

**MEETING MINUTES OF THE COOK COUNTY LAND BANK AUTHORITY**  
**BOARD OF DIRECTORS**

**March 30, 2017**

Board of Directors of the Cook County Land Bank Authority met pursuant to notice on March 30, 2017 at 10:00 AM in the offices of Metropolitan Planning Council located 140 South Dearborn, Suite 1400, Chicago, Illinois.

**I. Call to Order and Roll Call**

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

**Present:** Directors Brawley, Gainer, Holmes, Jasso, Planey, Porras, Reifman, Richardson, Sherwin, Ware (10)

**Absent:** Directors Friedman, Helmer, Ostenburg (3)

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

Others Present: **Matt Cooper** (*Inner-City Underwriting*), **Natasha M. Cornog** (*Cook County Land Bank Authority*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Darlene Dugo** (*Cook County Land Bank Authority*), **Cassidy Harper** (*Cook County Land Bank Authority*), **Anthony Ivy** (*A.C. Builders*), **Nora Mahlberg** (*BPI*), **Morris Reed** (*WHA*), **Mustafaa Saleh** (*Cook County Land Bank Authority*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Claudette Shivers** (*Cook County Land Bank Authority*), **Alex Simmons** (*Cook County Land Bank Authority*), **Charles Stevenson** (*Stevenson 37*)

**II. Public Speakers**

Chairwoman Gainer noted there was no registered public speaker:

**III. Executive Director's Report (Robert Rose)**

**Announcements**

CCLBA will be hosting an Appreciation Luncheon the month of June, 2017 many people have been instrumental in the success of founding and ongoing operation of CCLBA. CCLBA will express the gratitude/appreciation.

CCLBA and Home Depot will be hosting a series of community developer workshops, the idea is that Home Depot will be able to create a program by which community developers working with CCLBA will be able to purchase material at a significant discount.

**Recognition**

CCLBA was featured on December 23, 2016 in the Chicago Tribune as an "Organization to Watch in 2017"

CCLBA received extensive coverage on the release of 4,437 vacant lots from the 2015 Scavenger Sale.

CCLBA received 2017 NHS Community Impact Award

Executive Director Rose received the 2017 Dearborn Realist President's Award.

### **Core Business Activities**

Director rose noted that CCLBA would be revising down our acquisitions and dispositions goal for 2017 based on a conversation with the National Community Stabilization Trust. Acquiring 1,000 properties/bulk acquisition may not happen.

First Quarter activities are as follows: 90 properties have been acquired; with 211 properties in the pipeline. 26 properties disposed, 10 demolished, and 32 rehabbed.

IHDA approved CCLBA for round two of Blight Reduction Program (BRP) funds to be used for demolition/rehab. Keep in mind CCLBA does not perform the rehab work, however, the progress of rehab is tracked through completion of the project and moved back into productive use.

### **Cumulative Core Business Activities**

As of February, 2017: Acquisitions 469, Demolitions 58, Dispositions 269, Rehab 107, Inventory 200, Reoccupied 76.

CCLBA received a \$4.5 million grant from Attorney General Office with two goals: first goal was to establish and staff CCLBA, second goal was to facilitate the rehab of 200 homes prior to February 2018. CCLBA has rehabbed 107 homes and anticipate hitting the 200<sup>th</sup> homes before this year is out and CCLBA will celebrate the rehabilitation of the 200<sup>th</sup> home.

### **Acquisition Breakdown**

Acquisitions breakdown detail the different sources utilized to acquire property: NCST/NSI, Private Donations, City of Chicago Forfeiture Process, Deed-in-Lieu, the largest method being Scavenger Sale.

Director Rose announced that CCLBA is now an approved buyer of HUD properties; purchasing directly from HUD. CCLBA has seven houses in the pipeline and four are scheduled to close today.

### **Disposition Breakdown**

Disposition breakdown details the classification of the end user; the various organizations that are working with CCLBA is to purchase property. Majority of the properties that are being sold are being bought by community developers.

### **Application & Disposition Monthly Breakdown**

This chart depicts the cumulative acquisitions of 469 properties in blue and 269 dispositions of sales in brown over a twelve month period.



### **Application Monthly Breakdown**

This chart represents the proxy for demand; to interact with CCLBA an applicant must first fill out an application. February application numbers skyrocketed as a direct result of the announcement of the vacant lot program which also caused an increase of applications for existing inventory because individuals visited the website.

### **Community Engagement**

The goal is to reach out to as many stakeholders as possible to see how CCLBA can be effective and partner with different organizations to bring about meaningful projects.

### **Commercial Projects**

Riverside Lawn Voluntary Buyout Program – effects homeowners near the Des Plaines Rivers these homeowners have opted to sell their homes because of the flood issues in this area. These homes will be demolished, converted to open space, and deeded over to Cook County Forest Preserve.

Humboldt Park – CCLBA is working with the City of Chicago-Department of Buildings regarding the property located at 3323-3369 West Grand, Chicago, IL. to find a suitable buyer.

Grant Street Warehouses - Three marketable and attractive buildings totaling 83,000 square feet; that was not being utilized because of the extremely high back taxes. CCLBA had ability to acquire the buildings, wipe out the back taxes, locate three strong businesses to occupy these building (businesses to apply for 6B tax credits) and bring them back on the tax roll.

### **Land Bank Agreements**

CCLBA has a Land banking agreement with CNI to hold 20 properties and 1 deed-in-lieu of foreclosure property for 36 month. CCLBA continues to move forward with acquisitions on CNI's behalf. CCLBA had some holdup on the forfeiture cases, and is looking at alternative strategies to acquire properties more quickly.

The Land Banking agreement with IFF is completed. IFF is interested in six tax certificated PIN's located in targeted areas.

### **Scavenger Sale**

The vacant lot program was launched on February 1, 2017. This program received great press via the newspapers, radio announcement, interviews, meetings with developers and community groups to share with the public what CCLBA has to offer. Since the launch 1,617 individuals have registered for CCLBA's newsletter. Traffic to the website has increased; which caused individuals that to take a look at all of CCLBA's inventory not just vacant lot tax certificate properties, which brought about an increase in applications for properties. Interest has been made on 183 properties and 34 agreements have gone out to buyers.

CCLBA Vacant Lot Programs consists of 4,437 PINs.

Suburban Municipalities (812): 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 (3,625): Auburn Gresham, Austin, Belmont Cragin, Brighton Park, Chatham, Chicago Lawn, East Garfield Park, Englewood, Gage Park, Grand Boulevard, Greater Grand Crossing, Hermosa, Humdoldt Park, Morgan Park, Pilsen, Roseland, South Shore, Washington Heights, Washington Park, West Pullman, Woodlawn, and Miscellaneous Neighborhoods.

#### **Line of Credit**

CCLBA has been approved for a \$3 million line of credit through Chicago Community Loan Fund.

#### **FY2017 Focus**

CCLBA is looking to acquire 1,000 homes from Fannie Mae and Freddie Mac if inventory is available, continue to execute Scavenger Sales Acquisitions, Launch a Direct Homebuyer Program, complete CCLBA staffing plan, by adding the following positions: Attorney, Acquisitions Specialist, Asset Manager, Administrative Assistant, Business Manager, Marketing Specialist, and Deputy Director. Finally continue to work proactively with City of Chicago, Departments of Planning and Development, Law, and Buildings on acquiring properties via Abandonment/Forfeiture cases.

#### **IV. Approval of Cook County Land Bank Authority Resolution to Secure an External Line of Credit for Acquisitions**

Director Brawley seconded by Director Ware moved to approve the Resolution to Secure an External Line of Credit for Acquisitions. **The motion carried unanimously**

#### **V. Approval to Enter into a Purchase Sales Agreement with W-R Industries for 2715 Grant Street, Bellwood, IL**

Director Richardson seconded by Director Planey moved to approve a Purchase Sales Agreement with W-R Industries for 2715 Grant Street, Bellwood, IL. **The motion carried unanimously**

#### **VI. Approval of Enter into a Purchase Sales Agreement with MDA Rug Imports for 2801 Grant Street, Bellwood, IL**

Director Richardson seconded by Director Planey moved to approve a Purchase Sales Agreement with MDA Rug Imports for 2801 Grant Street, Bellwood, IL. **The motion carried unanimously.**

#### **VII. Approval of Enter into a Purchase Sales Agreement with Urban Transformative Enterprises for 2821 Grant Street, Bellwood, IL**

Director Richardson seconded by Director Planey moved to approve a Purchase Sales Agreement with Urban Transformative Enterprises for 2821 Grant Street, Bellwood, IL. **The motion carried unanimously.**



**VIII. Consent Agenda**

Director Ware , seconded by Director Planey, moved to approve the consent agenda which includes December 8, 2016 Cook County Land Bank Board of Directors meeting minutes. **The motion carried unanimously.**

**IX. Chairman Report (Commissioner Bridget Gainer)**

Chairman Gainer made mention that the tax sale was approaching on Monday and explained how the annual tax sale is processed; there being about a 95% redemption rate with two years to redeem taxes.

Rob mentioned the Pullman program with Arnie Duncan were 30 men work for the Cara program and get paid wages, working to get this program moved into more communities.


The Driehaus Organization will be adding an award to the Bungalow Awards on a home that was formally vacant blighted. A kind of restoration award, a resurrection award to be included working with the Land Banks.

For the federal policy, if there is a significant reduction in the corporate tax rate, the value of low income tax credits will diminish. CCLBA does not use low income tax credits. CCLBA has tried to establish the ability to execute development in the communities without having outside subsidization.


**XI. Adjournment**

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

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

  
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Bridget Gainer, Chairman

Attest.

  
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Director Ostenburg, Secretary