building. It is composed of 10 two-bedroom, one-bathroom, residential units, and one large commercial event space with a large parking lot attached to the building. The breakout of uses for the residential building is 11,662 square feet, two-bedrooms, one-bathroom. Each unit is about 800 square feet, and the rental rate is anywhere from \$800-\$1200. We will aim to charge about \$1,100 per unit.

The commercial space is 6,000 square feet, and in this area, it will be rented for about \$18.90 per square foot. We are hoping to use this space as a restaurant and event venue. Our current timeline for construction is about 18 months, costing about \$1 million.

This is a big project to undertake in this community, and we are adding the residential space to it. We want them to have a place to "eat work play live" type of environment; high-end and provides a big asset to the community.

Our impact will create new jobs, new contracts with local companies, contracts with local tradesmen, employee community residents, and returning citizens. We will employ senior citizens, summer youth programs, and buy from local suppliers. We want to make this a community facility, so we want the project in the community, and we want to utilize and give to our community.

CHAIRMAN FRIEDMAN: Thank you very much.
Commissioners, any questions?

DIRECTOR JAMES PLANEY: Bonita when you say, "68 doors", does that mean 68 units? I am not familiar with that term. Are you affiliated with Washburne Culinary and Hospitality Institution?

MS. HARRISON: Yes, 68 units. We are trying to establish a relationship where they can come out and utilize our space and we can help train some of their students.

V. Motion to Approve Resolution #2101, Approving the Sale of the Property at 7346 S. Cottage Grove

Director Planey, seconded by Commissioner Cox, moved to approve the sale of 7346 S. Cottage Grove. **The motion was carried unanimously by roll call vote.**

VI. Presentation (5942-44 W. Fullerton, Chicago, IL)

MS. DUGO: The buyer is Hector M. Avila. This property was acquired through the 2017 scavenger sale. It is a commercial space of 4,000 square feet. While we were awarded the tax certificate in 2017, we acquired it August 4, 2020. You can see the amount of time it takes to go from being awarded a tax deed, to having the recorded deed.

MR. HECTOR M. AVILA: We can start out with what I can do with this beautiful building. I recognize I have the great opportunity to open a coffee and sandwiches shop. It is a great opportunity for the community. I will be hiring people and see big potential with this building. We are a cleaning and demolition company. We also have a restaurant. As far as the coffee shop is concerned, I already have years' experience. There is no other competition in the neighborhood. This would be an opportunity for my family as well, as I intended to have my wife, and daughters, working here. We will be doing the renovation ourselves, so the expenses will stay low to renovate and bring it back to a beautiful place.

We will be selling coffee, sandwiches, and ice cream. It has parking lots in the back and front of the building. This project is a great chance for the community because there is opportunity for everyone in the family. We also talked about opening some skating space. The parents can enjoy a cup of coffee while the kids have fun roller-skating.

I am confident I will be successful with this project because we already have the experience necessary. I have been a chef for 17 years. I love to cook, and I think I was born to serve and help people. I will be hiring around 10 people from the neighborhood to work, and I am so excited. The place will be called Nikki's Coffee and Sandwiches. Nikki is the name of my daughter, and she loves coffee and sandwiches. Everyone is excited to work with me.

Also, I am planning to buy a donut machine which makes six donuts per minute. We plan to make our own brand and sell to the local stores around us.

The budget is \$20,000 because we are going to do the job. The signage will cost \$2,000-\$5,000. It will be done in three to five months; I want to open this summertime in Chicago.

MS. ANTJE GEHRKEN: This property is an empty, open space for the most part. The renovation cost, especially considering that Mr. Avila is doing it himself through his companies, of \$20,000 seems reasonable. It is not a large cleanup. It is already an open space. It just needs some walls knocked down. There is already a utility kitchen in place, and I am assuming that he is just going to build that out as a kitchen area.

The neighborhood is viable. It's mostly a mixed-use street. It's right on the corner of Fullerton and Austin and there are functioning storefronts. There are also some commercial chains such as a Jiffy Lube on the corner and a Shell gas station as well. The viability of foot traffic and service to the area seems likely.

CHAIRMAN FRIEDMAN: Right now, the elevation on the street is only one window. Will that be opened?

MR. AVILA: I will probably open more windows. I want people to see that it is a coffee shop from the outside, but yes, right now it is only one window. The plan is to open another big window.

CHAIRMAN FRIEDMAN: Any other questions, commissioners?

COMMISSIONER COX: I am again trying to get the context of the surrounding area. There seems to be other businesses on the street. I don't think there are any other coffee shops which sounds great.

CHAIRMAN FRIEDMAN: Just wanted to confirm, thank you.

VII. Motion to Approve Resolution #2102 Approving the Sale Property of 5942-44 W Fullerton, Chicago, IL

Director Planey, seconded by MAURICE COX, moved to approve the sale of Property of 5942-44 Fullerton, Chicago, IL. **The motion was carried unanimously by roll call vote.**

VIII. Presentation (1809 S. Wolf Road, Hillside)

MS. DUGO: This is a property acquired through the 2017 scavenger sale. We were awarded the tax certificate in 2017, the actual deed was recorded in our name on June 30, 2020. Since we have Steve Kohn on the phone, I will ask him to tell us about the property.

MR. STEVE KOHN: Thank you. There is tremendous exposure on Wolf, between Roosevelt and 22nd, near a strip mall that has good activity. Unfortunately, like many of these properties, it has been vacant for approximately seven years. Everything that needs to be done to a property, needs to be done here, HVAC, roof, rehab, bathrooms, electrical, drywall, and so on. Everything needs to be done, so the challenge was finding somebody like Ayoob, who not only has the experience of rehabbing these properties, but also operates convenience stores with a long track record of success. The ideal candidate is someone who can rehab it within a nice budget, and then operate the store, so we have a diamond here in Ayoob who came along to acquire this property from the Land Bank.

MS. DUGO: The purchase price is \$60,000.

EXECUTIVE DIRECTOR ROSE: Just a reminder to the committee, all the nonresidential properties between greater than \$50,000 but less than \$250,000 come to this committee for approval. Over \$250,000 is vetted by this committee and is approved by the full board. Under \$50,000 is handled at the staff level.

MS. DUGO: Thank you, Rob. Russell Wajda, who is the Village of Hillside Administrator, sent as a letter of support for this buyer.

DIRECTOR PLANEY: Steve, I could not tell from Google last night, but I think you've answered it. The unit is vacant, correct? We are selling this with nobody in place running the business now, correct?

MR. KOHN: That is correct.

MS. DUGO: This was previously a daycare. It is in good shape.

DIRECTOR PLANEY: I saw that. I just wanted to make sure that it is vacant, now. Thank you.

AYOOB SHAFI: I am a general contractor, and I've been doing this for almost 20 years. I used to own DNC; I ran that for about five years. I used to have a store at 8609 S. Cottage Grove. I ran that store for 10 years. Unfortunately, that building was sold so I needed to look elsewhere. I moved to 1809 Commercial, and then I ran the health store for about seven years. I still have the store on 12 W. Irving Park Rd. Currently, I am running that store now, and I'm doing a construction job too. My plan after purchasing this project will be to turn this into a healthy convenience store. Healthy vitamins, herbs, herbal teas, and things like that. That is my goal. The store does not need a lot of work. I spoke to the Village, and they gave me a list of what is needed. I can show you that list. There are a few things to work on such as drywall, windows, and updating the fire system. I also must install two bathrooms.

COMMISSIONER COX: I am trying to understand the context. I know that we are here to talk about the particular property, but the context does help.

MR. KOHN: The village is very excited to have something happen here. This is a four-unit building, with three owners and the parcel that the land bank owns. They would love to see more action there. There are a couple different restaurants, and they would love to have more traffic. It is a heavily trafficked section of Wolf Road between 22nd and Roosevelt, and it desperately needs this. There is no 7/11 here. There is a Walgreens down the road, but there is nobody doing what Ayoob is trying to do. It will be nice for people who live in our area to be able to get the things in their area.

IX. Motion to Approve Resolution #2103 the Sale of Property at 1809 S. Wolf Rd. in Hillside, IL

Commissioner Cox, seconded by Director Planey, moved to approve the Sale of Property at 1809 S. Wolf Rd. in Hillside, IL. **The motion was carried unanimously by roll call.**

X. Transaction Report (Darlene Dugo)

MS. DUGO: Our goals for acquisition are 800 properties. We plan on disposing 250 properties. Our plan is to demolish 40 properties and renovate 300 properties.

Our pipeline of tax certificate properties and where they are in the process supports the goal of acquiring 800 properties. We are still seeing some delays with the clerk's office, but as you remember, they merged with the recorder of deeds office, and they are still working through the transition. We anticipate hitting goal.

Community wealth generated \$96,537,000. I looked at this period last year and that represents an increase of \$21,478,000 of additional wealth.

In January, we had our largest month in new applications; 774 applications. Despite Covid, there has been progress in the last 12 months.

6429 S. Stewart is a 48-unit multifamily property that the board had approved the sale to WPD Management. Rehab is complete and they are now in the lease-up. The property was in receivership through the City's Trouble Buildings Initiative. We worked with the City of Chicago and CIC to acquire. It is exciting to see something lay vacant for over 20 years, come back to life.

CHAIRMAN FRIEDMAN: Thank you very much.

XI. Motion to Approve November 13, 2020 Meeting Minutes

Director Planey, seconded by Commissioner Cox, motioned to Approve the Meeting Minutes from November 13, 2020. **The motion was carried unanimously by roll call vote.**

XII. Chairman's Report (Chairman Peter Friedman)

Chairman Friedman notes there is no Chairman report.

XIII Motion to Adjourn

Commissioner Cox, seconded by Director Planey, motioned to adjourn the meeting. **The motion was carried unanimously by roll call vote and the meeting was adjourned.**

Respectfully Submitted,

Land Transactions Committee of the Cook County Land Bank Authority

DocuSigned by:
Peter Friedman
7C79225012534C8...

Chairman Peter Freidman

General Public Participants

Alex Simmons
Alonzo Abron
Amy Qin
Antje Gehrken
Arty
Avis
Ayoob Shafi
Bonita Harrison
Brian White
Bridget Fogarty
Chanena Tapia
Claudette Shivers
Crystal Campos
Cynthia Love
Deborah Miller
Elisha Sanders
Emily Robinson
Gary Stubits
Gene Kelley
Harold
Isabel Dobbelt
J D
Jackie
Lawrence
Louis Morgan III
Michael Tolliver
Michelle Carr
Mora Spicer II
Patricia Jamrozowicz
Penny Wallingford
Philip Richardson
Robert Benjamin
Sabina Bokhari
Sharon Louis
Steve Kohn
Susan
Tony Blakely
Victoria Rock
Wendell Harris