

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

June 8, 2018

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on June 8, 2018 at 10:00 AM at the Cook County Building, 69 W. Washington Street 22nd Floor, Chicago, Illinois.

I. Call to Order and Roll Call

Director (Mayor) Ostenburg called the meeting of the Land Transactions Committee to order.

Present: Directors Planey, Ostenburg, Reifman, and Robert Rose (*CCLBA Executive Director*) (4)

Absent: Chairman Friedman

Others Present: **Andrew** (*Cook County*), **Bob Benjamin** (*Cook County Treasurer's Office*), **Anthony Blakely** (*Cook County Land Bank Authority*), **Natasha Cornog** (*Cook County Land Bank*), **Jacqueline Daly** (*EMA Realty*), **Dominic Diorio** (*Cook County Land Bank Authority*), **Darlene Dugo** (*Cook County Land Bank*), **Bryan Esenberg** (*DPD*), **Catherine Fennell** (*Columbia University*), **Calvin Jackson** (*Task Force for Black Political Empowerment*), **Gene Kelly** (*Cook County Land Bank Authority*), **Victor Martinez**, **Adriann Mukauski** (*National Association of Realtors*), **Paul** (*V.O.T.E*), **Elisha Sanders** (*Cook County Land Bank Authority*), **Alex Simmons** (*Cook County Land Bank Authority*), **Steven Vance** (*Chicago Cityscape*), **Deborah White**, **Cindy Williams** (*Cook County Land Bank Authority*)

II. Public Speakers

Director (Mayor) Ostenburg noted we have one (1) registered public speaker present, Calvin Jackson. Mr. Jackson expressed that he speaks about the Land Bank in his community meetings. Mr. Jackson, a Section 3 contractor is working on some projects in the Englewood community. He addressed that the Englewood community has a great big concern about international narcotic traffickers that are buying properties. He believes that community organizations are skipping steps and are not vetting with the prospective buyers. The community wants to be more diligent about who is purchasing properties in their neighborhood.

Mr. Rose addressed that the CCLBA goes through the vetting process of whom the houses are sold to either the developer or the homeowner which has been established in Illinois. CCLBA properties are not sold to out-of-state/out-of-town buyers. Mr. Rose also suggested that Mr. Jackson reach out to his Alderman and the Attorney General if he believes that bating and switching are occurring.

III Land Transactions Report

Darlene Dugo gave an update on the following CCLBA activities: Core Business Activities, Current Commercial Projects, Scavenger Sale, and FY 2018 Focus. The dashboard covers December 2017 through May 2018.

Core Business Activities

The CBA report covers the period from December 1, 2017 through May 31, 2018. CCLBA acquired 205 homes, disposed of 169 homes, demolished 33.

Cumulative Core Business Activities as of May 31, 2018 are as follows: 947 Acquisitions, 105 Demolitions, 592 Dispositions, 290 Rehabs, 355 Properties in Inventory, 198 Properties Reoccupied.

Cumulative Core Business Outcomes

In terms of Community Wealth, CCLBA is over \$24.1 million; 74% of our goal.

Cumulative Core Business Activities

Our newest initiative is the Wheeling/Leydon Township. This is another voluntary flood buy-out program and we’re working with Homeland Security.

CCLBA continues to work closely with the Metropolitan Water Reclamation District on several projects. One of the projects we are working on is the Riverside Lawn Flood Mitigation buyout. All of the houses under this program has been successfully demolished with the exception of one. We are potentially seeking to offer another 12 families the opportunity for a buyout.

We are also looking at the Red Line Expansion and have received some tax certificate properties in that area. We are working closely with CCLF and the City of Chicago and other team members on the Chicago Neighborhood Rebuild Initiative. Several properties have been awarded to developers as well as 4 properties in the 3rd round for developers to consider. The community developers are our largest group of investors.

Applications Monthly Breakdown

CCLBA has received a cumulative total of 8,019 applications; 1,136 applications (April/May) over the last period.

Commercial Projects

Chicago Rebuild Program – City of Chicago, CCLF, CCLBA, CIC – Our plan is to acquire, rehab, and re-occupy single family properties in three (3) Police Districts (7, 10 and 11).

The Stewart Building – 6429 S. Stewart – This project was awarded to VLV Development. This property is a 45-unit courtyard located in the Englewood neighborhood. CCLBA worked in cooperation with CIC to take this property into inventory and clear back taxes. The RFP for developers to purchase the building, rehab, and reoccupy, closed on January 26, 2018. The property went under contract May 2018.

Riverside Lawn Buyout Program – Continues to move along successfully. Riverside Lawn is located in unincorporated Cook County near the Riverside Township between Riverside and Lyons. 46 offers were made. 22 offers have been accepted, awaiting 13 responses to the offers and 21 homes have been purchased to date. CCLBA continues to work with owners to see if they are interested in selling.

Washington Bank Building – 6300 S. Cottage Grove – Community Engagement Sessions with MPC to develop RFP. Three (3) sessions were completed in February.

Harvey Hotel Chicago China Gateway Development – 171st and Halsted Street – The demolition contract was awarded to KLF. Acquisition completed.

Land Bank Agreements

CCLBA continues to work with CNI (Chicago Neighborhood Initiatives) and IFF. CCLBA continues to acquire properties for acquisition. Thirteen (13) properties have been acquired and holding for CNI. CCLBA took to deed six (6) Tax Certificates for sale to IFF and IFF will close on six (6) parcels in May 2018.

Scavenger Sale (7,553 bids)

As of May 31st, CCLBA has received 2,038 applications, a total of 1,085 PIN’s applied for, 249 purchase agreements are in place and 450 PIN’s have been redeemed on the tax certificates.

Scavenger Sale Tax Redemptions

\$4.6 million is the current total which includes 450 owners that have redeemed taxes.

For the 2017 Scavenger Sale, the process is ongoing. There were a total of 30,000 pins. CCLBA bid on approximately 9,500 pins.

Suburban Municipalities (1,632): 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 (6,146): Auburn Gresham, Austin, Belmont Cragin, Brighton Park, Chatham, Chicago Lawn, East Garfield Park, Englewood, Gage Park, Grand Boulevard, Greater Grand Crossing, Hermosa, Humboldt Park, Morgan Park, Pilsen, Roseland, South Shore, Washington Heights, Washington Park, West Pullman, Woodlawn, and Miscellaneous Neighborhoods.

FY2018 Focus

CCLBA 2018 focus is to acquire 600 properties; Execute Scavenger Sale Acquisitions of vacant lots/commercial/industrial/multifamily/single family; Dispose of 400 properties by working with existing developer pool, homebuyers and new development partners.

Homebuyer Direct Program: CCLBA will continue to have direct partnerships with banking partners and housing counseling agencies. CCLBA is close to acquiring our 1000th property. More homebuyers are participating in this program.

CCLBA plans to increase its capacity and organizational efficiency with additional positions: Business Manager, Attorney, Asset Manager and Deputy Director. We are also putting an RFP out for additional home inspectors.

Mr. Rose spoke about the successful event, “Women in Real Estate” that took place last month (May) at the Kroc Center. Over 80 women were in attendance. These women have worked as

developers, general contractors, attorneys, title agents, appraisers; all working in real estate that is correcting working with the Land Bank or with someone that is connected with the Land Bank. The purpose of the meeting was for everyone to network and meet one another.

Mr. Rose also spoke about CCLBA upcoming 2nd Annual Appreciation Luncheon that will take place on July 18th at the Hilton Hotel on Michigan Ave.

IV. Consent Agenda

Director Planey, seconded by Director Reifman moved to approve the Consent Agenda CCLBA Land Transactions Committee for April 13, 2018.

V. Adjournment

Director (Mayor) Ostenburg 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