

Cook County Land Bank Authority Executive Director's Report

Eleanor Gorski, Executive Director

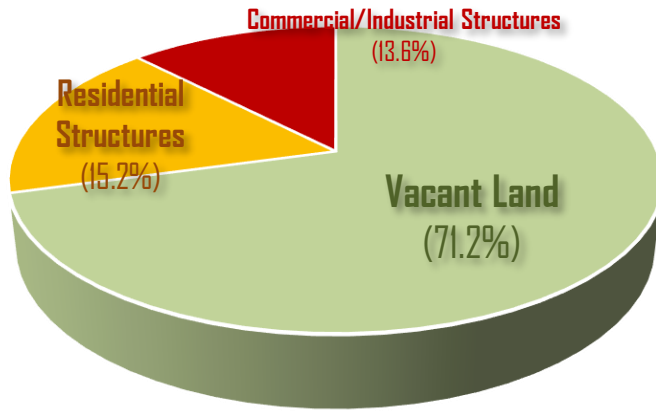
December 10, 2021



This report covers:

- Core Business Activities
- Administrative Improvements
- 2022 Work Plan
- Partnerships
- New Initiatives
 - Sale of residential tax certificates
 - Environmental industrial land
 - WORTH
 - 2022 Scavenger Sale
- Updates: Projects

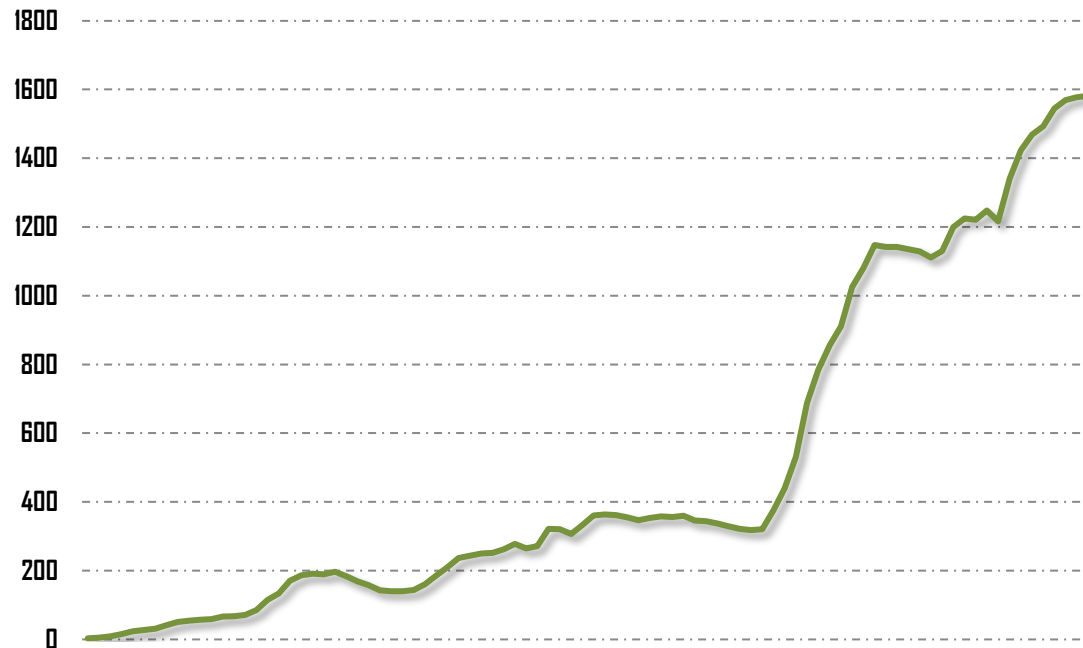
Inventory: Breakdown



Current Inventory Breakdown (as of 11/30/2021)

LAND USE TYPE	TOTAL
Vacant Land	1,126
Residential Structures	241
Commercial/Industrial Structures	215
TOTAL	1,582

Monthly Breakdown (June '14 - November '21)



Quarterly Breakdown

2021 FISCAL YEAR - 4th QUARTER

ACQUISITION METHOD	QUANTITY	SUBURBAN MUNICIPALITIES	CITY OF CHICAGO
ACQUISITIONS	105	21	84
DISPOSITIONS	68	29	39
DEMOLITIONS	1	0	1
REHABS	44	15	29
INVENTORY (As of 11/30/2021)	1,582	464	1,118
REOCCUPIED PROPERTIES (As of 11/30/2021)	892	337	555
HOME BUYER DIRECT PROGRAM - HOMES SOLD	3	0	3
EARNED PROGRAM INCOME	\$1,774,315.81	*All figures represent unaudited numbers for FY 2021.	

Core Business Activities

2021 Core Business Activities (December 1, 2020 – November 30, 2021)

Metric	Completed	In Progress	Prospects
Acquisition	617	3,782	2,958
Disposition	235	97	4,352
Demolition	11	6	431
Rehab	239	368	1,567

Cumulative Core Business Outcomes (as of 11/30/2021)

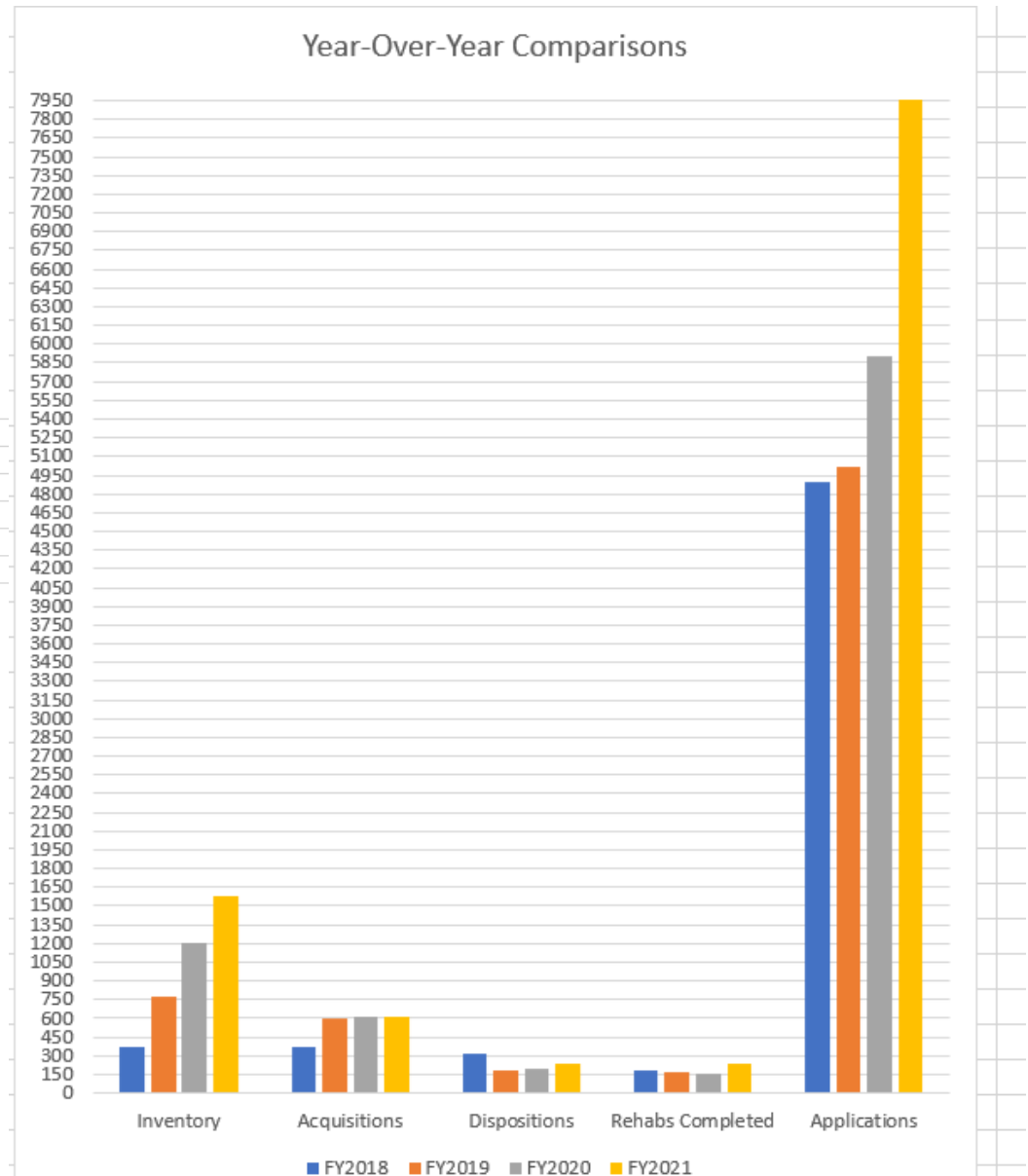
Community Wealth	\$123,588,484
Scavenger Sale – County Redemptions	\$14,496,230

Cumulative Core Business Activities (as of 11/30/2021)

Acquisition	2,918	Demolition	159
Disposition	1,336	Rehab	958
Inventory	1,582	Reoccupied	892

Year over year growth

	FY2018	FY2019	FY2020	FY2021
Inventory	375	779	1,199	1,581
Acquisitions	370	597	613	616
Dispositions	317	177	194	235
Rehabs Completed	177	167	155	234
Applications	4893	5012	5902	7956



CCLBA staff structure

- Add an in-house counsel
- Create two supervisory positions over Asset management and Acquisitions

CCLBA Board and committee structure

- Define Committees: purpose and decision making.
- Finance to review year end financial summary and Audit; Public pre-budget discussion in May and contracts

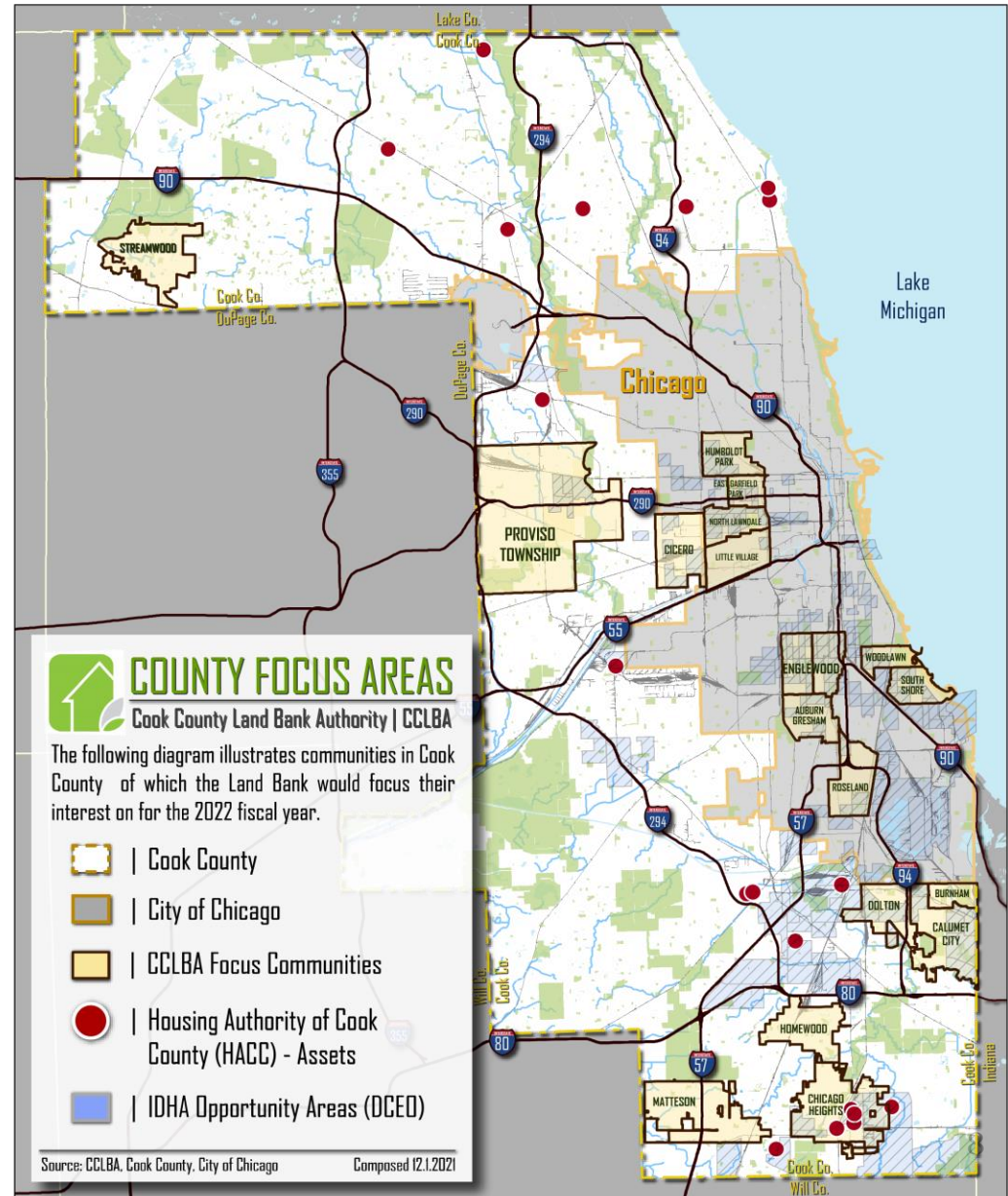
Policies and Procedures update

Retain an outside counsel to advise on procedure changes after staff drafts policy and runs through subcommittee

- **4.2 Acquisitions**
- **5.2 Pricing and selection of applicants**
- **Closing out project procedure**
- Post changes on website and daylight how each step of the process in working with the landbank will work

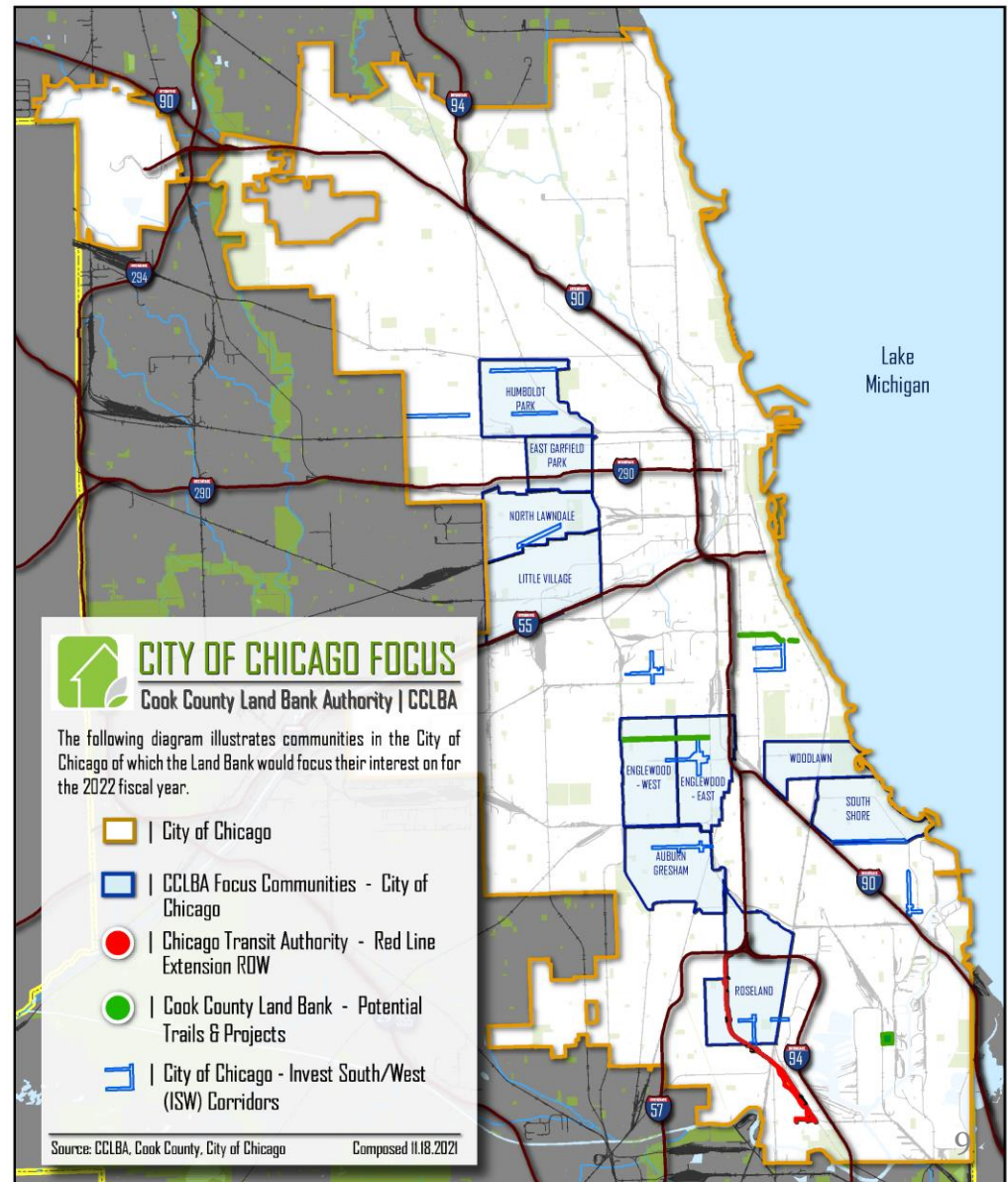
Partners:

- Chicago Transit Authority
- Forest Preserve District of Cook County
- Norfolk Southern Railroad
- Cook County Department of Transportation
- Cook County Housing Authority
- Proviso Township Mayors
- South Suburban Black Caucus of Mayors
- South Suburban Land Bank and Development Authority
- Private and non-profit developers
- CMAP
- LISC



Partners:

- City of Chicago
 - o Department of Planning and Development
 - o Department of Housing
 - o Department of Transportation
 - o Department of Public Health
 - o Mayors office (Public Safety)
 - o Department of Cultural Affairs
- Chicago Transit Authority
- Norfolk Southern Railroad
- Private and non-profit developers
- LISC



2019 Residential Tax Certificates

Out of all 9,553 tax certificates obtained from the 2019 Scavenger Sale, **3,667** were classified as residential and possess a 1/27/2022 redemption date. Of these, approx. 2,500 were not chosen to be redeemed to deed by the CCLBA

- All Cook County municipalities were offered the certificates for a period of 30 days to allow them first choice. **103** tax certificates were obtained by 10 municipalities during the month of October 2021.
- The remaining residential properties will now be offered for sale to the public with priority to non-profit and community organizations as well as neighbors.

Environmental review and Industrial Land

- CCLBA discussing with Cook County/City Environmental staff and counsel possible CCLBA role in holding industrial land while it is being remediated with Federal funds

WORTH - Wealth Opportunities Restored through Homeownership (WORTH), BIPOC Homeownership Initiative being funded via a planning grant from Wells Fargo.

- LISC is convening and planning ends in March 2022.
- Will guide and leverage investment in homeownership in Chicago with goal of 3000 new homeowners by 2025
- Working on parallel effort for Suburban Cook with HACC/CMAP/SDA

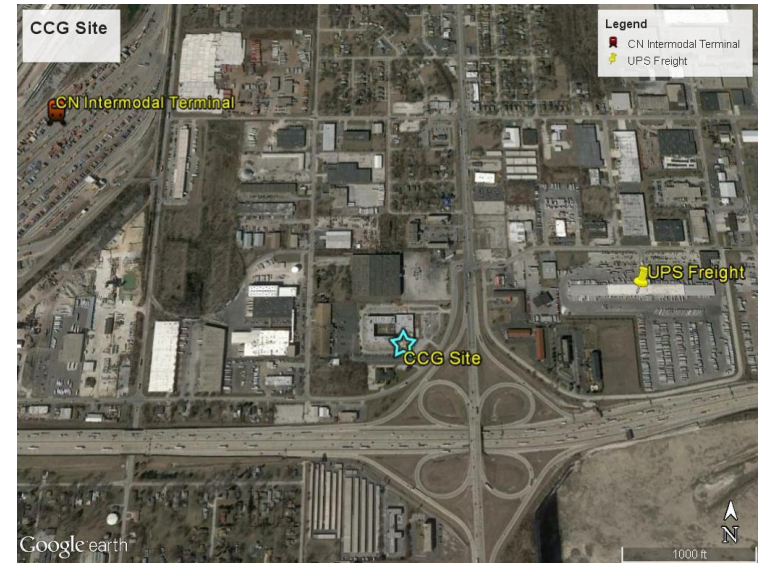
2022 Scavenger Sale

- CCLBA will notify municipalities in January of property availability and work with SDA to determine their priorities

Chicago China Gateway

*Former Harvey Hotel -Halsted St. and 171st
Harvey, IL*

Development deal hinges on property acquisition. Acquisition continues to be delayed due to the current owner of the two Harvey Hotel parcels filing a final appeal and motion to stay the Judge's Order issuing tax deed. The CCLBA legal team is aggressively challenging the Motion to Stay.



SunPower Solar Array

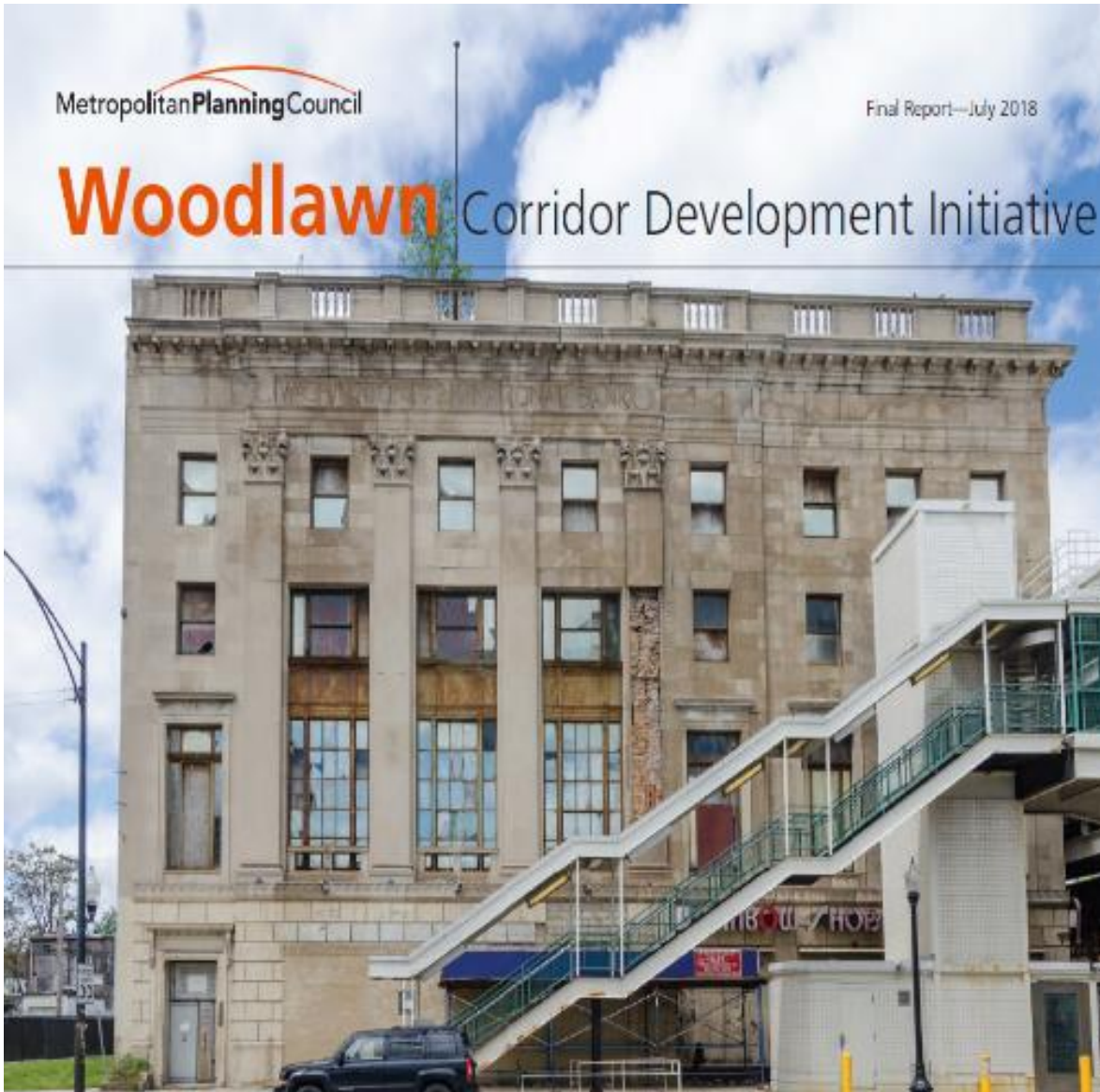
Former Acme Coke – 11400 S. Torrence, Chicago
Development deal required the CCLBA to agree to an environmental safety plan for the site and further, for the IL EPA to provide tentative agreement on site remediation. Will be resolved by year end.

Washington Park National Bank Building

Metropolitan Planning Council

Final Report—July 2018

Woodlawn Corridor Development Initiative



Awarded to Revive 6300
LLC
(Leon Walker and LaMell
McMorris)

Leon Walker and DL3 is
working on a new proposal
to preserve the building
which he will share later this
month.

If not acceptable to CCLBA,
an RFP will be reissued next
year

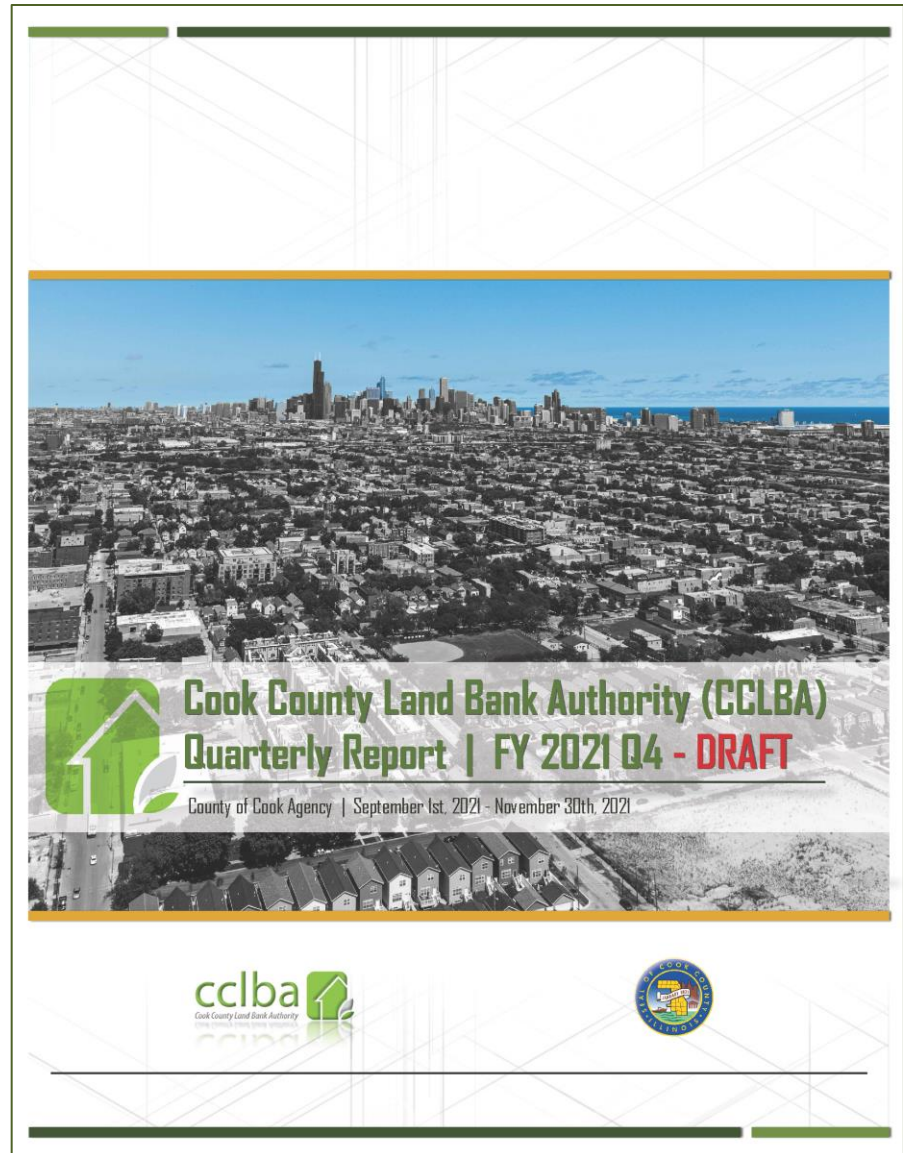
Cook County Land Bank Authority Quarterly Report

Alex Simmons, Planning Analyst

December 10, 2021



- **Cook County Land Bank 2021 Fiscal Year – 4th Quarter** (9/1/2021 – 11/30/2021)
- **Requested by Cook County Board of Commissioners**
 - *Ordinance 19-2903 | May 2019*
- **Quarterly Reports available on CCLBA website**
 - www.cookcountylandbank.org/data-analytics
- **Requires CCLBA Board of Directors Approval**



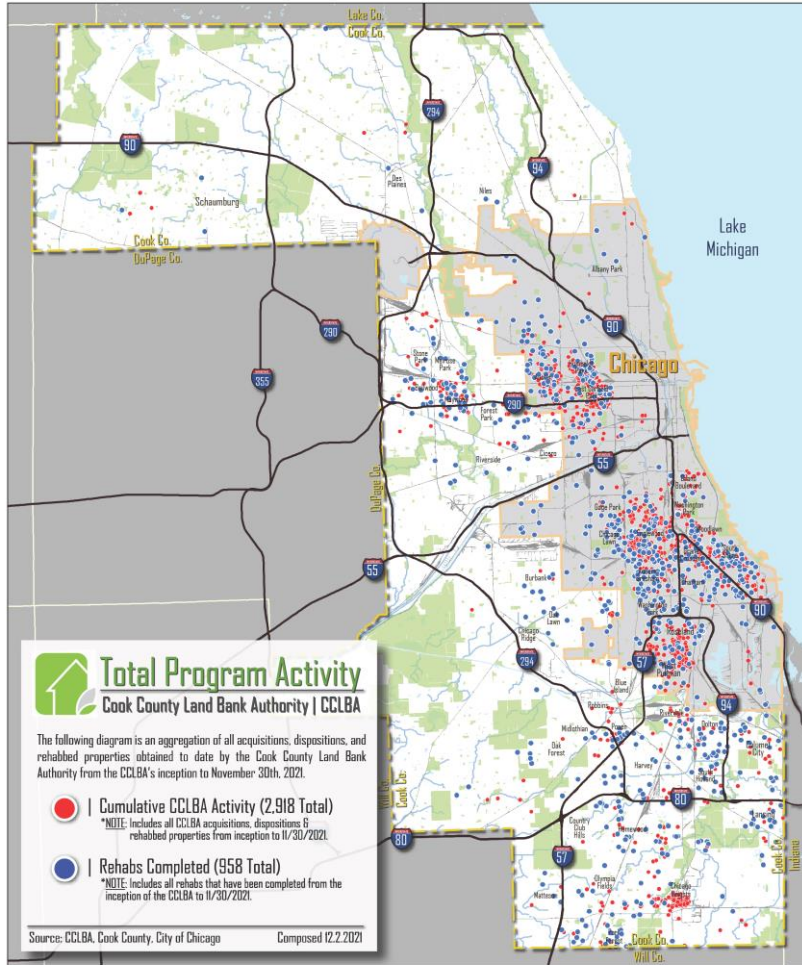
COOK COUNTY LAND BANK AUTHORITY | FISCAL YEAR 2021 Q4 - DRAFT

The following report is a breakdown of all activity conducted by the Cook County Land Bank Authority (CCLBA) during the fourth quarter of the 2021 Fiscal Year (9/1/2021 - 11/30/2021). This includes all acquisitions, dispositions, demolitions, and rehabs performed during the fiscal quarter. In addition, a cumulative tally of CCLBA inventory and reoccupied properties has been added to document the running total from the end of the fiscal quarter. Finally, the CCLBA has documented all Earned Program Income for this fiscal quarter as well as homes sold through the Homebuyer Direct Program.

2021 FISCAL YEAR - 4th QUARTER			
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ACQUISITIONS	105	21	84
DISPOSITIONS	59	29	39
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REHABS	44	15	29
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COOK COUNTY LAND BANK AUTHORITY | CORE BUSINESS ACTIVITIES

2021 Core Business Activities (December 1, 2020 – November 30, 2021)			
Metric	Completed	In Progress	Prospects
Acquisition	617	3,782	2,958
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Cumulative Core Business Outcomes (as of 11/30/2021)			
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Inventory	1,582	Reoccupied	892



Quarterly Breakdown

COOK COUNTY LAND BANK ACTIVITY | FISCAL YEAR 2021 Q4 - DRAFT

The following table is a breakdown of all Cook County Land Bank Activity conducted within the fourth quarter of the 2021 fiscal year. It includes an itemization of all CCLBA acquisitions, dispositions, demolitions, and completed rehabs by neighborhoods located in the City of Chicago and suburban municipalities within Cook County. A summary page of all activity can be found

SUBURBAN MUNICIPALITIES					CITY OF CHICAGO				
MUNICIPALITY	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS	NEIGHBORHOOD	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS
ALSP	-	-	-	-	Archer Heights	-	-	-	-
BELLWOOD	-	-	-	2	Ashburn	-	1	-	-
BERWYN	-	1	-	-	Auburn Gresham	1	2	-	1
BLUE ISLAND	-	-	-	-	Austin	7	5	-	2
BRIDGEVIEW	-	-	-	-	Avalon Park	-	-	-	-
BROADVIEW	-	1	-	-	Avondale	-	-	-	-
BROOKFIELD	-	-	-	-	Belmont Cragin	1	-	-	1
BUFFALO GROVE	-	-	-	-	Beverly	-	-	-	1
BURBANK	-	-	-	1	Bridgeport	-	-	-	-
BURNHAM	-	-	-	-	Brighton Park	-	-	-	-
CALUMET CITY	-	-	-	-	Burnside	1	1	-	-
CALUMET PARK	-	-	-	-	Calumet Heights	-	-	-	-
CHICAGO HEIGHTS	3	15	-	-	Chatham	-	-	-	1
CICERO	1	-	-	-	Chicago Lawn	2	-	-	-
COUNTRY CLUB HILLS	-	-	-	-	Clearing	-	-	-	-
CRESTWOOD	-	-	-	-	Douglas	-	1	-	-
DES PLAINES	-	-	-	-	Dunning	-	-	-	-
DIXMOOR	-	-	-	-	East Garfield Park	7	1	-	1
DOLTON	1	-	-	1	East Side	-	-	-	-
EAST HAZEL CREST	-	-	-	-	Englewood - East	3	1	-	3
ELMWOOD PARK	-	-	-	1	Englewood - West	11	7	1	11
EVERGREEN PARK	-	-	-	1	Fuller Park	1	-	-	-
FRANKLIN PARK	1	-	-	-	Gage Park	-	-	-	1
FLOSSMOOR	-	-	-	-	Galewood	-	1	-	-
FORD HEIGHTS	-	-	-	-	Garfield Ridge	-	-	-	-
FOREST PARK	-	-	-	-	Grand Boulevard	-	1	-	1
GLENNWOOD	-	-	-	-	Grand Crossing	1	4	-	3
HARVEY	-	2	-	-	Hegewisch	-	-	-	-
HARWOOD HEIGHTS	-	-	-	1	Humboldt Park	3	6	-	-
HAZEL CREST	3	3	-	-	Hyde Park	-	-	-	-
HICKORY HILLS	-	-	-	-	Irving Park	-	-	-	-
HILLSDALE	-	-	-	-	Jefferson Park	-	-	-	-
HOFFMAN ESTATES	-	-	-	-	Little Village	1	-	-	-
HOMERIDGE	-	-	-	-	Logan Square	-	-	-	-
LA GRANGE PARK	-	-	-	-	Lower West Side	-	-	-	-
LANSING	-	-	-	-	Montclare	-	-	-	-
LYNWOOD	-	-	-	-	Morgan Park	2	-	-	-
MARKHAM	-	-	-	-	Mount Greenwood	-	-	-	-
MATTESON	-	-	-	6	New City	7	-	-	-
MAYWOOD	9	5	-	1	North Lawndale	11	-	-	-
MELROSE PARK	2	-	-	-	Norwood Park	-	-	-	-

on the preceding page as well as a map of all activity from the Land Bank's inception. In total, there were 105 parcels acquired this fiscal quarter: 68 parcels were sold, 1 was demolished, and 44 were successfully rehabbed and occupied.

SUBURBAN MUNICIPALITIES					CITY OF CHICAGO				
MUNICIPALITY	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS	NEIGHBORHOOD	ACQUISITIONS	DISPOSITIONS	DEMOLITIONS	REHABS
MERRIONETTE PARK	-	-	-	-	Portage Park	-	-	-	-
MIDLOTHIAN	-	-	-	-	Pullman	-	-	-	-
MOUNT PROSPECT	-	-	-	-	Riverdale	-	-	-	-
NILES	-	-	-	-	Roseland	3	1	-	-
NORTHLAKE	-	-	-	-	South Chicago	7	-	-	-
OAK FOREST	1	-	-	-	South Deering	-	-	-	-
OAK LAWN	-	-	-	-	South Shore	1	-	-	2
OAK PARK	-	-	-	-	Washington Heights	1	1	-	-
OLYMPIA FIELDS	-	-	-	-	Washington Park	1	-	-	-
ORLAND HILLS	-	-	-	-	West Elsdon	-	-	-	-
PALOS HEIGHTS	-	-	-	-	West Garfield Park	4	-	-	-
PARK FOREST	-	1	-	-	West Lawn	-	-	-	-
PHOENIX	-	-	-	-	West Pullman	6	-	-	-
POSEN	-	-	-	1	Woodlawn	2	6	-	1
RICHMOND PARK	-	-	-	-					
RIVERDALE	-	-	-	-					
RIVERSIDE	-	-	-	-					
ROBBINS	-	-	-	-					
SAUX VILLAGE	-	-	-	-					
SCHAUMBURG	-	-	-	-					
SKOKIE	-	-	-	-					
SOUTH HOLLAND	-	-	-	-					
STEGER	-	-	-	-					
STONE PARK	-	1	-	-					
STREAMWOOD	-	-	-	-					
THORNTON	-	-	-	-					
TINLEY PARK	-	-	-	-					
WESTCHESTER	-	-	-	-					
UNINCORPORATED	-	-	-	-					

HOME BUYER DIRECT PROGRAM | FISCAL YEAR 2021 Q4 - DRAFT

The following table is a breakdown of homes sold through the Homebuyer Direct Program within the fourth quarter of the 2021 fiscal year. It includes a breakdown by neighborhood located in the City of Chicago as well as suburban municipalities within Cook County. In total, there were 3 homes sold through the Homebuyer Direct Program this fiscal quarter.

SUBURBAN MUNICIPALITIES		CITY OF CHICAGO	
MUNICIPALITY	QUANTITY	NEIGHBORHOOD	QUANTITY
		BURNSIDE	1
		ROSELAND	1
		WOODLAWN	1

INVENTORY & REOCCUPIED PROPERTIES | AS OF 11/30/2021 - DRAFT

The following is a breakdown of all Cook County Land Bank existing inventory as well as a breakdown of properties successfully rehabbed and reoccupied. Inventory can be defined as properties/parcels that the CCLBA currently owns at a specific point in time. Reoccupied properties are a subset of all completed rehabs, and denotes when the parcel/property has not only been successfully rehabbed, but has been converted back to a productive and sustainable use. Both of these fields have been tallied from the CCLBA's inception to the end of the most recent fiscal quarter (November 30th, 2021). A summary

SUBURBAN MUNICIPALITIES			CITY OF CHICAGO		
MUNICIPALITY	INVENTORY	REOCCUPIED PROPERTIES	NEIGHBORHOOD	INVENTORY	REOCCUPIED PROPERTIES
ALSP	-	1	Archer Heights	-	1
BELLWOOD	9	12	Ashburn	-	6
BERWYN	1	6	Auburn Gresham	43	38
BLUE ISLAND	1	-	Austin	55	41
BRIDGEVIEW	-	1	Avalon Park	9	10
BROADVIEW	2	4	Avondale	-	3
BROOKFIELD	-	3	Belmont Cragin	1	14
BUFFALO GROVE	-	1	Bridgeport	-	1
BURBANK	1	4	Brighton Park	-	3
BURNHAM	-	3	Burnside	2	2
CALLUMET CITY	32	13	Calumet Heights	-	11
CALLUMET PARK	-	1	Chatham	9	15
CHICAGO HEIGHTS	283	12	Chicago Lawn	6	23
CICERO	9	8	Clearing	-	5
COUNTRY CLUB HILLS	3	-	Douglas	1	-
CRESTWOOD	-	-	Dunning	-	2
DES PLAINES	-	1	East Garfield Park	129	21
DIXMOOR	-	1	East Side	-	3
DOLTON	4	22	Edgewater	-	1
EAST HAZEL CREST	-	1	Englewood - East	55	21
ELMWOOD PARK	-	2	Englewood - West	160	27
EVERGREEN PARK	2	7	Fuller Park	4	3
FLOSSMOOR	-	7	Gage Park	3	6
FORD HEIGHTS	-	1	Garfield Ridge	-	-
FOREST PARK	-	2	Galewood	-	4
FRANKLIN PARK	5	-	Grand Boulevard	7	4
GLENWOOD	1	9	Grand Crossing	57	34
HARVEY	5	5	Hegewisch	-	4
HAZEL CREST	12	16	Humboldt Park	166	28
HICKORY HILLS	1	-	Hyde Park	-	1
HILLSIDE	2	2	Irving Park	1	-
HOFFMAN ESTATES	-	1	Jefferson Park	-	1
HOMERWOOD	1	9	Lincoln Square	-	2
LA GRANGE PARK	-	1	Little Village	5	6
LANSING	-	16	Logan Square	-	1
LYNWOOD	-	2	Lower West Side	-	2
MARSHAM	-	8	Montclare	-	1
MATTESON	1	15	Morgan Park	14	6

page of all inventory and occupancies can be found on the third page of this report. In total, there were 1,582 parcels in the Cook County Land Bank's inventory as of 11/30/2021, with 1,118 parcels located in the City of Chicago and 464 parcels located in suburban Cook County. 892 properties were successfully reoccupied by the end of 11/30/2021, with 555 located in the City of Chicago and 337 located in suburban Cook County.

SUBURBAN MUNICIPALITIES			CITY OF CHICAGO		
MUNICIPALITY	INVENTORY	REOCCUPIED PROPERTIES	NEIGHBORHOOD	INVENTORY	REOCCUPIED PROPERTIES
MAYWOOD	36	30	Mount Greenwood	-	2
MELROSE PARK	2	11	New City	20	6
MERRIONETTE PARK	-	2	North Lawndale	30	7
MOLOTHIAN	2	9	Norwood Park	-	1
MOUNT PROSPECT	3	-	Portage Park	-	1
NILES	-	2	Oakland	7	-
NORTHLAKE	1	-	Pullman	-	14
OAK FOREST	1	7	Riverdale	2	1
OAK LAWN	-	11	Roseland	89	28
OAK PARK	2	-	South Chicago	20	13
OLYMPIA FIELDS	-	-	South Deering	3	4
ORLAND HILLS	-	2	South Shore	20	42
PALOS HEIGHTS	-	1	Washington Heights	12	22
PARK FOREST	1	16	Washington Park	15	5
PHOENIX	-	1	West Elston	-	1
POSEN	-	10	West Garfield Park	14	5
RICHTON PARK	-	7	West Lawn	-	3
RIVERDALE	19	5	West Pullman	68	16
RIVERSIDE	4	-	West Ridge	-	1
ROBBINS	9	-	Woodlawn	91	32
SAUK VILLAGE	-	1			
SCHAUMBURG	-	1			
SKOKIE	1	-			
SOUTH HOLLAND	1	20			
STEELE	1	1			
STONE PARK	-	1			
STREAMWOOD	3	2			
THORNTON	-	-			
TIMLEY PARK	3	-			
WESTCHESTER	-	-			
UNINCORPORATED	-	-			