

10/30/2021

Kristi DeLaurentiis  
Executive Director  
South Suburban Mayors and Managers Association  
via email

RE: Southland Economic Transformation Grantee Update – SSLBDA

In 2020, the South Suburban Land Bank and Development Authority (“Land Bank”) was awarded a \$50,000 Transformation grant to expand and scale up its Abandonment program, where the Land Bank in partnership with its municipal members acquires vacant and distressed residential and commercial properties through court action to return the properties to the tax rolls and back to productive use.

The original letter of intent included a proposed budget that consisted of the following:

- SSLBDA will provide project management and coordination, working with and teaching the municipal staff how to research potential abandonment candidates and to provide the necessary information (code violations, inspections etc.) for the abandonment court cases (\$10,000)
- Municipalities will provide staff time for learning about the process, researching properties, preparing code, and building related evidence, potential court appearance time for building department staff. (\$10,000)
- NCST will provide staff time preparing the processes and systems to introduce these properties into the NCST buyer system (\$10,000)
- NHS will provide staff time for creating a specific homebuyer program including workshops and a renovation loan pilot where NHS buyers would be able to use NHS/NLS renovation loans to owner occupants to purchase abandoned homes (\$10,000)
- Denzin Soltanzadeh will provide legal services for time to prepare and file actual property abandonment cases, workshops and teaching municipal staff on abandonment process and information needed (\$10,000).

The Land Bank’s application was submitted shortly before pandemic shutdowns. Due to projected revenue loss due to the pandemic, the Land Bank had to shift priorities and use the entire \$50,000 grant award to generate a robust pipeline of Abandonment property candidates in order to begin recapturing some of that lost operating revenue. \$25,000 was used as an offset to an October 2020 invoice to Denzin Soltanzadeh LLC, and the remaining balance of \$25,000 was allocated for funds expended on the October invoice.

The pandemic caused a court backlog, and none of the 36 cases filed in October 2020 with Transformation grant funds had completed their journey through the Abandonment process by the Land Bank’s interim report submitted on 3/29/21.

*April 1, 2021 through October 30, 2021*

In July 2021, the Southland Development Authority stepped into a management role for the Land Bank following the departure of its Executive Director and Project Manager in the year prior. Its staff are working with both Boards to collectively devise a long-term management solution for future years in order to keep the Land Bank's powers in use for the Southland.

Fortunately, the court system mostly regained its normal operating rhythm. Out of the 36 cases filed in 2020

- 14 are now owned and in the process of being marketed and sold by the Land Bank;
- 5 are currently held by the municipality and need to be deeded over to the Land Bank;
- 1 case is still pending;
- 4 were kept by the municipality and they reimbursed the Land Bank for its costs and a flat fee;
- 1 was emergency demolished by the municipality; and
- 11 were dismissed due to the original owner appearing in court.

Southland Development Authority staff have continued the work that Land Bank staff started in their original Letter of Intent as well. SDA staff are meeting individually with municipal members, and laying groundwork for a future property pipeline to grow the organization's capacity and staff through its sales revenue. No additional work has been done with the National Community Stabilization Trust since April of this year, but SDA staff have continued its working relationship with Neighborhood Housing Services of Chicago in line with the Land Bank's original scope of work in its SET LOI.

The SSLBDA Board and Southland Development Authority staff are very grateful for the opportunity awarded to the Land Bank by the South Suburban Economic Growth Initiative and SSMMA. If you have any questions, please do not hesitate to reach back out to us.

Sincerely,



Elizabeth Castaneda

Acting Executive Director, South Suburban Land Bank & Development Authority  
Outreach Manager, Southland Development Authority

Appendix 1: SSLBDA\_Abandonment\_Filings\_Report\_Oct2020

Case Number	Filing Title	Client Ref #	
20206006815	Combined Abandonment Complaint_1939 W. 170th St	1939 W. 170th St	No deed – case dismissed for owner appearance
20206006814	Combined Abandonment Complaint_16822 Lincoln St	16822 Lincoln St	Deed – SSLBDA acquired
20206006677	Combined Abandonment Complaint_440 E. 156th Pl	440 E. 156th Pl	No deed – case dismissed for owner appearance
20206006759	Abandonment Complaint_138 155th St	138 155th St	Deed – SSLBDA acquired
20206006757	Combined Abandonment Complaint_140 155th St	140 155th St	No deed – case dismissed for owner appearance
20206006755	Combined_Abandonment Complaint_12 Webb St	12 Webb St	Deed – SSLBDA acquired
20206006754	Combined Abandonment Complaint_531 155th St	531 155th St	No deed – City emergency demolished
20206006679	Combined Abandonment Complaint_705 Greenbay	705 Greenbay	Case pending prove up
20206006750	Combined Abandonment Complaint_122 Warren St	122 Warren St	Deed – Calumet City to provide original quit claim deed to SSLBDA
20206006749	Combined_Abandonment Complaint_412 155th Pl	412 155th Pl	No deed – case dismissed for owner appearance
20206006748	Abandonment Complaint_16821 Anthony Ave	16821 Anthony Ave	No deed – case dismissed for owner appearance; Owner now wants to give property up
20206006747	Combined Abandonment Complaint_710 Greenbay Ave	710 Greenbay Ave	Deed – SSLBDA acquired
20206006663	Combined Abandonment Complaint_6 Ruth St	6 Ruth St	Deed – SSLBDA acquired
20206006662	Combined Abandonment Complaint_7 Warren St	7 Warren St	Deed – SSLBDA acquired
20206006746	Abandonment Complaint_16808 Anthony Ave	16808 Anthony Ave	No deed – case dismissed for owner appearance and sale of property
20206006745	Abandonment Complaint_16851 Lincoln St	16851 Lincoln St	Deed – SSLBDA acquired
20206006740	Abandonment Complaint_16910 Lincoln St	16910 Lincoln St	Deed – SSLBDA acquired
20206006661	Combined Abandonment Complaint_45 W 156th Pl	45 W 156th Pl	No deed – case dismissed for owner appearance
20206006660	Combined Abandonment Complaint_418 155th St	418 155th St	No deed – case dismissed for owner appearance
20206006738	Abandonment Complaint_16969 Lincoln St	16969 Lincoln St	Deed – SSLBDA acquired
20206006648	Combined Abandonment Complaint_43 155th St	43 155th St	Deed – Calumet City to provide original quit claim deed to SSLBDA
20206006731	Abandonment Complaint_16969 Anthony Ave	16969 Anthony Ave	Deed – SSLBDA acquired
20206006730	Combined Abandonment Complaint_528 155th Pl	528 155th Pl	Deed – SSLBDA acquired
20206006729	Abandonment Complaint_16784 Anthony Ave	16784 Anthony Ave	Deed – SSLBDA acquired
20206006714	Combined Abandonment Complaint_431 155th St.	431 155th St.	Deed – Calumet City to provide original quit claim deed to SSLBDA
20206006600	Abandonment Complaint_128 155th Pl	128 155th Pl	Deed – SSLBDA acquired
20206006599	Combined Abandonment Complaint_215 Mason St	215 Mason St	Deed – SSLBDA acquired
20206006598	Combined Abandonment Complaint_246 156th Pl	246 156th Pl	Deed – Calumet City to provide original quit claim deed to SSLBDA
20206006574	Abandonment Complaint_141 155th St	141 155th St	Deed – Calumet City kept property after demolition and reimbursed SSLBDA
20206006596	Abandonment Complaint_757 River Oak Dr	757 River Oak Dr	Deed – Calumet City kept property; City to reimburse SSLBDA
20206006559	Combined Abandonment Complaint_227 Mason St	227 Mason St	Deed – Calumet City to provide original quit claim deed to SSLBDA
20206006505	Combined Abandonment Complaint_2122 Broadway Ave	2122 Broadway Ave	Deed – Blue Island kept property; City to reimburse SSLBDA

20206006497	Combined Abandonment Complaint_2044 Market St.	2044 Market St.	No deed – case dismissed for new owner appearance
20206006458	Combined Abandonment Complaint_2824 Burr Oak Ave	2824 Burr Oak Ave	No deed – case dismissed for owner appearance
20206006455	Combined Abandonment Complaint_12816 California Ave.	12816 California Ave.	No deed – case dismissed for owner appearance
20206006453	Combined Abandonment Complaint_13159 Artesian Ave	13159 Artesian Ave	Deed – Blue Island kept property; City to reimburse SSLBDA

*Source: Denzin Soltanzadeh, LLC*