



# Chicago Metropolitan Agency for Planning

233 South Wacker Drive  
Suite 800, Sears Tower  
Chicago, IL 60606

312-454-0400 (voice)  
312-454-0411 (fax)  
[www.chicagoareaplanning.org](http://www.chicagoareaplanning.org)

## **Economic and Community Development Committee Minutes** **January 22 – 9.00am** **Dupage County Conference Room**

**Members Present:** Joe Balasa, George Billows, Bill Browne, Consuella Brown, Lori Clark, Thomas Gary (for Andre Ashmore), Derrick Gillard, Robert Gleeson, John Grueling, Robin Kelly, Judith Kossy, Harry Pestine, Angie Powell, Mike Scholefield, Kim Uhlig, Jane Thomas (for Gideon Blustein), David Young

**Members Absent:** Christine Jefferies, Sean McCarthy, Cindy McSherry, Tom Zapler,

**Staff Present:** Annie Byrne, Bob Dean, Bola Delano, Lee Deuben, William Kiley, Matt Maloney, Brian Rademacher, Paul Reis

### **1.0 Call to Order**

The meeting was called to order at 9:00am.

### **2.0 Welcome and Introductions**

All attendees introduced themselves

### **3.0 Approval of the Minutes**

Motion to approve the minutes was made by Lori Clark and seconded by Joe Balasa.

### **4.0 Agenda Changes and Announcements**

No Changes or announcements were made.

### **5.0 Staff Report**

Staff presented a brief PowerPoint presentation to introduce the economic and revenue impact model. The presentation highlighted the model's capacity to quantify the economic and revenue impacts of economic development activity in the region including business attraction, retention, and expansion. The presentation highlighted the necessary inputs required to run an impact and highlighted a few of the summary economic, revenue, and industry reports that can be produced after running an impact.

The floor was opened for questions and comments. The committee agreed this was a useful tool for the region, counties and municipalities. They commented that it will provide useful input on tracking economic development activities by assigning value and priority for the planning process. Judith Kossy asked if the model could be used to analyze business clusters. Staff confirmed that one of the reports of the model shows the various industries that would potentially cluster around developments. Angie Powell asked if the impact analysis can be used by small communities and whether or not it can be tailored to specific locations. Staff responded that it can be used to quantify the impact of economic development activity in any of the municipalities in the seven county region and covers 66 industries that can be analyzed. David Young, who also used the model, commented that in terms of tailoring the model, information particular to taxes and incentives can be changed to reflect the municipality, special programs or incentives particular to a specific development. The committee requested to see a sample report to better understand what the reports look like. Staff agreed to give a sample report at February's meeting.

## **6.0 Regional Plan**

Bob Dean reviewed the public comments provided by other CMAP working committees and via the on-line survey regarding the vision statements on Economic Competitiveness. Bob explained that the vision statements will come back to the committee for a final review before the board votes to adopt the vision statements for the comprehensive plan. The committee welcomed the opportunity to conduct a final review of the vision statements to ensure the issues pertinent to economic and community development was expressed.

## **7.0 Snapshot: Economic Development Incentives**

Matt Maloney gave a presentation on snapshot being written about economic development incentives. He outlined the report discussing the objectives of the paper: 1) describe why these incentive tools are applied and discuss existing conditions in the Chicago region, 2) summarize the recent empirical research as to their impacts with a special emphasis on the fiscal and employment benefits of popular bundled tools like TIFs and enterprise zones, 3) examine the various impacts of inter-municipal competition (and thus incentive applications) from a regional perspective and 4) attempt to define strategies for a more beneficial application of economic development incentives in the Chicago region with a description of the likely impacts for the regional economy and beyond.

The committee provided feedback on the scope of the proposed paper and specified the need for a clear message focusing on best practices that would be proposed to municipalities. Harry Pestine noted there was no discussion in the presentation on retention strategies and said these are just as important as incentives that attract new business. Bob Gleeson added that there is a distinction between knowledge based

incentives and land-based incentives. Committee members asked if the scope would take into effect the role played by the government and the role incentives played in global competition for business. The conversation then turned to the role incentives play for municipalities. Members talked about the lack of communication between municipalities. Bill Browne mentioned the difficulties of smaller communities to leverage and take advantage of incentives. The challenge will be making incentives palatable for them and leveling the playing field so all municipalities can participate. The consensus seemed to rest on the need for a clear message on best practices. The committee thanked staff for the opportunity to provide feedback.

## **8.0 Snapshot: Jobs/Housing Balance**

Lee Deuben gave a presentation on preliminary findings on a snapshot on the Jobs/Housing balance. Analyzing U.S. Census data, CMAP forecasts, and the Census Transportation Planning Package (CTPP), the research identifies the current jobs-housing balance, the projected jobs-housing growth rate and the forecast jobs-housing ratio in 2030. Further, the research identifies current concentrations of affordable housing throughout the region, and the proximity of such to employment sub-centers. It was noted that the data was limited to 2000 Census data. Consuella Brown asked for the intent of the paper. Lee responded that the paper sets a baseline for the region on the jobs/housing issue and could potentially be used to address policy issues. Committee members encouraged collaboration with the work being done at the Chicago Rehab Network and Metro 20/20 on similar issues.

## **9.0 Public Comment**

No Public Comment.

## **10.0 Date of Next Meeting**

The next meeting of the Economic and Community Development working committee will be held on Tuesday February 26, 2008 at 9:00am in the CMAP offices.

## **11.0 Adjournment**

The meeting ended at 10:30am.

Respectfully submitted,

Brian Rademacher  
Staff Liaison