



Chicago Metropolitan Agency for Planning

Agenda Item No. 3.0

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Economic Development Committees

DRAFT Minutes

June 24, 2019

Offices of the Chicago Metropolitan Agency for Planning (CMAP)
DuPage Conference Room
233 South Wacker Drive, Suite 800, Chicago, Illinois

Members present: Dionne Baux (National Main Street Center), Lisa Castillo Richmond (Partnership for College Completion), Kristi DeLaurentiis (South Suburban Mayors and Managers Association), Jonathan Furr (NIU Education Systems Center), Terrence Hall (World Business Chicago), Emily Harris (Chicago Community Trust), Matt Hillen (Chicago Cook Workforce Partnership), Michael Horsting (Regional Transportation Authority), Jason Keller (interim chair, Federal Reserve Bank of Chicago), Gretchen Kleinert (Chicago TREND), Kevin Kramer (Village of Hoffman Estates), Henry Pierce (ComEd), John Reinert (McHenry County Board),

Others present: Garland Armstrong (Pace ADA Advisory Committee), Alex Beata (Cook County Department of Transportation and Highways), Liz Castaneda (South Suburban Mayors and Managers Association), Cecilia Diaz (Cook County Department of Transportation and Highways), Justin Heath (Office of Alderman Gilbert Villegas), Meisha Holmes (Cook County Bureau of Economic Development), Kevin Schnoes (Cook County Department of Environment and Sustainability), Jessica Schumacher (Cook County Department of Environment and Sustainability)

CMAP staff: Brian Daly, Austen Edwards, Meagan Gibson, Jane Grover, Kelwin Harris, Lindsay Hollander, Kathy Lane, Stephanie Levine, Stephane Phifer, Liz Schuh, Tung Truong, Simone Weil

1.0 Call to Order/Introductions

Jason Keller called the meeting to order at 9:34 a.m.

2.0 Agenda Changes and Announcements

To accommodate schedules, Agenda Items 7.0 and 7.1 were moved ahead of the presentation on the Lincoln Highway Logistics Corridor strategic plan.

Austen Edward shared that CMAP is taking applications for a Policy Analyst position to focus on issues of community development, housing, and land use, as well as the recent selection of a new CMAP Executive Director, Erin Allman.

3.0 Approval meeting minutes

A motion to adopt the minutes for March 25, 2019 was made and seconded. With no opposition, the motion carried.

4.0 Legislative Update

CMAP staff were unavailable to provide an update on recent legislative activities.

5.0 Presentation: South Suburban Economic Growth Initiative

Kristi DeLaurentiis and Liz Castaneda of the South Suburban Mayors and Managers Association reviewed the ongoing development SSEGI. The initiative aims to better connect asset-rich communities in southern Cook County to the region's economic trajectory. These communities have contended with recent declines in population, their commercial base, and fiscal resources, as well as low equalized property assessments and high property tax rates. Cook County Toni Preckwinkle called on a coalition of partners to develop a coherent strategy that would stabilize these communities, reduce sub-regional fragmentation, build capacity and financial resources, and ultimately reinvigorate their competitiveness. A study of 34 communities revealed the area's importance to the success of the broader Chicago region and focused attention on signature industrial developments and the area's lagging institutional capacity. The coalition is seeking to launch a 501(c)3 'Southland Development Authority' as a single point of contact that can access an array of underutilized financing for development projects.

Discussion included the need for improving connections to Metra and Pace, extending public outreach beyond traditional voices, and taking advantage of the area's green infrastructure and forest preserves as an asset for equitable economic development. Likewise, members expressed ongoing concern over intra-regional competition.

6.0 ON TO 2050 implementation priorities: Local capacity building

Stephane Phifer provided an overview of CMAP's efforts to advance the ON TO 2050 recommendations to improve the capacity of local communities to pursue enhanced policy and planning activities. This work builds on the success of the agency's Local Technical Assistance (LTA) program after the publication of the prior GO TO 2040 plan. Latent capacity issues have limited the ability of LTA grantees to implement some strategies and recommendations proposed in local planning projects. CMAP can provide additional assistance through dedicated planning research and data, as well as by structuring various supports as a leadership academy for local officials. With funding from the Chicago Community Trust and the John D. and Catherine T. MacArthur Foundation, CMAP is also pursuing a demonstration project – called the Embedded Staff Program (ESP) – that makes a substantial staff investment in supporting local planning activities for up to two years in fiscally constrained communities. The demonstration project currently includes embedded staff in Calumet Park and Sauk Village. CMAP is reviewing considerations and accepting input on the selection of the next cohort of participating communities.

6.1 McHenry County Coordinated Investment Strategy

Brian Daly discussed an ongoing LTA project to support multijurisdictional cooperation in McHenry County through shared services. The project will assess the current services and assets of local jurisdictions (including municipalities, townships, McHenry County, and special districts), as well as provide best practices based on national examples. The study area includes approximately 140 service districts, with more surfacing each day. The project team plans to survey and inventory the districts' services, facilities, equipment, and personnel as a starting point for identifying potential opportunities for future shared service agreements.

Discussion focused on the need to address the capacity of local units of government to consume and use data at a community level. Some potential models include McHenry County College's recent work on developing a healthcare labor pool with special attention to those workers with disabilities or impairments, as well as recent efforts in Glenview, Oswego, and Yorkville.

7.0 Presentation: Lincoln Highway Logistics Corridor Strategic Plan

Alex Beata, Meisha Holmes, and Jessica Schumacher from Cook County provided an overview of an inter-departmental strategic plan to address high-priority industrial development sites in the disinvested communities of Chicago Heights, Ford Heights, and Sauk Village. Completed in August 2018, the plan provides strategies to leverage the corridor's longstanding industrial character and access to freight facilities. It identified local road improvements, property tax relief needs, brownfield redevelopment opportunities, and other issues that have impeded redevelopment. Cook County is looking to layer a number of resources to catalyze projects – including funding from BUILT in Cook, private activity bonds, community development block grants, property tax class incentives, and others. Staff are actively cooperating with Chicago Southland Economic Development Corporation and the Chicago Regional Growth Corporation to market redevelopment opportunities.

Discussion touched on the response from railways and private utilities, as well as the projected infrastructure needs – particularly local and connector roads – if most parcels in the study area are redeveloped. Members also inquired how critical the property tax relief piece is to the success of the overall endeavor.

8.0 Best practices for local economic development incentives

Lindsay Hollander provided a brief introduction of an upcoming CMAP project to focus on policies and practices that guide local incentives for economic development. The project will synthesize prior CMAP analysis and provide best practices from both regional and national examples. Staff are currently seeking feedback on the project's scope, potential stakeholders, and existing models.

Members noted the need to consider how substantial rehabilitations of industrial space interact with property tax relief efforts, as well as taking a comprehensive look at the field of state and local incentives as many existing deals come to a close 10 years after the 2007-09 recession. Discussion also touched on upcoming legislative efforts regarding property tax issues, local communities' expectations and discipline around incentives, and need for data on the materialized economic benefits of prior incentive offerings. Finally, while

much has been written on local economic development incentives, related analysis typically does not address the actual or potential role of workforce training funds.

9.0 Other business

10.0 Public Comment

Garland Armstrong spoke on the need to organize workforce partners to address the labor market needs of those with visual and hearing impairments.

11.0 Next meeting

The next meeting will be on Monday, October 28, 2019 from 9:30 to 11:30 a.m.

12.0 Adjournment

The meeting was adjourned at 11:34 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Austen Edwards", with a long horizontal flourish extending to the right.

Austen Edwards, Staff Liaison