

Cook County Land Bank Authority Land Transactions Committee
Wednesday, June 12, 2024, at 1:00PM, In-Person
69 W. Washington St., Chicago, IL on the 22nd Floor Conference Room B
Meeting Minutes

I. Call to Order and Roll Call

Present: Chairman Friedman, Director Kaplan, Director Joy Aruguete, Director Boatright

Not Present/Not Participating: Director Lakes-Battle

Also Present: Jessica Caffrey (CCLBA Executive Director), Anthony Blakely (CCLBA Sr. Property Acquisition Specialist) Darlene Dugo (Deputy Director CCLBA), Elisha Sanders (CCLBA Manager, Property Acquisition), Kathleen McKee (Sr. Legal Counsel), Eleanor Ellis (CCLBA Fellow), John Goliday III (Acquisition Specialist), Jennifer Hubbard (Administrative Assistant), Robert Janeczek, Kileaney, LLC (Presenter), Perry Vietti, President – Interfaith Housing Development Corp. (Presenter)

II. Public Speakers

Chairman Friedman notes there are no public speakers.

III. Motion for the Committee Resolution

- Motion to Approve Resolution 24-11 to enter into a **Purchase & Sale Agreement** with **Kileaney, LLC** for \$110,000.00, for the project at **4749 W. Lake St., Chicago, IL 60631**. Discussion: the Land Bank should approve the fencing materials before closing. Director Kaplan moved and seconded by Director Boatright motion to approve Purchase & Sale Agreement with **Kileaney, LLC**. Motion carried unanimously by roll call vote.
- Motion to Approve Resolution 24-12 recommending the **Request for an Extension of a Land Banking Agreement** through December 31, 2024, with **Sacred Apartments Developer LLC**. Director Aruguete moved and seconded by Director Kaplan motion to approve Extension of Land Banking Agreement with **Sacred Apartments Developer LLC**. Motion carried unanimously by roll call vote.

IV. Motion to Approve Consent Agenda Items

- Motion to Approve May 8, 2024, Land Transactions Committee Meeting Minutes.
- Approval of May 2024 Land Transaction Reports.
- Director Kaplan moved and seconded by Director Aruguete to approve consent agenda items. Motion carried unanimously by roll call vote.

V. Motion to Adjourn

Director Aruguete moved, seconded by Director Boatright, motioned to adjourn the meeting. Motion carried unanimously, and the meeting was adjourned.

Respectfully Submitted,

Land Transactions Committee of the Cook County Land Bank Authority

X 
Chairman, Peter Friedman

COOK COUNTY LAND BANK AUTHORITY
Land Transactions Committee
Resolution No. 24-17

**A Committee Resolution Approving the Sale of 9112 Belden Avenue, Franklin Park,
Illinois to 9112 Belden Avenue, LLC, for the Purchase Price of One Hundred Seventy-Five
Thousand Dollars and No/100 Dollars (\$175,000.00)**

WHEREAS, the Cook County Land Bank Authority (“CCLBA”) is authorized under its enabling ordinance, Chap. 103, Art. 1, Sec. 103-1, *et seq.*, of the Cook County Code of Ordinances (“Ordinance”) to use available resources to facilitate the return of vacant, abandoned, and tax delinquent properties to productive use thereby combating community deterioration, creating economic growth, and stabilizing the housing and job market;

WHEREAS, pursuant to Section 103-28 of the Ordinance, the CCLBA Board of Directors shall adopt and amend policies and procedures governing the Board of Directors and implementing the day-to-day operation of CCLBA;

WHEREAS, pursuant to Section 103-41(b) of the Ordinance, CCLBA has the authority to acquire by purchase, donation, or other transfers and to hold, lease, manage, and dispose of real property of every kind and character, or any interest therein, in furtherance of the public purposes of the CCLBA;

WHEREAS, pursuant to Section 103-52 of the Ordinance, CCLBA may on terms and conditions, and in a manner and for an amount of consideration CCLBA considers proper, fair, and reasonable, convey, sell, transfer, or otherwise dispose of real property or rights or interests in real property to any public or private person;

WHEREAS, pursuant to Section 103-53 of the Ordinance, real property shall be conveyed by CCLBA in accordance with the Ordinance and according to criteria determined by the CCLBA Board of Directors and contained in the policies and procedures adopted by the CCLBA Board of Directors;

WHEREAS, pursuant to Section 7.2 of the CCLBA Policies and Procedures, as amended June 24, 2022, the CCLBA Board of Directors delegated authority to the Land Transactions Committee to review and approve proposed sales of vacant land, commercial properties, industrial properties, and multi-family residential properties with five or more units with a purchase price of \$100,000.00 to \$250,000.00; and

WHEREAS, 9112 Belden Avenue, LLC, an Illinois limited liability company, would like to purchase the property at 9112 Belden Avenue, Franklin Park, Illinois, in order to rehab and occupy the structure located thereon; and

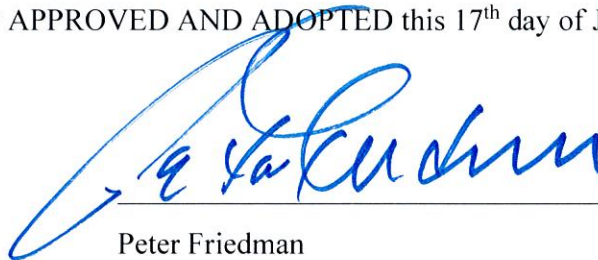
WHEREAS, the CCLBA Land Transactions Committee has reviewed the proposed sale of 9112 Belden Avenue, Franklin Park, Illinois to 9112 Belden Avenue, LLC, an Illinois limited

liability company, for the Purchase Price of One Hundred Seventy-Five Thousand Dollars and No/100 Dollars (\$175,000.00) and finds that it furthers CCLBA's public purpose.

NOW, THEREFORE BE IT RESOLVED, that the Cook County Land Bank Authority Land Transactions Committee hereby approves and authorizes the following:

1. Approval of Sale. The CCLBA Land Transactions Committee hereby approves the sale of 9112 Belden Avenue, Franklin Park, Illinois ("Property") to 9112 Belden Avenue, LLC, an Illinois limited liability company, for the Purchase Price of One Hundred Seventy-Five Thousand Dollars and No/100 Dollars (\$175,000.00).
2. Authorization to Enter into Purchase Sale Agreement and Execute All Necessary Documents. The CCLBA Land Transactions Committee hereby approves and authorizes the CCLBA Executive Director, directly or by way of special power of attorney, to execute all documents and instruments necessary and convenient to complete the sale of the Property.
3. Effective Date. This Resolution shall be in full force and effect as of the date of approval and adoption set forth below.

The above Resolution is hereby APPROVED AND ADOPTED this 17th day of July, 2024.



Peter Friedman
CCLBA Land Transactions Committee Chair