

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

**June 12, 2020**

Land Transactions Committee of the Cook County Land Bank Authority met pursuant to notice on June 12, 2020 at 10:00 AM via Zoom.

### I. Call to Order and Roll Call

Chairman Friedman called the meeting of the Land Transactions Committee to order.

**Present:** Chairman Friedman, Director Planey and Rob Rose (CCLBA Executive Director) (3)

Others Present: **Alejandro Alvaro** (*Cook County Land Bank*), **Sabina Bokhari** (*Rise Strategy*), **Darlene Dugo** (*Cook County Land Bank*), **Gene Kelley** (*Cook County Land Bank*), **Alex Simmons** (*Cook County Land Bank Authority*), **Cindy Williams** (*Cook County Land Bank*)

### II. Public Speakers

Chairman Friedman announced there were no public speakers present.

### III. Presentations

#### PCC Wellness Redevelopment Project

Robert J. Urso, President and CEO of PCC Wellness and Ed Garrett, CEO presented proposal for expanding their footprint in the Austin community. PCC Wellness is a Federally Qualified Health Center (FQHC) since 1992. The mission of PCC is to improve health outcomes for the medically underserved community through the provision of high quality, affordable, and accessible **primary health care** and support services. Anchored with family medicine, PCC is committed to serving the needs of all people in all stages of life.

PCC has interest in 5 contiguous parcels on West Lake Street for a total purchase price of \$76,657. Total project cost is anticipated at \$14.5MM. New Market Tax Credits \$9.4MM, \$3MM FQHC Grant for New Construction, and \$2.1MM loan. PCC has up to \$7MM through its Foundation to fund project if needed. Alderman Emma Mitts provided a letter of support for this project.

Director Planey confirmed Pioneer's cost estimate for remediation at the auto repair site includes any soil remediation that may be needed.

Chairman Friedman confirmed the combined price of the 5 parcels totaled \$76,000. Executive Director Rose confirmed CCLBA's process requires any non-residential sales above \$50,000-\$250,000 must be approved by Land Transactions Committee.

Director Planey, seconded by Chairman Friedman moved to approve and authorize the sale of property located at 5455, 5457, 5459, 5463, and 5475 W. Lake Street, Chicago, Il to PCC Wellness Redevelopment Project. **THE MOTION WAS CARRIED UNANIMOUSLY.**

#### Land Banking Agreement with Inner-City Muslim Action Network (IMAN)

Rami Nashashibi, Executive Director and Sana Syed, Senior Development Manager presented the initiative Go Green on Racine at 63<sup>rd</sup> Street and Racine (Englewood). IMAN is a non-profit organization founded 22 years ago. IMAN is a Federally Qualified Health Center (FQHC). IMAN operates a holistic health center with primary and behavioral health and dentistry alongside a robust greenery entry program which is geared towards development of vacant vandalized properties with returning citizens and 18-to 25-year-olds caught up in the cycle of violence and incarceration. When IMAN develops a property they train participants in their program on various aspects of renovation. The Land Bank Agreement would cover parcels alongside 60<sup>th</sup> and 64<sup>th</sup> on Racine and Morgan and Throop on East/West on 63<sup>rd</sup> Street.

Executive Director Rose clarified that IMAN wants to enter into a land banking agreement with CCLBA. IMAN has a defined area. The agreement gives IMAN first right of refusal for CCLBA parcels in their targeted geography.

Chairman Friedman confirmed with Executive Director Rose that CCLBA's standard pricing model and process continues even under the Land Bank Agreement. Further, he asked how the price of each property under the land banking agreement is determined.

Executive Director Rose noted pricing is determined through our pricing model. Typically, that range in Englewood is anywhere from \$1500 a lot to about \$5,000 for a residential lot. Commercial lots are a little higher, still representing a bargain to what you would pay on the open market.

Director Planey confirmed with Executive Director Rose when IMAN passes on a parcel in their targeted area then CCLBA will market widely.

Director Planey, seconded by Chairman Friedman moved to approve to recommend to the board of approval of the Land Banking Agreement with Inner-City Muslim Action Network (IMAN). **THE MOTION WAS CARRIED UNANIMOUSLY.**

#### Land Banking Agreement with NeighborScapes

Jay Readey, President of NeighborScapes and Omari Moore, Executive Director of NeighborScapes presented their Innovation Housing Initiative. The initiative targets three scattered site buildings in Englewood totaling 10-units which will be redeveloped with the assistance of Community Building Fellows. Properties have been identified and will require a full gut rehab. Once completed NeighborScapes will operate these three buildings as rentals. Community Building Fellows will occupy the units. The project is anticipated to be funded with a Federal Home Loan Bank grant and a loan through United Fidelity Bank.

Chairman Friedman clarified the initiative includes 10-units across three properties. Further, Chairman Friedman confirmed the Land Bank already has the properties in inventory.

Director Planey confirmed the sale to NeighborScapes totaled \$70,000.

Chairman Friedman confirmed the approval of the land banking agreement goes to the board for approval.

Director Planey, seconded by Chairman Friedman moved to approve to recommend to the board of approval of the Land Banking Agreement with NeighborScapes. **THE MOTION WAS CARRIED UNANIMOUSLY.**

#### **IV. Land Transactions Report**

Darlene Dugo, Sr. Acquisitions Manager gave an update on the following CCLBA activities: Core Business Activities, Current Commercial Projects, Scavenger Sale, and FY 2019 Focus. The dashboard covers December 2019 through Fiscal Year Ending November 2020.

##### **Core Business Activities**

The CBA report covers the period from December 1, 2019 through May 31, 2020. CCLBA acquired 423 properties, disposed of 85 properties, and demolished 5.

##### **Cumulative Core Business Outcomes**

In terms of Community Wealth, CCLBA with its partners has created over \$83,367,916 million; 74% of our goal.

##### **Cumulative Core Business Activities**

Cumulative Core Business Activities as of May 31, 2020 are as follows: 2,112 Acquisitions, 139 Demolitions, 995, Dispositions, 641 Rehabs, 1,117 properties in Inventory, 611 Properties Reoccupied.

##### **Applications Monthly Breakdown**

CCLBA has received a cumulative total of 17,223 applications: 531 applications in May.

##### **Scavenger Sale (26,540 bids)**

As of May 31, 2020, CCLBA has acquired 1,082 tax certificates.

As of May 31, 2020, CCLBA has received 6,266 applications, a total of 2,224 PIN's applied for, and the delinquent taxes for 946 PIN's have been redeemed.

Director Rose added the pipeline is potentially frozen. There is an ability to record deeds if you are willing to pay a premium to do so. Therefore, CCLBA has been judicious about the use of that service. It is unclear that once the courts open back up how are they going to clear the backlog. When you see 467 tax deeds issued, approved but not recorded, part of that is that the Recorder of Deeds' office is closed.

Further, there are point-of-sale requirements whether it's a water certification within the City of Chicago, inspections or any type of point-of-sale requirements that CCLBA complies with in the suburbs. Due to Covid-19 and manpower shortfalls and/or unavailability, we have seen a delay in receiving those certifications and reports.

The good news is that CCLBA has a robust pipeline and as things get moving, CCLBA will start to see more properties coming into inventory.

### **Scavenger Sale Tax Redemptions**

~\$11.8 million is the current total which includes 946 owners that have redeemed taxes.

**Suburban Municipalities:** 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:** 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.

### **FY2020 Focus**

CCLBA has a goal of acquiring 700 homes.

Homebuyer Direct Program: The program has been very successful and CCLBA continues to work with banking partners and housing counseling agencies to source and service such deals. The properties are listed on MLS by our acquisition specialist Tony Blakely.

CCLBA is focusing on proactively acquiring properties via Deed-in-Lieu/Abandonment/Forfeiture Cases/TBI De-Conversions as well as partnering with the City of Chicago's Department of Planning and Development and the Department of Law and Department of Buildings.

Ms. Dugo reported 6 new preservation vendors are under contract to provide services to meet the demands of the growing inventory. Also, the Acquisition Specialist's position was posted on June 3, 2020. Further, the team is doing well working remote. The team has all tools necessary to keep the business of acquisition, preservation, and disposition moving forward.

Ms. Dugo also noted there are some funding challenges for homeowners and developers. There's a general slowdown because of availability of materials and labor due to Covid-19.

Despite the uncertainty due to Covid-19, interest in Land Bank properties remains high.

### **V. Consent Agenda**

Director Planey, seconded by Chairman Friedman moved to approve the Consent Agenda which includes the minutes of the May 8, 2020 CCLBA Land Transactions Committee Meeting.

**VI. Chairman Report**

There was no Chairman report to be given.

**VII. Adjournment**

Director Planey, seconded by Chairman Friedman moved to adjourn. **THE MOTION CARRIED UNANIMOUSLY AND THE MEETING WAS ADJOURNED.**

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

DocuSigned by:

*Peter Friedman*

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Peter Friedman, Committee Chair