

MEETING MINUTES OF THE COOK COUNTY LAND BANK AUTHORITY

LAND TRANSACTIONS MEETING

Friday, October 9, 2020 – 10:00 AM via Zoom
The public was able to participate through Zoom link

I. Call to Order and Roll Call

Present: Chairman Peter Friedman, Planey, Monocchio (3).

Also Present: **Darlene Dugo** (*CCLBA Sr. Acquisitions Manager*), **Steve Kohn** (*Avison Young*), **Noman Junejo** (*Irving Park Holdings LLC/Irving Park Dental*), **Dr. Mohammed Parvez** (*Irving Park Holdings LLC/Irving Park Dental*)

II. Public Speakers

Director Friedman noted there were no public speakers.

III. Presentation

3421 W. Irving Park

3421 W. Irving Park was acquired through the scavenger sale. This is a 3,000-square foot lot with a 1,000-square foot building. Mohammad Pravez & Noman Junejo from Irving Park Holdings LLC are seeking to purchase this property which is across the street from their dental clinic. The purchase price is \$75,000. Alderman Carlos Ramirez Rosa has provided a letter of support for this transaction.

MR. NORMAN JUNEJO: This specific spot is just across the street from our clinic, which is one of the bigger dental clinics for us. We are at max capacity in that clinic. We have other clinics in Illinois as well as the Milwaukee, WI, area. We will utilize this space for centralizing our operations, for billing, a call center, book-keeping, and meetings. It's currently 1,000 square feet. We would not require any zoning change. We will perform cosmetic updates on the interior and will improve the outside façade.

Mr. Planey, seconded by Chairman Friedman, moved to enter into a purchase and sale agreement with Irving Park Holding LLC to acquire 3421 W. Irving Park. **The motion was unanimously approved by roll call vote.**

IV. 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 September 30, 2020. CCLBA acquired 486 properties, disposed of 159 properties, and demolished 14.

Cumulative Core Business Outcomes

In terms of Community Wealth, CCLBA with its partners has created over \$89,144,830 million; 80% of our goal.

Cumulative Core Business Activities

Cumulative Core Business Activities as of September 30, 2020 are as follows: 2,175 Acquisitions, 148 Demolitions, 1,068 Dispositions, 683 Rehabs, 1,107 Properties in Inventory, 652 Properties Reoccupied.

Applications Monthly Breakdown

CCLBA has received a cumulative total of 20,192 applications: 570 applications in August.

Scavenger Sale

As of September 30, 2020, CCLBA has acquired 1143 tax certificates. CCLBA has received 6,275 applications, a total of 2,227 PIN's applied for, and the delinquent taxes for 957 PINs have been redeemed.

Scavenger Sale Tax Redemptions

~\$12.1 million is the current total which includes 956 owners that have redeemed delinquent 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 properties and disposing of 225 properties. 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.

Ms. Dugo noted that the Land Bank has applied for funds under a new program that IHDA is offering called "Stronger Communities", it's a \$250,000 grant that may be used for demolition. The Land Bank hopes to receive a \$250,000 award that the Land Bank can invest in the communities that we're serving.

Further, Executive Director Rose sits on the Illinois Cannabis Commission. The Land Bank has sites that, under the State of Illinois Guidelines for a Cannabis Facility, meet the guidelines for size and type structures. The website at www.cookcountylandbank.org, has a search layer indicating cannabis eligible properties. The Land Bank will work with awardees to see if we can help match their needs.

V. Motion to Approve the Consent Agenda which includes the Minutes of the

September 11, 2020, Cook County Land Bank Land Transactions Committee Meeting

Director Monocchio, seconded by Chairman Friedman, moved to approve the September 11, 2020, Cook County Land Bank Land Transaction Committee Meeting Minutes. **The motion was unanimously approved by roll call vote.**

VI. Chairman Report

Chairman Friedman notes there is no chairman report.

VII. Motion to Adjourn

Director Monocchio, seconded by Chairman Friedman motioned to adjourn the meeting. **The motion was unanimously approved by roll call vote, 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