



Chicago Metropolitan
Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

Chicago Metropolitan Agency for Planning (CMAP)

DRAFT

Economic Development Committee

Meeting Minutes

October 26, 2020

Hosted virtually via GoToMeeting

Members Present: Jason Keller (chair, Federal Reserve Bank of Chicago), Lisa Castillo Richmond (Partnership for College Completion), Kevin Considine (Lake County Partners), Peter Creticos (Institute for Work and the Economy), Xochitl Flores (Cook County Bureau for Economic Development), Jonathan Furr (NIU Education Systems Center), Bryan Gay (Invest Aurora), Terrence Hall (World Business Chicago), Emily Harris (Harris Strategies), Michael Horsting (Regional Transportation Authority), Kevin Kramer (Village of Hoffman Estates), Marisa Lewis (Chicago Cook Workforce Partnership), Joey Mak (Chicagoland Chamber of Commerce), Agnes Masnik (Illinois Department of Commerce and Economic Opportunity), Kathleen Nelson (Cushman & Wakefield), Lance Pressl (Kaplan Family Institute for Innovation and Tech Entrepreneurship), Doug Pryor (Will County Center for Economic Development), Irene Sherr (Cook County Bureau for Economic Development), Jennifer Tammen (Ernst & Young)

Staff Present: Erin Aleman, Lindsay Bayley, Teri Dixon, Austen Edwards, Jesse Elam, Caitlin Goodspeed, Lindsay Hollander, Victoria Jacobsen, Kathy Lane, Timi Koyejo, Amy McEwan, Tim McMahon, Tony Manno, Gordon Smith, Matt Stern, Simone Weil, Laura Wilkison, Anna Williams

Others Present: Garland Armstrong (Access Living, PACE ADA Advisory), Heather Armstrong (Access Living, PACE ADA Advisory), Elaine Bottomley (Will County Governmental League), Gerardo Garcia (City of Chicago Department of Planning and Development), Manuel Lopez (Illinois Department of Commerce and Economic Opportunity)

1.0 Call to Order and Introductions

The meeting was called to order at 9:32 a.m. by chair Jason Keller.

2.0 Agenda Changes and Announcements

3.0 Approval of Minutes

The minutes of the previous meeting, from January 27, 2020, were approved as presented.

4.0 Presentation: INVEST South/West

[INVEST South/West](#) is a new community improvement initiative to marshal resources toward re-activating 10 neighborhoods on Chicago's South and West sides. Gerardo Garcia (gerardo.garcia@cityofchicago.org), Coordinating Planner with the City of Chicago's Department of Planning and Development (DPD), provided an overview of the program. DPD is working to leverage the Tax Increment Financing, Small Business Improvement Fund, and Neighborhood Opportunity Fund programs to support projects that align with local priorities. This effort includes higher level coordination and significant neighborhood engagement to encourage the type of urbanism that each community wants to see. Related requests for proposal will be released quarterly to solicit development projects. Evaluation criteria will include projects' contributions to meaningful wealth building, creative and innovative partnerships, equitable and local control, a track record of investing in these neighborhoods, design excellence, and others. The Chicago Architecture Center has released a pre-qualified list of design service firms to partner with local developers and investors. Market analysis will ensure that proposed projects are feasible and that the city is providing adequate resources for success.

Committee members discussed the eligibility for privately-owned parcels, as well as potential alignments with other reinvestment programs like Opportunity Zones. Members also inquired about national models for community wealth building and coordinated redevelopment programs. INVEST South/West does not yet have connections with education and workforce development investments, but DPD is actively exploring additional partnerships through the RFP process.

5.0 Update on the Chicago Regional Growth Corporation (CRGC)

CRGC launched in January 2018 as an important step toward collaboration among the county board chairs of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will counties and the Deputy Mayor of City of Chicago, as well as the respective economic development organizations. This initiative included a three-year financial commitment from each of the primary government sponsors. This summer, the CRGC board decided to take a strategic pause, as the organization ran through its existing funds. CRGC suspended operations as of July 31, 2020. The primary partners are committed to regional economic development and wish to develop lessons learned. Some lessons may include the need for a more sustainable funding model, balancing the mix of public and private sector involvement, syncing goals across partner organizations, partnering with existing organizations in the economic development ecosystem, and others. Recommendations and strategies for the organization feature prominently in the ON TO 2050 plan.

Committee members also noted the change in elected leadership across the region and re-emphasized the need for private sector leadership in these efforts.

6.0 Garfield Green Line South Action Plan

Lindsay Bayley (LBayley@cmap.illinois.gov) provided an update on the [Garfield Green Line South Action Plan](#), an ongoing Local Technical Assistance project. CMAP is partnering with the Regional Transportation Authority and [Elevated Chicago](#), a collaboration of 17 public, private and nonprofit organizations that have come together to build equity into transit-oriented development in the Chicago region. The project aims to turn the Garfield Green Line station into a greater community asset by improving the health, safety, climate resilience, and cultural vitality of people of color living and working nearby. The neighborhood has seen decades of disinvestment and requires a community approach to addressing displacement and inequity. As part of its existing conditions report, the project team is conducting a power analysis to determine who has the power to make decisions and implement change at the neighborhood level. The current scope includes a 24-month timeline for public engagement, although the COVID-19 pandemic is a challenge. The team is developing an online engagement tool as well as other strategies to ensure they have a direct touch with community members.

Committee members discussed related efforts to drive reinvestment and equity, including the proposed modernization of federal rules to enforce the Community Reinvestment Act. Members also inquired about initiatives to ensure a complete count in the 2020 Census through partnerships with local organizations and online outreach, as well as the use of racial equity impact assessment tools like those proposed by Chicago United for Equity.

7.0 Improving local development incentives

Matt Stern (MStern@cmap.illinois.gov) presented on a [new guide for local communities](#) that CMAP has published on the use of development incentives. Many communities allocate some of their limited funding to development incentives, often without policies or procedures in place that target these resources toward meeting community or regional goals. The project team sought to connect prior CMAP analysis with standard and best practices as well as specific examples for implementing incentive policies that increase transparency and accountability. The guide is centered on four key principles — a performance-driven approach, transparency, equity, and the pursuit of regional benefits. Staff are currently focused on promoting the guide and engaging with communities on its implementation.

Committee members asked about the use of incentives for local retail and competition over businesses that generate significant sales tax revenue, as well as the asymmetric information between developers and local governments. The guide acknowledges these issues and provides guidance on taking a performance-driven approach and fiscal or economic impact analysis to ensure projects align with the community's best interests. Members also appreciated the opportunity to participate in the project during its development and expressed the need for constant education on the appropriate use of incentives, based on actuals from example development projects. Follow-up work will continue to explore differences in context across the region's communities, including those across disinvested areas in the south suburbs.

8.0 Proposed 2021 meeting schedule

The meeting dates for calendar year 2021 were approved as presented. The Economic

Development Committee will meet on the fourth Monday from 9:30 to 11:30 a.m. on:

- January 25
- March 22
- June 28
- October 25

9.0 Other Business

No other business was presented.

10.0 Public Comment

11.0 Next Meeting

The Economic Development Committee is scheduled to meet next on Monday, January 25, 2021 from 9:30 to 11:30 a.m.

12.0 Adjournment

At 11:03 a.m., a motion to adjourn was made and seconded. All in favor, the motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Austen Edwards". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Austen Edwards, Staff Liaison