REPORT OF THE COMMITTEE ON FINANCE

JANUARY 15, 2013

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Daley, Vice Chairman Sims, Commissioners Beavers, Collins, Fritchey, Gainer, Garcia, Gorman, Murphy, Reyes, Schneider, Silvestri, Steele and Tobolski (14)

Absent: Commissioners Butler, Goslin and Suffredin (3)

Also Present: Patrick T. Driscoll, Jr. – Deputy State's Attorney, Chief, Civil Actions Bureau

Ladies and Gentlemen:

Your Committee on Finance of the Board of Commissioners of Cook County met pursuant to notice on Tuesday, January 15, 2013 at the hour of 11:30 A.M. in the Board Room, Room 569, County Building, 118 North Clark Street, Chicago, Illinois.

Your Committee has considered the following item and upon adoption of this report, the recommendation is as follows:

321274 Submitting a Proposed Ordinance sponsored by

TONI PRECKWINKLE, President, Cook County Board of Commissioners and
BRIDGET GAINER, County Commissioner

ORDINANCE CREATING THE COOK COUNTY LAND BANK AUTHORITY

BE IT ORDAINED, by the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 103, Land Bank Authority, Sections 103-1 through 103-71 of the Cook County Code are hereby enacted as follows:

Division 1. General Provisions

Sec. 103-1. Short title.

This Ordinance shall be known and may be cited as the "Ordinance Establishing the Cook County Land Bank Authority."

Sec. 103-2. Declaration.

The County Board hereby establishes the Cook County Land Bank Authority which shall be an agency of and funded by Cook County.

Sec. 103-3. Definitions.

The following words and terms shall have the meanings set forth in this section, except where otherwise specifically indicated:

Board of Commissioners or County Board means the Board of Commissioners for Cook County, Illinois.

Board of Directors means the Board of Directors of the Cook County Land Bank.

Chairperson means the chairperson of the Cook County Land Bank Board.

County means Cook County, Illinois.

Cook County Code means the Code of Ordinances of Cook County, Illinois.

Director means the Executive Director of the Cook County Land Bank.

Fiscal Year means the fiscal year of the Land Bank, which shall begin on December 1st of each year and end on the following November 30th .

Land Bank means the Cook County Land Bank Authority, created by this Ordinance pursuant to the County's home rule powers.

Member means a member of the Board of Directors.

Ordinance means this ordinance creating the Cook County Land Bank.

Person means any individual, corporation, limited liability corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity.

President means the President of the Cook County Board of Commissioners.

Real Property means all land and the buildings thereon, all things permanently attached to land or to the buildings thereon, and any interest existing in, issuing out of, or dependent upon land or the buildings thereon.

State means the State of Illinois.

Sec. 103-4. Purpose.

The purpose of this Ordinance is to create the Cook County Land Bank Authority that will 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.

The Land Bank will acquire, hold, and transfer interest in real property

throughout Cook County as approved by the Board of Directors for the following purposes: to promote redevelopment and reuse of vacant, abandoned, and tax-delinquent properties; support targeted efforts to stabilize neighborhoods; stimulate residential, commercial and industrial development; all in ways that are consistent with goals and priorities established by this Ordinance, local government partners and other community stakeholders.

Sec. 103-6. Principal Office.

The principal office of the Land Bank shall be at a location within the geographical boundaries of Cook County, as determined by the Board of Directors.

Sec. 103-7. Title to Land Bank Assets.

Except as otherwise provided in this Ordinance, Cook County shall hold title to all Real Property controlled by the Land Bank.

Sec. 103-8. Tax-exempt Status.

The County declares that the activities of the Land Bank are governmental functions carried out by an instrumentality or political subdivision of the State as described in Section 115 of Title 26 of the United States Internal Revenue Code, or any corresponding provisions of any future tax code. The County also intends the activities of the Land Bank to be governmental functions carried out by a political subdivision of this State, exempt to the extent provided under Illinois law from taxation by this State, including, but not limited to, ad valorem property tax exemption pursuant to the Property Tax Code, 35 ILCS 200/1-1 *et seq*.

Sec. 103-9. Waiver of Special Assessments.

Upon the request of the Land Bank and for the purposes of fostering the goals and objectives of the Land Bank, the County, as permitted by law, may extinguish special assessments levied by it prior to the date of acquisition by the Land Bank against Real Property controlled by the Land Bank, and may seek to exempt Real Property controlled by the Land Bank from the imposition of special assessments.

Sec. 103-10. Compliance with Law.

The Land Bank shall comply with all applicable federal and state laws, rules, regulations, and orders.

Sec. 103-11. No Third-Party Beneficiaries.

Except as otherwise specifically provided, this Ordinance does not create in any Person, other than the County, and is not intended to create by implication or otherwise, any direct or indirect benefit, obligation, duty, promise, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to the County's rights under this Ordinance, or any other right or benefit.

Sec. 103-12 – 103-16 Reserved.

Division 2. Land Bank Authority Board of Directors and Staff

Sec. 103-17. Cook County Land Bank Board of Directors

The Land Bank shall be governed by a Board of Directors that shall be appointed by the President, subject to approval by the Cook County Board of Commissioners, within 45 (forty-five) days of the adoption of this Ordinance. Board of Directors shall be residents of Cook County. The Board of Directors shall consist of 13 (thirteen) members.

Sec. 103-18. Appointment of Members

Candidates for the Board of Directors appointed by the President shall be selected from the following categories.

(a) One (1) Cook County Commissioner to serve as an Ex-Officio Member with voting rights. The Ex-Officio Member shall serve as a liaison between the County Board and the Board of Directors;

(b) Two (2) Suburban Cook County Mayors, Presidents or Village Managers;

(c) One (1) representative from the City of Chicago as recommended by the Mayor of the City of Chicago;

(d) One (1) representative from the Cook County Bureau of Economic Development;

(e) One (1) representative from a community development finance institution;

(f) One (1) representative from the banking community;

(g) One (1) representative from a local or state Realtor Association;

(h) One (1) representative from the non-profit development community;

(i) One (1) representative from the commercial/industrial development community;

(j) One (1) representative from the open space community;

(k) One (1) representative from a City of Chicago community organization;

(l) One (1) representative from a Suburban Cook County community

organization.

Sec. 103-19 Term of Office.

Except as otherwise provided in this section, the members of the Board of Directors appointed under Section 103-12 shall be appointed for a term of three (3) years.

(a) Ex-Officio Member. The ex-officio member shall be the appointed Cook County Commissioner who shall serve as the ex-officio member for the length of the Commissioner's term.

(b) *The remaining Members*. The remaining twelve (12) members of the Board of Directors shall serve terms as follows:

(1). For the initial Members,

a. Three (3) of the Members, subject to the approval of the County Board, shall serve a term that expires on January, 1, 2014.

b. Three (3) of the Members, subject to the approval of the County Board, shall serve a term that expires on January, 1, 2015.

c. Three (3) of the Members, subject to the approval of the County Board, shall serve a term that expires on January, 1, 2016.

d. Three (3) of the Members, subject to the approval of the County Board, shall serve a term that expires on January 1, 2017.

(2) Thereafter, the Members other than the ex-officio member appointed shall serve a term of three (3) years.

a. Each Member, whether initial or subsequent, shall serve until a successor is appointed.

b. Any Member who is appointed to fill a vacancy, other than a vacancy caused by the expiration of the predecessor's term, shall serve until the expiration of his or her predecessor's term.

(3) Other than the Ex-Officio Commissioner, a Member may not serve more than two (2) consecutive full terms.

Sec. 103-20. Chairperson/Members of the Board of Directors.

(a) The Board of Directors shall select the initial Chairperson of the Board from among the initial members. The Chairperson shall serve one two (2) year term as Chairperson and, thereafter, the Board of Directors shall annually elect a Chairperson from among the members.

(1) The Chairperson shall preside at meetings of the Board of Directors, and is entitled to vote on all matters before the Board of Directors.

(2) A Member may be elected to serve successive terms as Chairperson.

(b) The Board of Directors may appoint from its Members, a Member to serve as the Land Bank secretary and appoint such additional officers from its Members as it may deem appropriate.

Sec. 103-21. Removal.

A Member may be removed by the President of the Cook County Board prior to the expiration of the Member's term of appointment for good cause. Good cause includes inefficiency, neglect of duty, malfeasance, or any cause which renders the member unfit for the position or unable to perform the duties
of the position. The President shall provide written notice to that Member, the Director and the County Board of the removal of that Member from the Board of Directors; such notice shall state the specific grounds which constitute cause for removal. The Member, in receipt of such notice, may request to appear before the County Board and present reasons in support of his or her retention. Thereafter, the County Board shall vote upon whether there are sufficient grounds to remove that Member from office. The President shall notify the Member of the final action of the County Board.

Sec. 103-22. Vacancies.

Any vacancy on the Board of Directors caused by death, resignation, disqualification, or removal shall be filled by the President as soon as practicable, but not to exceed 60 days following the occurrence of the vacancy. The vacancy shall be filled for the remainder of the unexpired term in the same manner as the original appointment. Expired terms shall be filled by the President within 60 days of the term's expiration in the same manner as the original appointment.

Sec. 103-23. Meetings.

The Board of Directors shall conduct its first meeting no later than sixty (60) days after the appointment of the Board of Directors. The place, date, and time of the Land Bank meetings shall be determined at the discretion of the Board of Directors. All meetings of the Board of Directors shall comply with the Illinois Open Meetings Act, 5 ILCS 120/1 et seq. (the "OMA").

Sec. 103-24. Bylaws, and Policies and Procedures.

The Board of Directors shall adopt bylaws, procedures and policies consistent with the provisions of this Ordinance within 120 days from the first meeting of the Board of Directors.

Sec. 103-25. Quorum and Voting.

A quorum shall be necessary for the transaction of any business by the Board of Directors. A majority of the Members of the Board of Directors shall constitute a quorum. The Board of Directors shall act by a majority vote of the Members at a meeting at which a quorum is present, except as otherwise provided in this Ordinance. Presence for both quorum and voting at a Land Bank shall be articulated by the Board of Directors in its bylaws or procedures in a manner consistent with the OMA.

Sec. 103-26. Records of Meetings.

Minutes of all meetings of the Board of Directors and its Committees shall be made and maintained as required by the OMA.

Sec. 103-27. Board of Directors Responsibilities.

The Board of Directors shall:

(a) Ensure that all personnel matters are conducted free from any political interference and in accordance with the provisions of the Supplemental Relief Order and Consent Decree established in the federal civil litigation filed in the Northern District of Illinois under Case No. 69 C 2145 and titled Shakman, et al. v. Democratic Organization, et al. and all applicable laws;

(b) Ensure that all operations including contractual matters are conducted free from any political interference; and

(c) Ensure efficiency in service delivery and sound fiscal management of all aspects of the Land Bank including the collection of all revenues from all sources;

Sec. 103-28. Board of Directors Actions.

The Board of Directors shall do all of the following not inconsistent with Illinois law:

Adopt, amend and/or repeal rules and policies and procedures governing the Board of Directors and its actions and meetings, and adopt, amend and/or repeal policies and procedures to implement day-to-day operation of the Land Bank, including policies governing any staff of the Land Bank;

(a) Elect additional officers, including, but not limited to, initial officers who shall be elected at the first meeting of the Board of Directors, in accordance

with the bylaws;

(b) Provide for a system of accounting;

(c) Adopt or amend the Land Bank's budget to submit annually to the Cook County Board of Commissioners for approval and adoption in a time frame mandated by the Cook County Budget Director;

(d) Adopt, amend and/or repeal policies and procedures for contracting and procurement which must be consistent with the provisions set forth in the County's Code; provided however, that approval of the County Board or County Procurement Officer is not required for procurement or contracts authorized by the Land Bank and the Board of Directors will act in place of the County Board in any contract, bylaws or agreement with the County which requires the approval or other action of the County Board unless expressly prohibited otherwise in this chapter and until such time as the Board of Directors adopts its own rules, regulations or procedures with regard to procurement and contracts, the existing provisions of the Cook County Code pertaining to Procurement and Contracts shall apply.

(e) Commission, collect, and receive data from public, private, professional and volunteer sources to compile an inventory an analysis of desirable properties for acquisition;

(f) Establish banking arrangements for the Land Bank as per Sec. 103-58 of this Ordinance.

(g) Organize and reorganize the executive, administrative, clerical and other departments of the Land Bank and fix the duties, powers and compensation of all employees, agents and consultants of the Land Bank as per Sec. 104-32 of this Ordinance

Sec. 103-29. Fiduciary Duty.

The Members of the Board of Directors are under a fiduciary duty to conduct the activities and affairs of the Land Bank in the best interests of the residents of Cook County, including the safekeeping and use of all Land Bank monies and assets. The members of the Board of Directors shall discharge their duties in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances.

Sec. 103-30. Compensation.

The Members of the Board of Directors shall receive no compensation for the performance of their duties. A Member may engage in private or public employment, or in a profession or business, except to the extent prohibited by Illinois law or County ordinance. The Land Bank may reimburse members of the Board of Directors for actual and necessary expenses incurred in the discharge of their official duties as provided by

the Board of Directors.

Sec. 103-31. Executive Director.

The Board of Directors shall be authorized to retain the professional services of an individual to perform the duties of an Executive Director on a contractual basis with the advice and consent of the President; the Executive Director shall not be an employee of the Land Bank or County. The Director shall administer the Land Bank in accordance with the operating budget approved by the Cook County Board of Commissioners, general policy guidelines established by the Board of Directors, other applicable governmental procedures and policies, and this Ordinance. The Director shall be responsible for the day-to-day operations of the Land Bank, the control, management, and oversight of the Land Bank's functions, and supervision of all Land Bank contractual agreements. All terms and conditions of the Director's service shall be specified in a written contract between the Director and the Board of Directors. The Director may be removed by the President of the Cook County Board or the Board of Directors for good cause, prior to the expiration of the Director's contract. Good cause includes inefficiency, neglect of duty, malfeasance, or any cause which renders the Director unfit or unable to perform the scope of work. The Board of Directors may delegate to the Director any powers or duties it considers proper, under such terms, conditions and to the extent that the Board of Directors may specify.

Sec. 103-32. Staffing Services

(a) The Board of Directors may approve contracts for staffing as requested by the Executive Director that are deemed necessary to carry out the duties and responsibilities of the

Land Bank and in accordance with the policies and procedures established by the Board. Such staff shall be retained pursuant to contracts entered into in accordance with the procurement rules established by the Board.

(b) Should the Board of Directors, elect to have employees, any staff employed by the Board of Directors for the Land Bank not otherwise retained through the Board of Directors procurement rules shall be recruited or employed via the County's employment plan and be deemed County employees.

Sec. 103-33. Ethics.

The Board of Directors shall be subject to the Cook County's ethics ordinance.

Sec. 103-34. Indemnification.

(a) The County shall defend and indemnify the Land Bank and the Members Board of Directors with respect to all claims or judgments arising out of their activities as Members with respect to all negligence claims, and claims or judgments arising out of Land Bank activities performed on behalf of the County.

(b) The County shall not be obligated to indemnify the Land Bank or Member for:

(1) Punitive damages or liability arising out of conduct which is based upon willful or wanton conduct.

(2) Conduct which is outside of the scope of the Land Bank authority.

(3) Any settlement or judgment in which the County did not participate.

(4) The defense of any criminal or disciplinary proceeding.

(c) To be eligible for defense and indemnification, the Land Bank or Member shall be obligated to:

(1) Notify, within five days of receipt, the Cook County Department of Risk Management and the Civil Actions Bureau of the Cook County State's Attorney's Office of any claim made against the Member or Land Bank and deliver all written demands, complaints and other legal papers, received by the practitioner with respect to such claim to the Department of Risk Management.

(2) Cooperate with the State's Attorney's Office in the investigation and defense of any claim against the County or any Member, including, but not limited to,

preparing for and attending depositions, hearings and trials and otherwise assisting in securing and giving evidence.

(3) Promptly notify the Cook County Department of Risk Management and the Civil Actions Bureau of the Cook County State's Attorney's Office of any change in the Member's address or telephone number.

(d) All actions shall be defended [by] the Cook County State's Attorney. Decisions to settle indemnified claims shall be made by the County or the State's Attorney's Office, as delegated by the County, and shall not require the consent of the indemnified Member. If a Member declines representation by the State's Attorney's Office, the County shall have no obligation to defend or indemnify the Member.

Sec. 103-35 – 103-40 Reserved

Division 3. General Powers of Land Bank

Sec. 103-41. General Powers.

The County, to the full extent of its constitutional and statutory authority, confers upon the Land Bank the authority to do all things necessary or convenient to implement

the purposes, objectives, and provisions of this Ordinance, or the purposes, objectives, and powers granted to the Land Bank by any federal, state or local government unit, consistent with the County's Annual Appropriation Ordinance, including, but not limited to, the following:

(a) To adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct of its business;

(b) 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 Land Bank;

(c) To discharge and extinguish Real Property taxes owed to the County or to a Party, pursuant to an Agreement with such Party, that encumber Real Property owned by the County through the Land Bank, as permitted by the Property Tax Code, 35 ILCS 200/1-1 *et seq.,* or other applicable law;

(d) To pay any tax or special assessment due on Real Property acquired or owned by the Land Bank;

(e) To acquire, accept, or retain equitable interests, security interests, or other interests in any Real Property or other fixtures by loan agreement, note, mortgage, deed to secure debt, trust deed, security agreement, assignment, pledge, conveyance, contract, lien, or other consensual transfer in order to secure the repayment of any moneys loaned or credit extended by the Land Bank;

(f) Borrow money from private lenders, from cities or counties, from the state or from federal government funds, subject to the approval of the County Board, to further or carry out the Land Bank's public purpose by executing leases, trust indentures, trust agreements, agreements for the sale notes, loan agreements, mortgages, deeds to secure debt, trust deeds, security agreements, assignments, and such other agreements or instruments as may be necessary or desirable, in the judgment of the Land Bank, to evidence and to provide security for such borrowing.

(f) To make application directly or indirectly to any federal, state, county, or municipal government or agency or to any other source, whether public or private, for loans, grants, gifts, guarantees, labor, or other aid or financial assistance in furtherance of the Land Bank's public purpose and to accept and use the same upon such terms and conditions as are prescribed by such federal, state, county, or municipal government or agency or other source;

(g) To enter into agreements with the federal government or any agency thereof to use the facilities or services of the federal government or any agency thereof in order to further or carry out the public purposes of the Land Bank;

(h) To extend credit or make loans to any Person subject to limitations established by the County Board, for the costs of any Land Bank projects or any part of the costs of any Land Bank projects which credit or loans may be

evidenced or secured by loan agreements, notes, mortgages, deeds to secure debt, trust deeds, security agreements, assignments, or such other instruments, or by rentals, revenues, fees, or charges, upon such terms and conditions as the Land Bank shall determine to be reasonable in connection with such extension of credit or loans, including provision for the establishment and maintenance of reserve funds, and, in the exercise of powers granted by the County through this Ordinance in connection with any Land Bank projects, the Land Bank shall have the right and power to require the inclusion in any such loan agreement, note, mortgage, deed to secure debt, trust deed, security agreement, assignment, or other instrument such provisions or requirements, including but not limited to: guarantee any obligations, insurance, construction, use, operation, maintenance, and financing and such other terms and conditions, as the Land Bank may deem necessary or desirable;

(i) As security for repayment of any note, or other obligations of the Land Bank, to pledge, mortgage, convey, assign, hypothecate, or otherwise encumber any property of the Land Bank, including, but not limited to, Real Property, fixtures, and revenues or other funds, and to execute any lease, trust indenture, trust agreement, agreement for the sale of the Land Bank's notes, or other obligations, loan agreement, mortgage, deed to secure debt, trust deed, security agreement, assignment, or other agreement or instrument as may be necessary or desirable, in the judgment of the Land Bank, to secure any such notes, or other obligations, which instruments or agreements may provide for foreclosure or forced sale of any Real Property of the Land Bank upon default in any obligation of the Land Bank, either in payment of principal, premium, if any, or interest or in the performance of any term or condition contained in any such agreement or instrument;

(j) To receive and administer gifts, grants, and bequests of money and Real Property consistent with the purpose of the Land Bank;

(k) To use any Real Property or fixtures or any interest therein or to rent, license or lease such Real Property to or from others or make contracts with respect to the use thereof, or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or grant options for any such Real Property in any manner as it deems to be in the best interests of the Land Bank and the public purpose thereof;

(l) To procure insurance or guarantees from the State Legislature or federal government of the payments of any debts or parts thereof incurred by the Land Bank, and to pay premiums in connection therewith;

(m) To procure, if required, insurance against losses in connection with the Real Property, assets, or activities of the Land Bank;

(n) To enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including, but not limited to, an Agreement with a Party for the joint exercise of powers. An Agreement with a Party may include contracts for the performance of services by a Party on behalf of the Land Bank or by the Land Bank on behalf

of a Party;

(o) To enter into partnerships, joint ventures, and other collaborative relationships with municipalities and other public and private entities for the ownership, management, development, and disposition of Real Property;

(p) To enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including, but not limited to, agreements with a Party regarding the disposition of Land Bank properties located within their boundaries;

(q) To finance (by loan, grant, lease, or otherwise), refinance, construct, erect, assemble, purchase, acquire, own, repair, remodel, rehabilitate, modify, maintain, extend, improve, install, sell, equip, expand, add to, operate, or manage Real Property or rights or interests in Real Property, and to pay the costs of any such project from the proceeds of revenue bonds, loans by persons, corporations, partnerships, whether limited or general, or other entities, all of which the Land Bank is authorized to receive, accept, and use;

(r) To fix, charge, and collect rents, fees, licenses and charges for the use of Real Property of the Land Bank and for services provided by the Land Bank;

(s) To grant or acquire a license, easement, lease (as lessor or lessee), or option with respect to Real Property of the Land Bank;

(t) To enter into contracts with nonprofit community land trusts, including, but not limited to, long-term lease contracts;

(u) To contract for goods and services and engage personnel as necessary, to be paid from the funds of the Land Bank. The Board shall determine the qualifications, duties, and compensation of those it contracts with and employs;

(v) To organize and reorganize the executive, administrative, clerical, and other departments of the Land Bank and to fix the duties, powers, and compensation of all employees, agents, and consultants of the Land Bank;

(w) To remediate environmental contamination on any Real Property held by the Land Bank;

(x) To acquire, hold and manage property pursuant to this Ordinance;

(y) To dispose of property pursuant to this Ordinance; and;

(z) To do all other things necessary or convenient to achieve the objectives and purposes of the Land Bank or other laws that relate to the purposes and responsibilities of the Land Bank.

Sec. 103-42. No Waiver of Governmental Immunity.

No provision of this Ordinance is intended, nor shall it be construed, as a waiver by the County of any governmental immunity provided under any applicable law.

Sec. 103-43. Non-Discrimination.

The Land Bank shall comply with all applicable laws prohibiting discrimination.

(a) The Land Bank shall not provide services in a manner that discriminates against an individual because of the actual or perceived status, practice, or expression of that person's race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, gender identity or housing status; or the actual or perceived association with such a person.

(b) The Land Bank shall not fail or refuse to hire, recruit, promote, demote, discharge, or otherwise discriminate against an individual with respect to employment, compensation, or a term, condition, or privilege of employment because of the actual or perceived status, practice, or expression of that person's race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, gender identity or housing status; or the actual or perceived association with such a person.

Sec. 103-44 – 103-48 Reserved.

Division 4. Real Property Acquisition, Management and Disposition

Sec. 103-49. Acquisition of Real Property.

(a) The Land Bank may acquire Real Property or rights or interests in Real Property by gift, bequest, transfer, exchange, foreclosure, purchase, purchase contracts, lease purchase agreements, installment sales contracts, land contracts, tax sale, scavenger sale or otherwise, on terms and conditions and in a manner the Land Bank considers proper.

(b) The Land Bank may acquire any property conveyed to it by the State of Illinois, a foreclosing governmental unit, a unit of local government, an intergovernmental entity created under the laws of the State of Illinois, or any other public or private person, including, but not limited to, property without clear title.

(c) All deeds, mortgages, contracts, leases, purchases, or other agreements regarding property of the Land Bank, including agreements to acquire or dispose of real property, shall be approved by and executed by the Land Bank, in the name of the County.

(d) The Land Bank shall have the right to purchase properties, in the name of the County, at tax sales conducted in accordance with the Property Tax Code, 35 ILCS §200/1-1 *et seq*. The Land Bank may tender a bid at a tax sale that is a credit bid, consisting of the obligation of the Land Bank to satisfy the component parts of the bid by payments to the respective political subdivisions.

(e) The Land Bank shall have the right to make offers to purchase properties that are subject to a listing agreement; said offer or purchase of a property by the Land Bank that is subject to a listing agreement shall not extinguish any legal rights existing under the listing agreement.

Sec. 103-50. Execution of Legal Documents Relating to Property.

All deeds, mortgages, contracts, easements, leases, licenses, franchises, purchases, covenants or other agreements regarding Real Property of the Land Bank, including agreements to acquire or dispose of Real Property, shall be executed in the name of the County by the Land Bank and approved in accordance with the bylaws of the Land Bank.

Sec. 103-51. Holding and Managing Property.

The Land Bank may control, manage, maintain, operate, repair, lease as lessor, license, secure, prevent the waste or deterioration of, demolish, and take all other actions necessary to preserve the value of the Real Property it controls on behalf of the County. The Land Bank shall maintain all such Real Property held by the Land Bank in accordance with applicable laws and codes. Such Real Property shall be inventoried and classified by the Land Bank according to suitability for use. The inventory shall be maintained as a public record and shall be filed electronically and in the principal office of the Land Bank

Sec. 103-52. Property Disposition.

On terms and conditions, and in a manner and for an amount of consideration the Land Bank considers proper, fair, and reasonable, including for no monetary consideration if appropriate, the Land Bank may convey, sell, transfer, exchange, lease as lessor, or otherwise dispose of Real Property or rights or interests in Real Property which the Land Bank controls and the County holds a legal interest to any public or private Person. The transfer and use of property under this section and the exercise by the Land Bank of powers and duties under this Ordinance shall be considered a necessary public purpose and for the benefit of the public.

Sec. 103-53. Criteria for Conveyance.

Real Property shall be conveyed by the Land Bank in accordance with this Ordinance and according to criteria determined in the discretion of the Board and contained in the policies and procedures adopted by the Board. The Board may adopt policies and procedures that set forth priorities for a transferee's use of Real Property conveyed by the Land Bank, including, but not limited to, affordable housing.

Sec. 103-54. Transactions

Transactions shall be structured in a manner that permits the Land Bank to enforce contractual agreements, real covenants, and the provisions of any subordinate financing held by the Land Bank pertaining to development and use of the Real Property.

Sec. 103-55. Disposition of Proceeds.

Any proceeds from the sale or transfer of Real Property by the Land Bank shall be retained, expended, or transferred by the Land Bank as determined by the Board in the best interests of the Land Bank and in accordance with applicable laws and Agreements.

Division 5. Intergovernmental Agreements

Sec. 103-56. Intergovernmental Agreements

(a) The Board of Directors may negotiate and propose Agreements necessary, incidental, or convenient to the performance of its duties and the exercise of its powers with a local unit of government located in whole or in part within Cook County, subject to the approval of the County Board. Such an Agreement may include, but are not be limited to, contracts for the joint exercise of powers, contracts for the ownership, management, development, and disposition of Real Property, or contracts for the performance of services by a local unit of government on behalf of the Land Bank or by the Land Bank on behalf of a local unit of government.

(b) The parties to the intergovernmental agreements shall agree that no party to an intergovernmental agreement shall be responsible, in whole or in part, for the acts of the employees, agents, and servants of any other party, whether acting separately or in conjunction with the implementation of an Agreement. The parties shall only be bound and obligated under an Agreement as expressly agreed to by each party.

(c) All agreements shall in all respects be interpreted, enforced, and governed under the laws of the State of Illinois without regard to the doctrines of conflict of laws. The language of all parts of an Agreement shall in all cases be construed as a whole according to its plain and fair meaning, and not construed strictly for or against any Party.

Division 6. Books, Records, Finances and Expenditures

Sec. 103-58. Land Bank Records.

The Land Bank shall keep and maintain at the principal office of the Land Bank all documents and records of the Land Bank. The records of the Land Bank, which shall be available to the public, shall include, but not be limited to, a copy of this Ordinance, the Land Bank's bylaws, and any agreements, along with any amendments thereto. The records and documents shall be maintained and shall be delivered to any successor entity.

Sec. 103-59. Financial Statements and Reports.

The Land Bank shall cause to be prepared, at the Land Bank's expense, audited financial statements (balance sheet, statement of revenue and expense, statement of cash flows, and changes in fund balance) on an annual basis. Such financial statements shall be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm.

Sec. 103-60. Annual Budget.

(a) The Land Bank shall prepare an annual budget in a manner and under a time frame mandated by the Cook County Budget Director.

(b) For Fiscal Year 2014 and each Fiscal Year thereafter, the Board of Directors shall recommend, approve and submit an annual budget to be included in the President's Executive Budget Recommendation for approval by the County Board.

(c) The obligations and expenditures of the Board of Directors shall conform to the County's Annual Appropriation Ordinance; provided that the County Board retains the authority to impose additional limitations. Any commitment, contract or other obligation entered into by the Board in derogation of this Section shall be voidable by the County Board.

Sec. 103-61. Deposits and Investments.

The Land Bank shall deposit funds of the Land Bank in a special fund to be held by the Treasurer of the County, to be designated as the "Land Bank Fund" and to be expended exclusively for the operation of the Land Bank.

Sec. 103-62. Disbursements.

Expenditures of funds from the Land Bank Fund shall be in accordance with guidelines established by the Board of Directors.

Sec. 103-63. Performance Objectives.

Each Fiscal Year, the Director, or other individual designated by the Board of Directors, shall prepare, for review and approval by the Board of Directors, objectives for the Land Bank's performance.

Sec. 103-64. Annual Report.

(a) The Board of Directors shall submit to the President and the County Board, within six months after the end of each Fiscal Year, a report which shall set forth a complete and detailed operating and financial statement of the Land Bank during such Fiscal Year.

(b) Included in the report shall be any recommendations for additional legislation or other action which may be necessary to carry out the mission, purpose and intent of the Land Bank.

Sec. 103-65. Management of Funds.

The Director, or other individual designated by the Board of Directors, shall be authorized to make deposits and withdraw funds from the Land Bank Fund for the management of sales proceeds, revenue, and other Land Bank funds as authorized by the Board of Directors. Standard accounting procedures shall be used in the management of accounts and approved by the Cook County Comptroller.

Sec. 103-66. Authorized Expenditures.

The Land Bank shall in its sole discretion and within its budget, expend such funds as necessary to carry out the powers, duties, functions, and responsibilities of a land bank under this Ordinance.

Division 7. Dissolution, Distribution of Assets

Sec. 103-67. Dissolution.

Upon determining that the purposes of the Land Bank have been completed and that there is no longer a need for the Land Bank's continued existence, the Board of Commissioners may repeal this Ordinance and dissolve the Land Bank, provided however that the effective date of any such repeal shall provide sufficient time for the Land Bank to carry out the provisions set forth in Sec. 103-64.

Sec. 103-68. Distribution of Assets.

As soon as possible after notice of the repeal of this Ordinance, the Land Bank shall finish its affairs as follows:

(a) All of the Land Bank's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the Land Bank and distribution of its assets shall be paid first; and

(b) the remaining Real Property and personal property owned by the Land Bank, if any, shall be distributed to any successor entity, subject to approval by the County. In the event that no successor entity exists, the remaining Real Property and personal property, and other assets of the Land Bank, shall become assets of the County, unless provided otherwise in any applicable Agreements.

Division 8. Miscellaneous

Sec. 103-69. Interpretation of Ordinance.

All powers granted to the Land Bank under this Ordinance shall be interpreted broadly to effectuate the intent and purposes of this Ordinance and not to serve as a limitation of powers.

Sec. 103-70. Severability of Provisions.

The invalidity of any clause, sentence, paragraph, subdivision, section, or portion thereof, shall not affect the validity of the remaining provisions of this Ordinance.

Sec. 103-71. Terminology.

All terms and words used in this Ordinance, regardless of the number, are deemed to include any other number as the context may require.

Effective date: This ordinance shall be effective immediately upon approval and adoption.

***Referred to the Committee on Finance on 12-18-2012.**

Commissioner Gainer, seconded by Commissioner Murphy, moved to accept a Substitute Ordinance for Communication No. 321274. The motion carried, and Communication No. 321274 was amended by substitution, as follows:

Substitute Ordinance to Communication No. 321274

Submitting a Proposed Ordinance sponsored by

TONI PRECKWINKLE, President, Cook County Board of Commissioners and BRIDGET GAINER, WILLIAM M. BEAVERS, EARLEAN COLLINS, JOHN A. FRITCHEY, JESUS G. GARCIA, ELIZABETH "LIZ" DOODY GORMAN, JOAN PATRICIA MURPHY, EDWIN REYES, TIMOTHY O. SCHNEIDER, PETER N. SILVESTRI, DEBORAH SIMS, ROBERT STEELE and JEFFREY R. TOBOLSKI, County Commissioners

ORDINANCE CREATING THE COOK COUNTY LAND BANK AUTHORITY

BE IT ORDAINED, by the Cook County Board of Commissioners that Part II, Land Development Ordinances, Chapter 103, Land Bank Authority, Section 103-1 through 103-71 of the Cook County Code are hereby enacted as follows:

Division 1. General Provisions

Sec. 103-1. Short title.

This Ordinance shall be known and may be cited as the "Ordinance Establishing the Cook County Land Bank Authority."

Sec. 103-2. Declaration.

The County Board hereby establishes the Cook County Land Bank Authority which shall be an agency of and funded by Cook County.

Sec. 103-3. Definitions.

The following words and terms shall have the meanings set forth in this section, except where otherwise specifically indicated:

Board of Commissioners or County Board means the Board of Commissioners for Cook County, Illinois.

Board of Directors means the Board of Directors of the Cook County Land Bank.

Chairperson means the chairperson of the Cook County Land Bank Board.

County means Cook County, Illinois.

Cook County Code means the Code of Ordinances of Cook County, Illinois.

Director means the Executive Director of the Cook County Land Bank.

Fiscal Year means the fiscal year of the Land Bank, which shall begin on December 1st of each year and end on the following November 30th .

Land Bank means the Cook County Land Bank Authority, created by this Ordinance pursuant to the County's home rule powers.

Member means a member of the Board of Directors.

Ordinance means this ordinance creating the Cook County Land Bank.

Person means any individual, corporation, limited liability corporation, organization, government, governmental subdivision or agency, business trust, estate, trust, partnership, association and any other legal entity.

President means the President of the Cook County Board of Commissioners.

Real Property means all land and the buildings thereon, all things permanently attached to land or to the buildings thereon, and any interest existing in, issuing out of, or dependent upon land or the buildings thereon.

State means the State of Illinois.

Sec. 103-4. Purpose.

The purpose of this Ordinance is to create the Cook County Land Bank Authority that will 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.

The Land Bank will acquire, hold, and transfer interest in real property throughout Cook County as approved by the Board of Directors for the following purposes: to promote redevelopment and reuse of vacant, abandoned, and tax-delinquent properties; support targeted efforts to stabilize neighborhoods; stimulate residential, commercial and industrial development; all in ways that are consistent with goals and priorities established by this Ordinance, local government partners and other community stakeholders.

Sec. 103-5. Creation and Legal Status of Land Bank.

The County Board hereby establishes the Cook County Land Bank Authority which shall be an agency of and funded by Cook County. All personnel, facilities, equipment and supplies within the Land Bank shall be governed by a Board of Directors as provided herein. The Board of Directors shall be accountable to the President and the County Board; the Land Bank shall be funded by the County Board.

Sec. 103-6. Principal Office.

The principal office of the Land Bank shall be at a location within the geographical boundaries of Cook County, as determined by the Board of Directors.

Sec. 103-7. Title to Land Bank Assets.

Except as otherwise provided in this Ordinance, Cook County shall hold title to all Real Property controlled by the Land Bank.

Sec. 103-8. Tax-exempt Status.

The County declares that the activities of the Land Bank are governmental functions carried out by an instrumentality or political subdivision of the State as described in Section 115 of Title 26 of the United States Internal Revenue Code, or any corresponding provisions of any future tax code. The County also intends the activities of the Land Bank to be governmental functions carried out by a political subdivision of this State, exempt to the extent provided under Illinois law from taxation by this State, including, but not limited to, ad valorem property tax exemption pursuant to the Property Tax Code, 35 ILCS 200/1-1 *et seq.*

Sec. 103-9. Waiver of Special Assessments.

Upon the request of the Land Bank and for the purposes of fostering the goals and objectives of the Land Bank, the County, as permitted by law, may extinguish special assessments levied by it prior to the date of acquisition by the Land Bank against Real Property controlled by the Land Bank, and may seek to exempt Real Property controlled by the Land Bank from the imposition of special assessments.

Sec. 103-10. Compliance with Law.

The Land Bank shall comply with all applicable federal and state laws, rules, regulations, and orders.

Sec. 103-11. No Third-Party Beneficiaries.

Except as otherwise specifically provided, this Ordinance does not create in any Person, other than the County, and is not intended to create by implication or otherwise, any direct or indirect benefit, obligation, duty, promise, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to the County's rights under this Ordinance, or any other right or benefit.

Sec. 103-12 – 103-16 Reserved.

Division 2. Land Bank Authority Board of Directors and Staff

Sec. 103-17. Cook County Land Bank Board of Directors.

The Land Bank shall be governed by a Board of Directors that shall be appointed by the President, subject to approval by the Cook County Board of Commissioners, within 45 (forty-five) days of the adoption of this Ordinance. Board of Directors shall be residents of Cook County. The Board of Directors shall consist of 13 (thirteen) members.

Sec. 103-18. Appointment of Members.

Candidates for the Board of Directors appointed by the President shall be selected from the following categories.

(a) One (1) Cook County Commissioner to serve as an Ex-Officio Member with voting rights. The Ex-Officio Member shall serve as a liaison between the County Board and the Board of Directors;

(b) Two (2) Suburban Cook County Mayors, Presidents or Village Managers;

(c) One (1) representative from the City of Chicago as recommended by the Mayor of the City of Chicago;

(d) One (1) representative from the Cook County Bureau of Economic Development;

(e) One (1) representative from a community development finance institution;

(f) One (1) representative from the banking community;

(g) One (1) representative from a local or state Realtor Association;

(h) One (1) representative from the non-profit housing development community;

(i) One (1) representative from the commercial/industrial development community;

(j) One (1) representative from the open space community;

(k) One (1) representative from a City of Chicago community organization;

(l) One (1) representative from a Suburban Cook County community organization.

Sec. 103-19 Term of Office.

Except as otherwise provided in this section, the members of the Board of Directors appointed under Section 103-12 shall be appointed for a term of three (3) years.

(a) Ex-Officio Member. The ex-officio member shall be the appointed Cook County Commissioner who shall serve as the ex-officio member for the length of the Commissioner's term.

(b) *The remaining Members.* The remaining twelve (12) members of the Board of Directors shall serve terms as follows:

1. For the initial Members,

    a. Three (3) of the Members, subject to the approval of the County Board, shall serve a term that expires on January, 1, 2014.

    b. Three (3) of the Members, subject to the approval of the County Board, shall serve a term that expires on January, 1, 2015.

    c. Three (3) of the Members, subject to the approval of the County Board, shall serve a term that expires on January, 1, 2016.

    d. Three (3) of the Members, subject to the approval of the County Board, shall serve a term that expires on January 1, 2017.

2. Thereafter, the Members other than the ex-officio member appointed shall serve a term of three (3) years.

    a. Each Member, whether initial or subsequent, shall serve until a successor is appointed.

    b. Any Member who is appointed to fill a vacancy, other than a vacancy caused by the expiration of the predecessor's term, shall serve until the expiration of his or her predecessor's term.

3. Other than the Ex-Officio Commissioner, a Member may not serve more than two (2) consecutive full terms.

Sec. 103-20. Chairperson/Members of the Board of Directors.

(a) The Board of Directors shall select the initial Chairperson of the Board from among the initial members. The Chairperson shall serve one two (2) year term as Chairperson and, thereafter, the Board of Directors shall annually elect a Chairperson from among the members.

1. The Chairperson shall preside at meetings of the Board of Directors, and is entitled to vote on all matters before the Board of Directors.

2. A Member may be elected to serve successive terms as Chairperson.

(b) The Board of Directors may appoint from its Members, a Member to serve as the Land Bank secretary and appoint such additional officers from its Members as it may deem appropriate.

Sec. 103-21. Removal.

A Member may be removed by the President of the Cook County Board prior to the expiration of the Member's term of appointment for good cause. Good cause includes inefficiency, neglect of duty, malfeasance, or any cause which renders the member unfit for the position or unable to perform the duties of the position. The President shall provide written notice to that Member, the Director and the County Board of the removal of that Member from the Board of Directors; such notice shall state the specific grounds which constitute cause for removal. The Member, in receipt of such notice, may request to appear before the County Board and present reasons in support of his or her retention. Thereafter, the County Board shall vote upon whether there are sufficient grounds to remove that Member from office. The President shall notify the Member of the final action of the County Board.

Sec. 103-22. Vacancies.

Any vacancy on the Board of Directors caused by death, resignation, disqualification, or removal shall be filled by the President as soon as practicable, but not to exceed 60 days following the occurrence of the vacancy. The vacancy shall be filled for the remainder of the unexpired term in the same manner as the original appointment. Expired terms shall be filled by the President within 60 days of the term's expiration in the same manner as the original appointment.

Sec. 103-23. Meetings.

The Board of Directors shall conduct its first meeting no later than sixty (60) days after the appointment of the Board of Directors. The place, date, and time of the Land Bank meetings shall be determined at the discretion of the Board of Directors. All meetings of the Board of Directors shall comply with the Illinois Open Meetings Act, 5 ILCS 120/1 et seq. (the "OMA").

Sec. 103-24. Bylaws, and Policies and Procedures.

The Board of Directors shall adopt bylaws, procedures and policies consistent with the provisions of this Ordinance within 120 days from the first meeting of the Board of Directors.

Sec. 103-25. Quorum and Voting.

A quorum shall be necessary for the transaction of any business by the Board of Directors. A majority of the Members of the Board of Directors shall constitute a quorum. The Board of Directors shall act by a majority vote of the Members at a meeting at which a quorum is present, except as otherwise provided in this Ordinance. Presence for both quorum and voting at a Land Bank shall be articulated by the Board of Directors in its bylaws or procedures in a manner consistent with the OMA.

Sec. 103-26. Records of Meetings.

Minutes of all meetings of the Board of Directors and its Committees shall be made and maintained as required by the OMA.

Sec. 103-27. Board of Directors Responsibilities.

The Board of Directors shall:

(a) ensure that all personnel matters are conducted free from any political interference and in accordance with the provisions of the Supplemental Relief Order and Consent Decree established in the federal civil litigation filed in the Northern District of Illinois under Case No. 69 C 2145 and titled Shakman, et al. v. Democratic Organization, et al. and all applicable laws;

(b) ensure that all operations including contractual matters are conducted free from any political interference; and

(c) ensure efficiency in service delivery and sound fiscal management of all aspects of the Land Bank including the collection of all revenues from all sources;

Sec. 103-28. Board of Directors Actions.

The Board of Directors shall do all of the following not inconsistent with Illinois law:

(h) adopt, amend and/or repeal rules and policies and procedures governing the Board of Directors and its actions and meetings, and adopt, amend and/or repeal policies and procedures to implement day-to-day operation of the Land Bank, including policies governing any staff of the Land Bank;

(i) elect additional officers, including, but not limited to, initial officers who shall be elected at the first meeting of the Board of Directors, in accordance with the bylaws;

(j) provide for a system of accounting;

(k) adopt or amend the Land Bank's budget to submit annually to the Cook County Board of Commissioners for approval and adoption in a time frame mandated by the Cook County Budget Director;

(l) adopt, amend and/or repeal policies and procedures for contracting and procurement which must be consistent with the provisions set forth in the County's Code; provided however, that approval of the County Board or County Procurement Officer is not required for procurement or contracts authorized by the Land Bank and the Board of Directors will act in place of the County Board in any contract, bylaws or agreement with the County which requires the approval or other action of the County Board unless expressly prohibited otherwise in this chapter and until such time as the Board of Directors adopts its own rules, regulations or procedures with regard to procurement and contracts, the existing provisions of the Cook County Code pertaining to Procurement and Contracts shall apply.

(m) commission, collect, and receive data from public, private, professional and volunteer sources to compile an inventory and analysis of desirable properties for acquisition;

(n) establish banking arrangements for the Land Bank as per Sec. 103-58 of this Ordinance.

(o) organize and reorganize the executive, administrative, clerical and other departments of the Land Bank and fix the duties, powers and compensation of all employees, agents and consultants of the Land Bank as per Sec.104-32 of this Ordinance

Sec. 103-29. Fiduciary Duty.

The Members of the Board of Directors are under a fiduciary duty to conduct the activities and affairs of the Land Bank in the best interests of the residents of Cook County, including the safekeeping and use of all Land Bank monies and assets. The members of the Board of Directors shall discharge their duties in good faith, with the care an ordinarily prudent person in a like position would exercise under similar circumstances.

Sec. 103-30. Compensation.

The Members of the Board of Directors shall receive no compensation for the performance of their duties. A Member may engage in private or public employment, or in a profession or business, except to the extent prohibited by Illinois law or County ordinance. The Land Bank may reimburse members of the Board of Directors for actual and necessary expenses incurred in the discharge of their official duties as provided by the Board of Directors.

Sec. 103-31. Executive Director.

The Board of Directors shall be authorized to retain the professional services of an individual to perform the duties of an Executive Director on a contractual basis with the advice and consent of the President; the Executive Director shall not be an employee of the Land Bank or County. The Director shall administer the Land Bank in accordance with the operating budget approved by the Cook County Board of Commissioners, general policy guidelines established by the Board of Directors, other applicable governmental procedures and policies, and this Ordinance. The Director shall be responsible for the day-to-day operations of the Land Bank, the control, management, and oversight of the Land Bank's functions, and supervision of all Land Bank contractual agreements. All terms and conditions of the Director's service shall be specified in a written contract between the Director and the Board of Directors. The Director may be removed by the President of the Cook County Board or the Board of Directors for good cause, prior to the expiration of the Director's contract. Good cause includes inefficiency, neglect of duty, malfeasance, or any cause which renders the Director unfit or unable to perform the scope of work. The Board of Directors may delegate to the Director any powers or duties it considers proper, under such terms, conditions and to the extent that the Board of Directors may specify.

Sec. 103-32. Staffing Services.

(a) The Board of Directors may approve contracts for staffing as requested by the Executive Director that are deemed necessary to carry out the duties and responsibilities of the Land Bank and in

accordance with the policies and procedures established by the Board. Such staff shall be retained pursuant to contracts entered into in accordance with the procurement rules established by the Board.

(b) Should the Board of Directors, elect to have employees, any staff employed by the Board of Directors for the Land Bank not otherwise retained through the Board of Directors procurement rules shall be recruited or employed via the County's employment plan and be deemed County employees.

Sec. 103-33. Ethics and Oversight.

~~The Board of Directors shall be subject to the Cook County's ethics ordinance.~~ The Land Bank and its Director, Board of Directors, employees and contractors shall be subject to the Cook County Ethics Ordinance and the Office of the Independent Inspector General Ordinance.

Sec. 103-34. Indemnification.

(a) The County shall defend and indemnify the Land Bank and its Members ~~the Members Board of Directors~~ with respect to all claims or judgments arising out of their activities as Members with respect to all negligence claims, and claims or judgments arising out of Land Bank activities performed on behalf of the County.

(b) The County shall not be obligated to indemnify the Land Bank or Member for:

(1) Punitive damages or liability arising out of conduct which is based upon willful or wanton conduct.

(2) Conduct which is outside of the scope of the Land Bank authority.

(3) Any settlement or judgment in which the County did not participate.

(4) The defense of any criminal or disciplinary proceeding.

(c) To be eligible for defense and indemnification, the Land Bank or Member shall be obligated to:

(1) Notify, within five days of receipt, the Cook County Department of Risk Management and the Civil Actions Bureau of the Cook County State's Attorney's Office of any claim made against the Member or Land Bank and deliver all written demands, complaints and other legal papers, received by the practitioner with respect to such claim to the Department of Risk Management.

(2) Cooperate with the State's Attorney's Office in the investigation and defense of any claim against the County or any Member, including, but not limited to, preparing for and attending depositions, hearings and trials and otherwise assisting in securing and giving evidence.

(3) Promptly notify the Cook County Department of Risk Management and the Civil Actions Bureau of the Cook County State's Attorney's Office of any change in the Member's address or telephone number.

(d) All actions shall be defended by the Cook County State's Attorney. Decisions to settle indemnified claims shall be made by the County or the State's Attorney's Office, as delegated by the County, and shall not require the consent of the indemnified Member. If a Member declines representation by the State's Attorney's Office, the County shall have no obligation to defend or indemnify the Member.

Sec. 103-35 – 103-40 Reserved

Division 3. General Powers of Land Bank

Sec. 103-41. General Powers.

The County, to the full extent of its constitutional and statutory authority, confers upon the Land Bank the authority to do all things necessary or convenient to implement the purposes, objectives, and provisions of this Ordinance, or the purposes, objectives, and powers granted to the Land Bank by any federal, state or local government unit, consistent with the County's Annual Appropriation Ordinance, including, but not limited to, the following:

a) to adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct of its business;

b) 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 Land Bank;

c) to discharge and extinguish Real Property taxes owed to the County or to a Party, pursuant to an Agreement with such Party, that encumber Real Property owned by the County through the Land Bank, as permitted by the Property Tax Code, 35 ILCS 200/1-1 *et seq.,* or other applicable law;

d) to pay any tax or special assessment due on Real Property acquired or owned by the Land Bank;

e) to acquire, accept, or retain equitable interests, security interests, or other interests in any Real Property or other fixtures by loan agreement, note, mortgage, deed to secure debt, trust deed, security agreement, assignment, pledge, conveyance, contract, lien, or other consensual transfer in order to secure the repayment of any moneys loaned or credit extended by the Land Bank;

f) borrow money from private lenders, from cities or counties, from the state or from federal government funds, subject to the approval of the County Board, to further or carry out the Land Bank's public purpose by executing leases, trust indentures, trust agreements, agreements for the sale notes, loan agreements, mortgages, deeds to secure debt, trust deeds, security agreements, assignments, and such other agreements or instruments as may be necessary or desirable, in the judgment of the Land Bank, to evidence and to provide security for such borrowing.

g) to make application directly or indirectly to any federal, state, county, or municipal government or agency or to any other source, whether public or private, for loans, grants, gifts, guarantees, labor, or other aid or financial assistance in furtherance of the Land Bank's public purpose and to accept and use the same upon such terms and conditions as are prescribed by such federal, state, county, or municipal government or agency or other source;

h) to enter into agreements with the federal government or any agency thereof to use the facilities or services of the federal government or any agency thereof in order to further or carry out the public purposes of the Land Bank;

i) to extend credit or make loans to any Person subject to limitations established by the County Board, for the costs of any Land Bank projects or any part of the costs of any Land Bank projects which credit or loans may be evidenced or secured by loan agreements, notes, mortgages, deeds to secure debt, trust deeds, security agreements, assignments, or such other instruments, or by rentals, revenues, fees, or charges, upon such terms and conditions as the Land Bank shall determine to be reasonable in connection with such extension of credit or loans, including provision for the establishment and maintenance of reserve funds, and, in the exercise of powers granted by the County through this Ordinance in connection with any Land Bank projects, the Land Bank shall have the right and power to require the inclusion in any such loan agreement, note, mortgage, deed to secure debt, trust deed, security agreement, assignment, or other instrument such provisions or requirements, including but not limited to: guarantee any obligations, insurance, construction, use, operation, maintenance, and financing and such other terms and conditions, as the Land Bank may deem necessary or desirable;

j) as security for repayment of any note, or other obligations of the Land Bank, to pledge, mortgage, convey, assign, hypothecate, or otherwise encumber any property of the Land Bank, including, but not limited to, Real Property, fixtures, and revenues or other funds, and to execute any lease, trust indenture, trust agreement, agreement for the sale of the Land Bank's notes, or other obligations, loan agreement, mortgage, deed to secure debt, trust deed, security agreement, assignment, or other agreement or instrument as may be necessary or desirable, in the judgment of the Land Bank, to secure any such notes, or other obligations, which instruments or agreements may provide for foreclosure or forced sale of any Real Property of the Land Bank upon default in any obligation of the Land Bank, either in payment of principal, premium, if any, or interest or in the performance of any term or condition contained in any such agreement or instrument;

k) to receive and administer gifts, grants, and bequests of money and Real Property consistent with the purpose of the Land Bank;

l) to use any Real Property or fixtures or any interest therein or to rent, license or lease such Real Property to or from others or make contracts with respect to the use thereof, or to sell, lease, exchange, transfer, assign, pledge, or otherwise dispose of or grant options for any such Real Property in any manner as it deems to be in the best interests of the Land Bank and the public purpose thereof;

m) to procure insurance or guarantees from the State Legislature or federal government of the payments of any debts or parts thereof incurred by the Land Bank, and to pay premiums in connection therewith;

n) to procure, if required, insurance against losses in connection with the Real Property, assets, or activities of the Land Bank;

o) to enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including, but not limited to, an Agreement with a Party for the joint exercise of powers. An Agreement with a Party may include contracts for the performance of services by a Party on behalf of the Land Bank or by the Land Bank on behalf of a Party;

p) to enter into partnerships, joint ventures, and other collaborative relationships with municipalities and other public and private entities for the ownership, management, development, and disposition of Real Property;

q) to enter into contracts and other instruments necessary, incidental, or convenient to the performance of its duties and the exercise of its powers, including, but not limited to, agreements with a Party regarding the disposition of Land Bank properties located within their boundaries;

r) to finance (by loan, grant, lease, or otherwise), refinance, construct, erect, assemble, purchase, acquire, own, repair, remodel, rehabilitate, modify, maintain, extend, improve, install, sell, equip, expand, add to, operate, or manage Real Property or rights or interests in Real Property, and to pay the costs of any such project from the proceeds of revenue bonds, loans by persons, corporations, partnerships, whether limited or general, or other entities, all of which the Land Bank is authorized to receive, accept, and use;

s) to fix, charge, and collect rents, fees, licenses and charges for the use of Real Property of the Land Bank and for services provided by the Land Bank;

t) to grant or acquire a license, easement, lease (as lessor or lessee), or option with respect to Real Property of the Land Bank;

u) to enter into contracts with nonprofit community land trusts, including, but not limited to, long-term lease contracts;

v) to contract for goods and services and engage personnel as necessary, to be paid from the funds of the Land Bank. The Board shall determine the qualifications, duties, and compensation of those it contracts with and employs;

w) to organize and reorganize the executive, administrative, clerical, and other departments of the Land Bank and to fix the duties, powers, and compensation of all employees, agents, and consultants of the Land Bank;

x) to remediate environmental contamination on any Real Property held by the Land Bank;

y) to acquire, hold and manage property pursuant to this Ordinance;

z) to dispose of property pursuant to this Ordinance; and;

aa) to do all other things necessary or convenient to achieve the objectives and purposes of the Land Bank or other laws that relate to the purposes and responsibilities of the Land Bank.

Sec. 103-42. No Waiver of Governmental Immunity.

No provision of this Ordinance is intended, nor shall it be construed, as a waiver by the County of any governmental immunity provided under any applicable law.

Sec. 103-43. Non-Discrimination.

The Land Bank shall comply with all applicable laws prohibiting discrimination.

(c) The Land Bank shall not provide services in a manner that discriminates against an individual because of the actual or perceived status, practice, or expression of that person's race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, gender identity or housing status; or the actual or perceived association with such a person.

(d) The Land Bank shall not fail or refuse to hire, recruit, promote, demote, discharge, or otherwise discriminate against an individual with respect to employment, compensation, or a term, condition, or privilege of employment because of the actual or perceived status, practice, or expression of that person's race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, gender identity or housing status; or the actual or perceived association with such a person.

Sec. 103-44 – 103-48 Reserved.

Division 4. Real Property Acquisition, Management and Disposition

Sec. 103-49. Acquisition of Real Property.

(a) The Land Bank may acquire Real Property or rights or interests in Real Property by gift, bequest, transfer, exchange, foreclosure, purchase, purchase contracts, lease purchase agreements, installment sales contracts, land contracts, tax sale, scavenger sale or otherwise, on terms and conditions and in a manner the Land Bank considers proper.

(b) The Land Bank may acquire any property conveyed to it by the State of Illinois, a foreclosing governmental unit, a unit of local government, an intergovernmental entity created under the laws of the State of Illinois, or any other public or private person, including, but not limited to, property without clear title.

(c) All deeds, mortgages, contracts, leases, purchases, or other agreements regarding property of the Land Bank, including agreements to acquire or dispose of real property, shall be approved by and executed by the Land Bank, in the name of the County.

(d) The Land Bank shall have the right to purchase properties, in the name of the County, at tax sales conducted in accordance with the Property Tax Code, 35 ILCS §200/1-1 *et seq*. The Land Bank may tender a bid at a tax sale that is a credit bid, consisting of the obligation of the Land

Bank to satisfy the component parts of the bid by payments to the respective political subdivisions.

(e) The Land Bank shall have the right to make offers to purchase properties that are subject to a listing agreement; said offer or purchase of a property by the Land Bank that is subject to a listing agreement shall not extinguish any legal rights existing under the listing agreement.

Sec. 103-50. Execution of Legal Documents Relating to Property.

All deeds, mortgages, contracts, easements, leases, licenses, franchises, purchases, covenants or other agreements regarding Real Property of the Land Bank, including agreements to acquire or dispose of Real Property, shall be executed in the name of the County by the Land Bank and approved in accordance with the bylaws of the Land Bank.

Sec. 103-51. Holding and Managing Property.

The Land Bank may control, manage, maintain, operate, repair, lease as lessor, license, secure, prevent the waste or deterioration of, demolish, and take all other actions necessary to preserve the value of the Real Property it controls on behalf of the County. The Land Bank shall maintain all such Real Property held by the Land Bank in accordance with applicable laws and codes. Such Real Property shall be inventoried and classified by the Land Bank according to suitability for use. The inventory shall be maintained as a public record and shall be filed electronically and in the principal office of the Land Bank.

Sec. 103-52. Property Disposition.

On terms and conditions, and in a manner and for an amount of consideration the Land Bank considers proper, fair, and reasonable, including for no monetary consideration if appropriate, the Land Bank may convey, sell, transfer, exchange, lease as lessor, or otherwise dispose of Real Property or rights or interests in Real Property which the Land Bank controls and the County holds a legal interest to any public or private Person. The transfer and use of property under this section and the exercise by the Land Bank of powers and duties under this Ordinance shall be considered a necessary public purpose and for the benefit of the public.

Sec. 103-53. Criteria for Conveyance.

Real Property shall be conveyed by the Land Bank in accordance with this Ordinance and according to criteria determined in the discretion of the Board and contained in the policies and procedures adopted by the Board. The Board may adopt policies and procedures that set forth priorities for a transferee's use of Real Property conveyed by the Land Bank, including, but not limited to, affordable housing.

Sec. 103-54. Transactions.

(a) Transactions shall be structured in a manner that permits the Land Bank to enforce contractual agreements, real covenants, and the provisions of any subordinate financing held by the Land Bank pertaining to development and use of the Real Property.

(b) Notwithstanding any other provision of this Ordinance, any transaction involving property located within a municipality with a population over 100,000 shall only be made pursuant to an agreement between that municipality and the land bank.

Sec. 103-55. Disposition of Proceeds.

Any proceeds from the sale or transfer of Real Property by the Land Bank shall be retained, expended, or transferred by the Land Bank as determined by the Board in the best interests of the Land Bank and in accordance with applicable laws and Agreements.

Division 5. Intergovernmental Agreements

Sec. 103-56. Intergovernmental Agreements.

(a) The Board of Directors may negotiate and propose Agreements necessary, incidental, or convenient to the performance of its duties and the exercise of its powers with a local unit of government located in whole or in part within Cook County, subject to the approval of the County Board. Such an Agreement may include, but ~~are~~ is not be limited to, contracts for the joint exercise of powers, contracts for the ownership, management, development, and disposition of Real Property, or contracts for the performance of services by a local unit of government on behalf of the Land Bank or by the Land Bank on behalf of a local unit of government.

(b) The parties to the intergovernmental agreements shall agree that no party to an intergovernmental agreement shall be responsible, in whole or in part, for the acts of the employees, agents, and servants of any other party, whether acting separately or in conjunction with the implementation of an Agreement. The parties shall only be bound and obligated under an Agreement as expressly agreed to by each party.

(c) All agreements shall in all respects be interpreted, enforced, and governed under the laws of the State of Illinois without regard to the doctrines of conflict of laws. The language of all parts of an Agreement shall in all cases be construed as a whole according to its plain and fair meaning, and not construed strictly for or against any Party.

Division 6. Books, Records, Finances and Expenditures

Sec. 103-58. Land Bank Records.

The Land Bank shall keep and maintain at the principal office of the Land Bank all documents and records of the Land Bank. The records of the Land Bank, which shall be available to the public, shall include, but not be limited to, a copy of this Ordinance, the Land Bank's bylaws, and any agreements, along with any amendments thereto. The records and documents shall be maintained and shall be delivered to any successor entity.

Sec. 103-59. Financial Statements and Reports.

The Land Bank shall cause to be prepared, at the Land Bank's expense, audited financial statements (balance sheet, statement of revenue and expense, statement of cash flows, and changes in fund balance) on an annual basis. Such financial statements shall be prepared in accordance with

generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm.

Sec. 103-60. Annual Budget.

(a) The Land Bank shall prepare an annual budget in a manner and under a time frame mandated by the Cook County Budget Director.

(b) For Fiscal Year 2014 and each Fiscal Year thereafter, the Board of Directors shall recommend, approve and submit an annual budget to be included in the President's Executive Budget Recommendation for approval by the County Board.

(c) The obligations and expenditures of the Board of Directors shall conform to the County's Annual Appropriation Ordinance; provided that the County Board retains the authority to impose additional limitations. Any commitment, contract or other obligation entered into by the Board in derogation of this Section shall be voidable by the County Board.

Sec. 103-61. Deposits and Investments.

The Land Bank shall deposit funds of the Land Bank in a special fund to be held by the Treasurer of the County, to be designated as the "Land Bank Fund" and to be expended exclusively for the operation of the Land Bank.

Sec. 103-62. Disbursements.

Expenditures of funds from the Land Bank Fund shall be in accordance with guidelines established by the Board of Directors.

Sec. 103-63. Performance Objectives.

Each Fiscal Year, the Director, or other individual designated by the Board of Directors, shall prepare, for review and approval by the Board of Directors, objectives for the Land Bank's performance.

Sec. 103-64. Annual Report.

(a) The Board of Directors shall submit to the President and the County Board, within six months after the end of each Fiscal Year, a report which shall set forth a complete and detailed operating and financial statement of the Land Bank during such Fiscal Year.

(b) Included in the report shall be any recommendations for additional legislation or other action which may be necessary to carry out the mission, purpose and intent of the Land Bank.

Sec. 103-65. Management of Funds.

The Director, or other individual designated by the Board of Directors, shall be authorized to make deposits and withdraw funds from the Land Bank Fund for the management of sales proceeds, revenue, and other Land Bank funds as authorized by the Board of Directors. Standard accounting procedures shall be used in the management of accounts and approved by the Cook County Comptroller.

Sec. 103-66. Authorized Expenditures.

The Land Bank shall in its sole discretion and within its budget, expend such funds as necessary to carry out the powers, duties, functions, and responsibilities of a land bank under this Ordinance.

Division 7. Dissolution, Distribution of Assets

Sec. 103-67. Dissolution.

Upon determining that the purposes of the Land Bank have been completed and that there is no longer a need for the Land Bank's continued existence, the Board of Commissioners may repeal this Ordinance and dissolve the Land Bank, provided however that the effective date of any such repeal shall provide sufficient time for the Land Bank to carry out the provisions set forth in Sec. 103-64.

Sec. 103-68. Distribution of Assets.

As soon as possible after notice of the repeal of this Ordinance, the Land Bank shall finish its affairs as follows:

(a) all of the Land Bank's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the Land Bank and distribution of its assets shall be paid first; and

(b) the remaining Real Property and personal property owned by the Land Bank, if any, shall be distributed to any successor entity, subject to approval by the County. In the event that no successor entity exists, the remaining Real Property and personal property, and other assets of the Land Bank, shall become assets of the County, unless provided otherwise in any applicable Agreements.

Division 8. Miscellaneous

Sec. 103-69. Interpretation of Ordinance.

All powers granted to the Land Bank under this Ordinance shall be interpreted broadly to effectuate the intent and purposes of this Ordinance and not to serve as a limitation of powers.

Sec. 103-70. Severability of Provisions.

The invalidity of any clause, sentence, paragraph, subdivision, section, or portion thereof, shall not affect the validity of the remaining provisions of this Ordinance.

Sec. 103-71. Terminology.

All terms and words used in this Ordinance, regardless of the number, are deemed to include any other number as the context may require.

Effective date: This ordinance shall be effective immediately upon approval and adoption.

Chairman Daley noted that Commissioner Gainer has submitted letters of support from various organizations, and requested that they be entered into the record (included here as Attachment A). Chairman Daley then asked the Secretary of the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107(dd).

1. Honorable Karen Yarborough, Cook County Recorder of Deeds
2. Dory Rand, Woodstock Institute
3. MarySue Barrett, Land Bank Advisory Committee Chair/Metropolitan Planning Council
4. Brian Bernardoni, Illinois/Chicago Association of Realtors
5. Calvin Holmes, Chicago Community Loan Fund
6. Rafael Leon, Chicago Metropolitan Housing Development Corporation
7. Will Towns, Urban Land Institute/University of Chicago
8. Herbert Fisher, Attorney at Law
9. Gloria Warner, Action NOW
10. David McDowell, Southwest Organizing Project
11. Kim Jackson, Executive Director, LCDC
12. Diane Limas, Albany Park Neighborhood/Sweet Home Chicago Coalition
13. Bob Borchardt, Harvest Moon Farms
14. Julie Dworkin, Chicago Coalition for the Homeless
15. Albert C. Hanna, Attorney at Law
16. Sharon Louis, South Shore Sustainability Collaborative
17. Michael Hoadley, FEWZ
18. Willie JR Fleming, Chicago Anti-Eviction Campaign
19. Maria Luisa August, Sweet Home Chicago Coalition
20. Mark Carter, Concerned Citizen

Commissioner Gainer, seconded by Commissioner Murphy, moved to approve Communication No. 321274, as amended by substitution. Commissioner Beavers called for a roll call, the vote of yeas and nays being as follows:

Roll Call on Motion to Approve the Proposed Substitute Ordinance (Communication No. 321274)

Yeas: **Chairman Daley, Commissioners Beavers, Collins, Fritchey, Gainer, Garcia, Gorman, Murphy, Reyes, Schneider, Silvestri, Vice Chairman Sims, Steele and Tobolski (14)**

Nays: **None (0)**

Absent: **Commissioners Butler, Goslin and Suffredin (3)**

The motion to approve the Proposed Substitute Ordinance in Communication No. 321274 carried, and the Cook County Land Bank Ordinance was approved and adopted, as amended by substitution.

Commissioner Gainer, seconded by Commissioner Silvestri, moved to adjourn. The motion carried and the meeting was adjourned.

YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTER NAMED HEREIN:

Communication Number 321274 Approved As Substituted

Respectfully submitted,
Committee on Finance Committee

John P. Daley, Chairman

Attest:

Matthew B. DeLeon, Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/

Commissioner Bridget Gainer
Cook County Board of Commissioners
10th District
Cook County
Chicago, Illinois 60602

MEMORANDUM

TO: Cook County Board of Commissioners

FROM: Bridget Gainer, Commissioner Tenth District

RE: Letters of Support

DATE: January 15, 2013

Attached, please find letters of support for the passage of the Cook County Land Bank Ordinance from the following:

Chase Bank
Bank of America
The Chicago Community Trust
Chicago Urban League
Metropolitan Planning Council
West Central Municipal Conference
South Suburban Mayors & Managers Association
The City of Evanston
City of Blue Island
The Village of Maywood
The Village of Melrose Park
BPI (Business and Professional People for the Public Interest)
Housing Action Illinois
Housing Authority of the County of Cook
Neighborhood Housing Services of Chicago, INC
Spanish Coalition for Housing
Enterprise Community Partners
Center for Cooperative Housing Development
Brinshore Development, LLC
Great Harbor Advisors
KPMG
Mark Wegener
Axia Development
Illinois Development Services Corporation
The Learning Center's Urban Initiative in Chicago
Oppidan USA

CHASE

January 11, 2013

Cook County President Toni Preckwinkle
Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of JPMorgan Chase, we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. On October 23, 2012, Chase sponsored and participated in a technical assistance panel hosted by the Urban Land Institute; and we have been heavily engaged with both the City and community partners in discussions around community stabilization.

We, along with other stakeholders, believe a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. Chase has a First Look Program for property donations and discount sales that can assist the land bank in creating affordable housing and productive land usage within the community, encouraging both sustainable homeownership and new rental opportunities. A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance; and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Ryan A. Crowley
Vice President
Government & Community Partnerships

Chase • 3415 Vision Drive, Columbus, OH 43219
Telephone: 614 422 1106 • Mobile: 614 653 4972
ryan.a.crowley@chase.com

January 15, 2013

Cook County Board President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street, Room 537
Chicago, IL 60602

To the President Preckwinkle and the members of the Cook County Board of Commissioners,

Bank of America commends Commissioner Gainer and President Preckwinkle's efforts to bring land bank legislation forward in Cook County. As we have worked with communities across the country on blight issues, we have seen the importance of having land banks as part of the tool kit to assist in community revitalization.

Bank of America looks forward to the opportunity to work with you on the implementation of the land bank ordinance.

Sincerely,

Pat Holden
SVP, State and Local Government Relations
Bank of America.

THE
CHICAGO
COMMUNITY
TRUST

AND AFFILIATES

OUR REGION'S COMMUNITY FOUNDATION

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank

Dear President Preckwinkle and Commissioners,

On behalf of The Chicago Community Trust, I write to express support for the creation of a Cook County Land Bank. The challenges now confronting the County are formidable: approximately 10% of the housing units are vacant; more than 85,000 foreclosure cases are pending in Circuit Court; home foreclosures in the Chicago area jumped 28% in the first half of 2012. The negative impacts of foreclosed and vacant properties on the surrounding area, such as neighborhood decline, increased crime, and decreased property value, are well documented.

Designed to address regional challenges, a Cook County Land Bank would allow the County to counter these negative impacts and spur economic development throughout the region. It would help facilitate the creation of affordable housing and encourage both sustainable homeownership and new rental opportunities. In alignment with the goals of The Trust's Regional Home Ownership Preservation Initiative, a county-wide land bank would complement and help support the planning goals and frameworks established by local communities throughout the region. It would be an important tool to connect similar County, State and Federal programs together.

By leveraging the scale of the solution to the size of the market, a land bank can go directly to the core problems communities are facing. It is a very innovative and promising approach to help develop new ways to offset the potential consequences of the continuing foreclosure crisis and the hollowing out of neighborhoods and suburban communities in the city and county.

A Cook County Land Bank would leverage on-going economic development and housing investments of The Chicago Community Trust as many in the region work collaboratively to help our neighborhoods and municipalities rebound from the ravages of our nation's housing crisis. All appropriate tools in this effort are direly needed and merit our support.

Sincerely,

Terry Mazany, CEO

Chicago Urban League

Empowering Communities.
Changing Lives.

4510 South Michigan Avenue,
Chicago, Illinois 60653-3816
(773) 285-5800 • Fax (773) 285-7772
email: info@TheChicagoUrbanLeague.org

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of The Chicago Urban League, we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by Mary Sue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Margaret Wooten

Senior Director of Housing

MetropolitanPlanningCouncil

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of the Metropolitan Planning Council, I am writing to express our support for the Cook County Land Bank Ordinance and encourage its speedy passage. As chair of the Land Bank Advisory Committee (LBAC), I am very pleased to see that the LBAC's recommendations guided the drafting of the ordinance. The LBAC consisted of a diverse representation of legal, civic, government, financial, and real estate experts that deliberated over 90 days to advise you on the potential for a countywide land bank. In addition to the LBAC, a technical assistance panel hosted by the Urban Land Institute-- with guidance from national experts and others running land banks in Cleveland, the Twin Cities, and Detroit-- informed the ordinance. Recommendations were also received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all. The process was inclusive and rigorous, affirming that a Land Bank would add economic value to local communities.

MPC urges prompt passage of the ordinance because a Cook County Land Bank is a new tool with enormous potential to streamline redevelopment processes, both to make it easier for municipalities and the private market to move ahead with development plans, and to help the region address the vast number of vacant and abandoned properties. The Land Bank will encourage sustainable homeownership and new rental opportunities, commercial and retail development, and environmental protection by removing barriers to reuse or redevelopment. We also applaud the ordinance for underscoring the importance of the land bank working within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally,* can be the thread that connects similar County, State and Federal programs together. By targeting solutions at the size and scale of the problem, and streamlining processes, a Land Bank can solve the core challenges communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.
We urge the Cook County Board of Commissioners to *support* the passage of this ordinance and we look forward to working in collaboration with the Land Bank as it moves forward.

Sincerely,

MarySue Barrett, President

140 South Dearborn
Suite 1400
Chicago, Illinois 60603

P 312 922 5616
F 312 922 5619
metroplanning.org

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Fifth Third Bank
Frederick H. Waddell
Northern Trust
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Berwyn
Broadview
Brookfield
Cicero
Countryside
Elmwood Park
Forest Park
Forest View
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Indian Head Park
LaGrange
LaGrange Park
Leyden Township
Lyons
Lyons Township
Maywood
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Norridge
Northlake
North Riverside
Oak Park
River Forest
River Grove
Riverside
Rosemont
Schiller Park
Stickney
Stone Park
Summit
Westchester
Western Springs
Willow Springs

ASSOCIATE MEMBERS
Brookfield Zoo
Triton College
Morton College
Norwood Park Twp Hwy Dept
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WEST CENTRAL MUNICIPAL CONFERENCE

2000 Fifth Avenue, Building N
River Grove, IL 60171
ph 708/453-9100 fax 708/453-9101
www.westcook.org

January 9, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

In behalf of members of the West Central Municipal Conference, we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Richard F. Pellegrino
Executive Director

SSMMA

SOUTH SUBURBAN MAYORS & MANAGERS ASSOCIATION

Blue Island
Burnham
Calumet City
Calumet Park
Chicago Heights
Country Club Hills
Crete
Dixmoor
Dolton
East Hazel Crest
Flossmoor
Ford Heights
Glenwood
Harvey
Hazel Crest
Homewood
Lansing
Lynwood
Markham
Matteson
Midlothian
Mokena
Monee
New Lenox
Oak Forest
Olympia Fields
Orland Hills
Orland Park
Palos Heights
Park Forest
Phoenix
Posen
Richton Park
Riverdale
Robbins
Sauk Village
South Chicago Heights
South Holland
Steger
Thornton
Tinley Park
University Park

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of the South Suburban Mayors and Managers Association (SSMMA) I am writing to express support for the Cook County Land Bank Ordinance and to encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all. SSMMA appreciated being involved in all aspects of this stakeholder process.

In addition to serving as SSMMA's Executive Director I also represent SSMMA on the Board of Directors for the South Suburban Land Bank and Development Authority (SSLBDA). The mission statement for the SSLBDA to facilitate the redevelopment of acquired properties through strategic partnerships with developers, community organizations, lenders, and local governments to improve quality of life, stabilize the tax base, and enhance economic activities that promote sustainable, healthy, and stable communities in a manner consistent with local government plans and priorities.

The Cook County Land Bank is a needed an important partner for both SSMMA and the SSLBDA in our efforts to spur economic development, encourage housing stabilization and spark job creation throughout the region. I applaud the Ordinance for underscoring the role and importance for the Cook County Land Bank to work within the planning goals and framework local communities have established.

1904 W. 174th Street
East Hazel Crest, Illinois 60429

www.ssmma.org

708-206-1155
Fax 708-206-1133

In closing, ***I urge the Cook County Board of Commissioners to support the passage of this Ordinance.*** SSMMA and I as a SSLBDA Board of Director look forward to working in collaboration with the Cook County Land Bank as it moves forward.

Sincerely,

Edward W. Paesel

Edward W. Paesel
Executive Director

City of
Evanston

Office of the Mayor
2100 Ridge Avenue
Evanston, Illinois 60201
T 847.866.2979
F 847.859.7814
etisdahl@cityofevanston.org
www.cityofevanston.org

Elizabeth B. Tisdahl
Mayor

January 11, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of City of Evanston I am writing to express our support for the Cook County Land Bank Ordinance and encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

I urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. I also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, I urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Elizabeth Tisdahl

Elizabeth Tisdahl
Mayor

BLUE island
est. 1835

City of Blue Island
13051 S. Greenwood Avenue
Blue Island, IL 60406
www.blueisland.org

January 14, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, Il. 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

I represent the City of Blue Island on the Board of Directors for the South Suburban Land Bank and Development Authority (SSLBDA). I am writing to express support for the Cook County Land Bank Ordinance and to encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and services totaling more than 100 stakeholders.

Land banks allow for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. A Cook County Land Bank, designed to address vacant and abandoned buildings regionally will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties, depreciating home values and the need for comprehensive planning for rescue. I applaud the Ordinance for underscoring the role and importance for the Cook County Land Bank to work within the planning goals and framework local communities have established.

I urge the Cook County Board of Commissioners to support the passage of this Ordinance and look forward to working in collaboration with the Land Bank as it moves forward.

Sincerely,

Mark L. Miller
TIF Administrator
Project Coordinator
City of Blue Island

Office of the Mayor
p (708) 597 8602
f (708) 597 1221

City Clerk
p (708) 597 8603
f (708) 396 7062

City Treasurer
p (708) 396 7067
f (708) 597 1807

City Attorney
p (708) 396 7031
f (708) 597 1221

Building & Zoning
p (708) 597 8606
f (708) 396 2686

Community Development
p (708) 396 7037
f (708) 597 1221

Community Relations
p (708) 396 7035
f (708) 597 1221

Senior Citizens
p (708) 396 7085
f (708) 396 7062

Finance
p (708) 396 7067
f (708) 597 1807

Water & Sewer
p (708) 597 8605
f (708) 396 7062

Public Works
3153 Wireton Road
Blue Island, IL 60406
p (708) 597 8604
f (708) 597 4260

VILLAGE MANAGER'S OFFICE

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Village of Maywood we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

William P. Barlow, III
Village Manager

Ronald M. Serpico
MAYOR

Mary Ann Paolantonio Salemi
CLERK

Village of Melrose Park

- TRUSTEES -

Anthony N. Abruzzo
Arturo J. Mota
Jaime Anguiano
Anthony J. Prignano
Cathy Cossident-Italia
Mary Ramirez-Taconi

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of the Village of Melrose Park we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by Mary Sue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Ronald M. Serpico
Mayor

BUSINESS AND PROFESSIONAL PEOPLE
FOR THE PUBLIC INTEREST

25 East Washington Street
Suite 1515
Chicago, Illinois 60602
(312) 641-5570
fax (312) 641-5454

January 14, 2013

Hon. Toni Preckwinkle
President, Cook County Board of Commissioners
& Cook County Commissioners
118 N. Clark Street, Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners:

On behalf of Business and Professional People for the Public Interest (BPI), I offer enthusiastic support for the establishment of a Cook County Land Bank. For the last several years, BPI has supported creation of a Cook County land bank. We believe that the national evidence demonstrates that a land bank can be a critical tool to stabilize neighborhoods hit hard by foreclosure, preserve and create affordable housing, support economic development, and expand local government planning capacity. The County, together with the Land Bank Advisory Committee and the Urban Land Institute Technical Assistance Panel, has made extraordinary progress to carefully analyze and then recommend creation of a county-wide land bank. We urge the County Board to embrace these recommendations and to move forward as quickly as possible.

In neighborhoods throughout the region, thousands of properties are sitting vacant—sometimes for years—lowering neighbors' property values, weakening the tax base, breeding crime, and imposing enormous costs on local governments and neighbors. Land banks expand the capacity of private and public sector actors to address these challenges and return the properties to productive use. And, with a range of County, State and Federal programs available to address these challenges, a county-wide land bank can also help to ensure that they are well coordinated and most effective. A land bank can also help to attract additional private, philanthropic, non-profit and public resources to take on this critically important work.

The President, Commissioner Gainer and the full Board deserve great credit for demonstrating leadership on these vital issues. We look forward to working with the land bank and the County as they take on some of the region's greatest challenges.

Sincerely,

Adam Gross
Director, Affordable Housing

housingaction ILLINOIS

TRAINING • TECHNICAL ASSISTANCE • ORGANIZING • POLICY ADVOCACY

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Housing Action Illinois, I am writing to express our support for the Cook County Land Bank Ordinance, and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally*, will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing: vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Sharon K. Legenza
Executive Director

HACC

HOUSING AUTHORITY OF THE COUNTY OF COOK

175 W. Jackson Blvd., Suite 350 • Chicago, IL 60604-3042

Hipolito 'Paul' Roldan
Chair

Wendy Walker Williams
Vice Chair

Karen R. Chavers
Treasurer

Edna Carter
Commissioner

Polly Kuehl
Commissioner

Deniece Jordan Walker
Commissioner

Richard J. Monocchio
Executive Director

January 15, 2013

Cook County President Toni Preckwinkle
& County Commissioners
118 North Clark Street, Room 537
Chicago, Illinois 60602

RE: Support of the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of the Cook County Housing Authority, I would like to express my strong support for the Cook County Land Bank (CCLB), and urge its speedy passage.

I was honored to serve on the Land Bank Advisory Board, chaired by Mary Sue Barrett of the Metropolitan Planning Council. I also have first hand knowledge of the havoc caused by the foreclosure crisis and the vacant and abandoned buildings and parcels that resulted. The CCLB is a strong step towards reversing the negative impacts of this blight.

I urge the passage because a CCLB will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. I also applaud the Ordinance for underscoring the role and importance for the land back to work within the planning goals and framework local communities have established.

A CCLB, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; deprecating home values and the need for comprehensive planning for reuse.

In closing, I urge the Cook County Board of Commissioners to *support* the passage for this Ordinance and I look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Richard J. Monocchio
Executive Director

NEIGHBORHOOD HOUSING SERVICES OF CHICAGO, INC.

Rebuilding Chicago's Neighborhoods

1279 N. Milwaukee Ave., 5th Floor
Chicago, IL 60622
773-329-4010
fax: 773-329-4120
www.nhschicago.org

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Neighborhood Housing Services of Chicago, Inc. (NHS Chicago) I am writing to express our support for the Cook County Land Bank Ordinance and to encourage its speedy passage.

NHS Chicago is a nonprofit, neighborhood revitalization organization committed to helping homeowners and strengthening neighborhoods. Neighborhood Lending Services, Inc. (NLS), an NHS-related corporation, is Illinois' only nonprofit lender for new homebuyers and homeowners. Established in 1975, our mission is to create opportunities for people to live in affordable homes, improve their lives, and strengthen their neighborhoods.

The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. The Cook County Land Bank will specifically benefit the areas in which NHS Chicago works, including communities throughout the region that have been hardest hit by the foreclosure crisis. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Ed Jacob
Executive Director
NHS Chicago

NeighborWorks®
CHARTERED MEMBER

Spanish COALITION FOR HOUSING
"Luchamos por la familia"
A H.U.D. Certified Housing Counseling Agency

MAIN OFFICE
1922 NORTH PULASKI
CHICAGO, ILLINOIS 60639
773.292.5784
773.342.7304

1915 SOUTH BLUE ISLAND
CHICAGO, ILLINOIS 60608
312.850.2660
312.850.2899

9117 SOUTH BRANDON
CHICAGO, ILLINOIS 60617
773.933.7575
773.933.7578

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Spanish Coalition for Housing we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Ofelia Navarro
Executive Director

Enterprise®

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Enterprise Community Partners ("Enterprise") we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

Enterprise is committed to working to create healthy and sustainable communities in Cook County. Since 1982, Enterprise has raised and invested more than $11 billion in equity, grants and loans to help build or preserve nearly 300,000 affordable rental and for-sale homes and create more than 410,000 jobs nationwide. In closing, we believe that the Cook County Land Bank will be an important economic development tool for the region and urge the Cook County Board of Commissioners to *support* the passage of this Ordinance. We look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Andrew E. Geer
Vice President and Market Leader

ENTERPRISE
230 West Monroe Street ▫ Suite 2605 ▫ Chicago, IL 60606 ▫ www.enterprisecommunity.org ▫ www.enterprisecommunity.com

CENTER for COOPERATIVE HOUSING DEVELOPMENT

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of the Center for Cooperative Housing Development, I am writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. However, we also encourage the inclusion in the Ordinance of specific references to the use of housing cooperatives as a tool for achieving affordable housing planning goals. In spite of their historic success in creating stable ownership communities, housing cooperatives tend to be missing for the public dialogue regarding housing solutions. We fear that without including affirmative references to the housing cooperative model in the Ordinance, that the normal momentum toward single family home and apartment development will dominate execution strategies.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage sustainable homeownership. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Larry J. Robinson

President

155 N. Michigan Ave. Ste 622

Chicago, IL 60601

BRINSHORE DEVELOPMENT L.L.C.

666 Dundee Road Suite 1102 Northbrook, Illinois 60062
Telephone 847-562-9400 Fax 847-562-9401 www.brinshore.com

January 10, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Brinshore Development, L.L.C. we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council and which I was a member, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Very truly yours,

Richard Sciortino
President

Great Harbor Advisors

3500 N. Lake Shore Drive

Chicago, IL 60657

January 13, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Great Harbor Advisors we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Karen S. Butler

President

KPMG LLP
Aon Center
200 East Randolph Drive
Chicago, IL 60601-6436

Telephone +1 312 665 1000
Fax + 1 312 665 6000
Internet www.us.kpmg.com

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners:

I am writing to express support for the Cook County Land Bank Ordinance and encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

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A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, I urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Very truly yours,

KPMG LLP

K. Hopinkah Hannan

Kathy Hopinkah Hannan
National Managing Partner,
Diversity and Corporate Responsibility

KPMG LLP is a Delaware limited liability partnership,
the U.S. member firm of KPMG International Cooperative
("KPMG International"), a Swiss entity.

MARK A. WEGENER

January 11, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

I am writing to express my support for the Cook County Land Bank Ordinance and to encourage its speedy passage. The ordinance was crafted based on the recommendations from the Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

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A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, I urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Thank you for your work in this area and for your service to our community.

Sincerely,

Mark A Weg

2205 Beechwood Avenue | Wilmette, Illinois 60091
312.961.4804 | mark.wegener@comcast.net

January 15, 2013
Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Axia Development, Inc., we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings regionally will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to support the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Sincerely,

Stephen M. Porras

Stephen M. Porras
President

Illinois Development Services Corporation
1300 South Paulina Street, Third Floor
Chicago, Illinois 60608
630-993-9991

January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 N. Clark Street Room 537
Chicago, IL 60602

Re: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of Illinois Development Services Corporation we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

We urge the passage because a Cook County Land Bank will spur economic development, encourage housing stabilization and spark job creation throughout the region. The land bank allows for the creation of affordable housing and will encourage both sustainable homeownership and new rental opportunities. We also applaud the Ordinance for underscoring the role and importance for the land bank to work within the planning goals and framework local communities have established.

A Cook County Land Bank, designed to address vacant and abandoned buildings *regionally* will be the thread that connects similar County, State and Federal programs together. By leveraging the scale of the problem to the size of the market, a land bank can go directly to the core problems communities are facing; vacant and abandoned properties; depreciating home values and the need for comprehensive planning for reuse.

In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Very Truly Yours,

Anthony B. Bruno
President

1547 Rockton Road
Caledonia, IL 61011
815-389-8455

ANGELIC ORGANICS
Learning Center

1647 W Fulton Street
Chicago, IL 60612
312-243-5151

January 14, 2013

Re: Proposed Cook County Land Bank Ordinance

Dear President Preckwinkle and Cook County Commissioners,

I would like to submit comments/ideas on behalf of Angelic Organics Learning Center and the Advocates for Urban Agriculture (AUA), a coalition of Chicagoland practitioners. AUA's members grow food in backyards, on vacant parcels of land, in former industrial and commercial buildings, and at many other sites large and small throughout Chicago and Cook County. Some are operating small food enterprises, some job training and workforce development programs, others school and educational programs, and yet more are growing for their own families and neighbors.

The urban gardening and farming social movement and enterprise/job sectors are growing quickly. Small urban growers seek land and buildings where their farm enterprises can be incubated while they enhance their skills and develop their products and markets. They then need affordable land where they can make capital investments and improvements for growing food and other horticultural and related products -- and they need those investments protected, with ability to sell the improvements (but not necessarily the land) to another grower in the future. Community groups, churches, and schools can grow large quantities of good food and provide excellent skills training and programs for many people on vacant urban and peri-urban land, but need help accessing, remediating, and holding long term tenure on land that will remain affordable.

The Learning Center and others among our AUA peers, including the Chicago Botanic Garden's Windy City Harvest program, are developing urban farm enterprise incubator sites on vacant land owned by the City and the County. Significant public and private funds are being invested to remediate these sites and install infrastructure prior to inviting new urban growers to practice their businesses there. We will need a land trust or land bank mechanism that can accommodate enterprises and revenue generation for these incubator sites and facilities, as well as for the sites and facilities that growers "graduate" to as their enterprises mature.

AUA and partners, including NeighborSpace's open space land trust, are collaborating to map and survey all of the food producing gardens and farms in the area, and to estimate the total quantity and economic value of food produced during the 2013 growing season. This food represents important supplemental nutrition and also a cost-savings for many individuals and families, and is also increasingly a source of income for urban farmers.

We are enthusiastic about the prospect of a Cook County Land Bank and urge it to address the potential and needs of urban and peri-urban food production, processing, and other economic activities of a healthy local food system, as well as the important community food production and education possible via scaled-up community and school projects, which also seek land access over the long term.

Thanks much for the opportunity to provide comments. We are available to discuss any of these topics further or to answer questions the committee may have related to them. I can be reached via email at martha@learngrowconnect.org; or by phone at 773-344-7198.

Sincerely,

Martha Boyd, Program Director, the Learning Center's Urban Initiative in Chicago
Co-Chair, Advocates for Urban Agriculture (AUA): www.auachicago.org

Learn. Grow. Connect.

OPPIDANusa

Tuesday, January 15, 2013

Cook County President Toni Preckwinkle
& Cook County Commissioners
118 North Clark Street Room 537
Chicago, IL 60602

RE: Support for the Cook County Land Bank Ordinance

Dear President Preckwinkle and Commissioners,

On behalf of OPPIDANusa we are writing to express our support for the Cook County Land Bank Ordinance and we encourage its speedy passage. The ordinance was crafted based on the recommendations from President Preckwinkle's Land Bank Advisory Board chaired by MarySue Barrett of the Metropolitan Planning Council, a technical assistance panel hosted by the Urban Land Institute, guidance from national experts and from officials running land banks in Cleveland, the Twin Cities, and Detroit. In addition, recommendations were received from real estate and development experts, housing advocates, the City of Chicago, suburbs, banks and servicers - more than 100 stakeholders in all.

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In closing, we urge the Cook County Board of Commissioners to *support* the passage of this Ordinance and we look forward to working in collaboration with the land bank as it moves forward.

Respectfully submitted,

OPPIDANusa

August P. Mauro
President

ARCHITECTURAL, ENGINEERING & CONSTRUCTION CONSULTANTS
1440 W. TAYLOR STREET, CHICAGO, ILLINOIS 60607 312.243.9022 FAX: 312.243.0923
w w w . o p p i d a n u s a . c o m

TESTIMONY IN SUPPORT OF:

AN ORDINANCE CREATING THE COOK COUNTY LAND BANK AUTHORITY

January 15, 2013

COOK COUNTY BOARD

COMMITTEE ON FINANCE

Good afternoon. Chairman Daley; Commissioners:

My name is Zeke Morris and on behalf of the 11,000 members of the Chicago Association of REALTORS® we are here to express our support of the land bank proposal before you today. This proposal came together after months of effort not only by the task force that President Preckwinkle appointed but moreover after nearly two years of intense discussions with our Association and we are happy for the opportunity to work in collaboration on such an important issue for many of the members I represent and the communities they work in.

I would like to take a moment to thank President Preckwinkle, Commissioner Bridget Gainer and Mary Sue Barrett specifically for their thoughtful leadership in crafting this important tool.

I am going to ask Brian Bernardoni, Local Governmental Affairs Director for the Illinois Association of REALTORS® to conclude our comments.

Good afternoon. As indicated, my name is Brian Bernardoni, and on behalf of the Cook County members of the Illinois Association of REALTORS®I want to reiterate our support for the ordinance as presented today. The ordinance will be a critical tool for local governments and the County collectively to work together to take unwanted, underutilized and otherwise forgotten parcels through the powers of the land bank and then clearing their title and positioning them back for the property tax rolls.

This is a departure in part of our state wide position on this matter.

Under inherent home rule powers, as well as under several state laws that already exist, IAR has asserted municipalities have extensive powers with respect to vacant and abandoned property. Many municipalities, including several in Cook County, have robust abandoned property programs.

That stated, with the issue coming to Cook County, the scope of the problem is hard to ignore. Based on 2010 census data, 9.16% of the properties in the County were vacant. In an effort to recapture these properties that have been rejected by the open market, as well as to put properties back onto tax rolls, the prospects of long-term community stabilization, revitalization and potential for spurring private sector investment has driven the debate and furthered our support of this proposal in Cook County.

As it relates to our members, the Association is pleased the Land Bank will have a member of the Illinois Association of REALTORS® on the Board and more importantly that our members who practice in Cook County and their clients will have explicitly stated protections for the legal rights that listing agreements currently hold without change or impact.

The leadership of President Preckwinkle, Commissioner Gainer and many others have exhibited in the past few months show the value of early and meaningful discussions with all parties who can be impacted by big picture proposals and we are grateful for our inclusion. We also appreciate the efforts of Maria Choca Urban, Stephanie Milito, Katie Sabo from Commissioner Gainer's Office and the Urban Land Institute in listening to and addressing our concerns.

We know there is much work to be done ahead of all of us, and we are intent on being an integral part of this effort.