

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

July 8, 2016

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on July 8, 2016 at 10:00 AM at the Cook County Building, 118 North Clark Street, 4th 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, Ostenburg, Planey (4)

Absent: Directors Helmer, Porras (2)

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

Others Present: **Bob Benjamin** (*Cook County Treasurer's Office*), **Natasha Cornog** (*Cook County Land Bank Authority*), **Jennifer Dill** (*Alderman Patrick O'Connor's Office*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Mustafaa Saleh** (*Cook County Land Bank Authority*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Peter Saunders** (*Cook County Clerk's Office*), **Claudette Shivers** (*Cook County Land Bank Authority*), **Alex Simmons** (*Cook County Land Bank Authority*), **Charles Stevenson** (*Steven 37W*)

II. Public Speakers

Director Friedman noted there was no public speakers registered.

III. Land Transactions Report

Director Rose report gave an update of CCLBA's Staffing Plan, Core Business Activities, NSI program, Community Engagements, Current Commercial Projects, Scavenger Sales, and Fiscal Year 2016.

Staffing Plan

CCLBA is fully staffed for FY 2016. The Deputy Director and Marketing Specialist positions have been delayed until FY 2017. Cook County's budget cycle is taking place and CCLBA is working with the Finance Committee to prepare a budget to be submitted to budget office. Once the budget has been finalized, the budget will be presented to the full board in September, 2016

Core Business Activities

June was a pretty good month for CCLBA; with entering into the height of the buying season for single family home. CCLBA is seeing an uptick in purchases. 21 homes have been added to inventory and 24 homes have been sold, 12 homes have been demolished through our Blight Reduction Program via IHDA and 4 homes previously purchased have been rehabbed.

As is relates to CCLBA's percentage goal tracking; CCLBA is on track. CCLBA is ahead of the Dispositions goal. CCLBA has been focused on moving age inventory (with the help of the closing specialist this process has been streamlined) and the fact that CCLBA has compelling inventory that individuals have taken an interest in acquiring these factors have contributed in CCLBA being ahead of the plan.

Director Ostenburg: Out of the 12 homes that were demolished were any deconstruction?
Director Rose: No, for Blight Reduction Program (BRP) there is not enough funding available for desconstruction, however, there are some deconstruction projects taking place in conjunction with what CCLBA is doing. The ReNew program is performing deconstruction in Chicago Heights and a Deconstruction Training Program is taking place through OAI.

Cumulative Core Business Activities

Four (4) more homes have been sold this month; these are homes that were sold to a developer/contractor and the rehab is completed and ready to be purchased by a homeowner. CCLBA is now beginning to see homes move through the completed pipeline. CCLBA has taken on 475 cumulative transactions: 317 Acquisitions and 158 Dispositions.

Acquisitions Breakdown

This chart reflects a breakdown of acquisition numbers in-process and prospects, as well as, the avenues in which CCLBA is acquiring properties. There will be an increase in the number of in-process and prospects for the forfeiture program. It is CCLBA's intention to use the focus community strategy to be more proactive regarding properties in forfeiture court. CCLBA was created to be able to stand in the gap between legal, and title clearances, and timing of the court processes.

Disposition Breakdown

CCLBA has dealt with numerous community developers, small for-profit developers, non-profit developers, and faith base organizations. CCLBA is in the pilot phase of being able to work directly with homebuyers. CCLBA expects that this channel will increase as more compelling inventory becomes available. As CCLBA continue to works with banks and community partners around homeownership, CCLBA's direct pipeline to homeowner will increase.

NSI Update

The amount of properties received through this program has slowed down tremendously. Partly due to the fact that a lot of properties that are being offered are not located in CCLBA's focus communities. This number hovered around 20% it dropped to 18%, this highlights the amount of lending that Fannie/Freddie offered in this area was unrepresented.

CCLBA has been tracking properties that are being offered and has seen the average creep up and the discount decrease. At some point, CCLBA will present the information that was track to FHFA/NCST/Fannie/Freddie sharing CCLBA view of the program.

Community Engagement

This chart reveals the various meetings and engagements that was attended throughout the month of June. There were a combination of meetings with organizations, elected officials, agencies, and community groups. The goal is to have Darlene Dugo, Senior Acquisitions Manager, and the Acquisition Specialists attend more meetings and activities.

Commercial Projects

Riverside Lawn Voluntary Buyout Program – 46 offers have gone out to the homeowners. CCLBA is waiting to receive offer letters back and to negotiate offer prices. One offer has been accepted and is set to close next week. CCLBA is hoping to close on 10 buyouts by mid-August.

CCLBA has acquired three more warehouses in 2800 Block of Grant Street in Bellwood. CCLBA is in the process of marketing the properties. CCLBA acquired these warehouses via a deed-in-lieu. CCLBA is working with Department of Environmental Control that has some funds set-aside for environmental evaluation to handle Phase I. Steve Kohn, Broker, believes he has some strong prospects for the property, hoping to have under contract within the next 90 days.

Humboldt Park properties are moving. CCLBA will be going back to court for 3525 West Chicago Avenue, CCLBA Board approved to enter into a purchase sales agreement, however, a tax buyer has emerged looking to redeem taxes on this property apparently this tax buyer has been paying on the taxes under the radar. The buyer has until the end of August to redeem back taxes; estimated amount of \$19,000.00. The judge can issue a judicial deed if confident that West Humboldt Park is able to move forward with the project.

CHMDC project is moving forward; donation tax credit was award to CHMDC in early June. Director Rose has signed necessary documents with IHDA and anticipates closing by the end of month.

Scavenger Sale

CCLBA has partnered with MAPSCorp to work on the scavenger sale. High School mappers will help to map out the PINs CCLBA has acquired. Rob and Alex attended training with the group and attended a kickoff symposium. The MAPSCorp team is excited about the work that will be taking place. Once all data has been received regarding properties, CCLBA will give a classification/status of inventory in the City of Chicago and Riverdale.

FY2016

CCLBA is on track to meet or exceed goals put forth for the year, CCLBA has completed the staffing plan, increased activities and efficiencies and is working on strategizes to target more open and industrial space.

The homeowner rehab program is underway. CCLBA partnered with US Bank and Auburn Gresham to present a Trolley tour of the CCLBA homes in Auburn Gresham neighborhood, this event was a great success. The event was well attended, homeowners came out to get prequalified through US Bank and to view CCLBA's property inventory. CCLBA have pulled some homes off line to support this program.

CCLBA supports Cook County projects and initiatives. Diligently working to developing a very robust pipeline to avoid being dependent on one avenue in which to acquire properties.

Director Planey: What is happening with the Private Bank Program? Director Rose: Developers that work with CCLBA must qualify for Private Bank's program. Private Bank oversees due diligence and have the final approval of developers.

Two developers that CCLBA referred to Private bank have been approved and have purchased six properties between the two of them. CCLBA has a good relationship with Private Bank and interaction continues.

Director Jasso: Any update regarding Hardest Hit Funds? Director Rose: No real updates. SIGCAR Report stated that the Department of Treasury did not have necessary oversight of funds guideline cost controls.

IV. Consent Agenda

Director Planey, seconded by Director Ostenburg, moved to approve the Consent Agenda which includes June 10, 2016 CCLBA Land Transactions Committee meeting minutes. **The motion carried unanimously.**

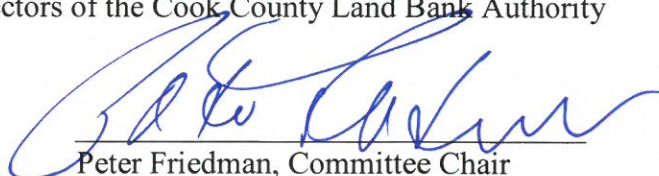
V. Report from Committee Chair

Chairman Friedman reminded everyone of Cook County Land Banks next Land Transactions Committee meeting, scheduled for August 12, 2016 at 10 am location Cook County Building. Informed meeting participants that all documents from the meeting are available on CCLBA website – www.CookCountyLandBank.org. **No action taken.**

VI. Adjournment

Director Ostenburg, seconded by Director Porras, moved to adjourn. **THE MOTION CARRIED AND THE MEETING WAS ADJOURNED.**

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



Peter Friedman, Committee Chair