

# **RACHEL NICOLE WEBER**

Urban Planning and Policy Department (MC 348)  
412 South Peoria Street  
University of Illinois at Chicago  
Chicago, IL 60607  
312.355.0307  
rachelw@uic.edu

## **ACADEMIC POSITIONS**

Professor and Director of Graduate Studies, Urban Planning and Policy Program, University of Illinois at Chicago (August 2015-present)

Associate Professor, Urban Planning and Policy Program, University of Illinois at Chicago (August 2004-August 2015)

Associate Director for Research and Program Development, Great Cities Institute, University of Illinois at Chicago (January 2010- May 2013)

Assistant Professor, Urban Planning and Policy Program, University of Illinois at Chicago (January 1998-August 2004)

## **EDUCATION**

PhD City and Regional Planning, Cornell University (1998)

---- Pre-Doctoral Fellow, Center for International Security and Arms Control, Stanford University (1997)

---- Visiting Scholar, Graduate School of Design, Harvard University (1996)

MRP City and Regional Planning, Cornell University (1995)

BA Development Studies, Brown University, *magna cum laude* and high honors (1989)

## **AREAS OF SPECIALIZATION**

Urban and regional economic development; real estate finance; municipal government law; planning theory; urban politics; industrial restructuring; public finance; infrastructure

## **COURSES TAUGHT**

- Undergraduate: The Political Economy of Urban Development
- Development Financial Analysis
- The History and Theory of Urban Planning
- Qualitative Research Methods
- Studio: Revitalizing Urban Business Districts
- Research Design and Evaluation
- Urban Economic Development
- Deal Making and Negotiation Analysis
- Advanced Planning Theory

## HONORS AND AWARDS

- Best Book in Urban Affairs from Urban Affairs Association, 2017. For *From Boom to Bubble*
- Visiting Scholar, Sociology Department, University of Barcelona, 2016-2017
- UIC Institute for Research on Race and Public Policy Social Engagement Fellowship (2014-15)
- Visiting Research Scholar, Smith School for Enterprise and Environment, Oxford University, Summer (2013)
- Research Fellow, Great Cities Institute (2013 to present)
- UIC Award for Excellence in Teaching (2009)
- Inducted into the Chicago Realty Club (2007)
- Inducted into Lambda Alpha International, the Honorary Society for the Advancement of Land Economics (2006)
- David C. Lincoln Fellowship in Land Value Taxation, Lincoln Institute of Land Policy (2004-5; 2006-7)
- Visiting Scholar, Center for Metropolitan Studies of the Technical University-Berlin (Summer 2005)
- Planning and Development Fellowship, Lincoln Institute of Land Policy (2004-5)
- Council for Excellence in Teaching and Learning Curriculum Instructional Grant, UIC (2003-4)
- U.S. Department of Housing and Urban Development Urban Scholar Postdoctoral Fellowship (2002-3)
- Great Cities Institute Faculty Seed Fund Award, UIC (2002-3)
- Great Cities Institute Faculty Scholar, UIC (2000-1)
- Faculty Affiliate, Institute for Legal Studies, University of Wisconsin-Madison (2000-3)
- Faculty Affiliate, Institute for Government and Public Affairs, University of Illinois (2000-present)
- Campus Research Board Faculty Award, UIC (2000-1)
- Nomination for Excellence in Teaching Award, UIC (1999)
- R. Marlin Smith Award Student Writing Competition for best paper in law and planning (1998)
- Institute for the Study of World Politics Doctoral Fellowship (1996-7)
- President's Council on Cornell Women Fellowship (1996)
- MacArthur Foundation-Peace Studies Fellowship, Cornell University (1995-6)
- Sage Graduate Fellowship, Cornell University (1992-3; 1994-5; 1997)
- Thomas W. MacKesy Prize for academic achievement, Cornell University (1994)
- American Planning Association Student Project Award (1994)
- Transportation Research Board Graduate Research Award (1994-5)
- Fulbright Fellowship, Jadavpur University, Calcutta, India (1991-2)
- Lida Shawn Feinstein Award for outstanding senior thesis in Development Studies, Brown University (1989)

## **PUBLICATIONS**

### **Books, monographs, and edited volumes**

Rachel Weber, *From Boom to Bubble: How Finance Built the New Chicago*. Chicago: University of Chicago Press, 2015.

Rachel Weber and Randall Crane (eds.), *Oxford Handbook of Urban Planning*. New York: Oxford University Press, 2012.

Rachel Weber, *Swords into Dow Shares: Governing the Decline of the Military-Industrial Complex*. Boulder, CO: Westview Press, 2001.

### **Articles for refereed journals**

Rachel Weber, "Embedding futurity in urban governance: Redevelopment schemes and the time value of money" *Environment and Planning A*

Sara Hinkley and Rachel Weber "Incentives and austerity: How did the Great Recession affect municipal economic development policy?" *Urban Affairs Review*, forthcoming

Richard Funderburg, Joshua Drucker, David Merriman, and Rachel Weber "Is Tax Competition Strategic? Spatial Distributions of Business Property Tax Abatements in Chicago Suburbs." *Economic Development Quarterly*, forthcoming

Phil Ashton and Rachel Weber, "Crowd Control: The Regulatory Logics of Urban Crowdfunding" Special issue on the sharing economy, *City*. Forthcoming

Andrea Craft, Joshua Drucker, and Rachel Weber. "Variation in the Heartland: Explaining the Use of Economic Development Incentives in Three Great Lakes States." *Urban Affairs Review* (2020): DOI 1078087420928410.

Drucker, Joshua, Richard Funderburg, David Merriman, and Rachel Weber. "Do local governments use business tax incentives to compensate for high business property taxes?" *Regional Science and Urban Economics* 81 (2020): 103498.

Joshua Drucker, Geon Kim, and Rachel Weber. "Did incentives help municipalities recover from the Great Recession? Evidence from Midwestern cities" *Growth and Change* 2019 <https://doi.org/10.1111/grow.12318>

Rachel Weber, Stephanie Farmer, and Mary Donoghue. "Predicting School Closures in an Era of Austerity: The Case of Chicago." *Urban Affairs Review* 2020: DOI: 1078087418802359.

Amanda Kass, Martin Luby and Rachel Weber. "Taking a Risk: Explaining the Use of Complex Debt Finance by the Chicago Public Schools" *Urban Affairs Review*, January 2018

<https://doi.org/10.1177/1078087417748782>

Phil Ashton, Matt Zook, and Rachel Weber. "Introduction: The cloud, the crowd, and the city - How new data practices reconfigure urban governance." *Big Data and Society*, January-June 2017

Rachel Weber, "Commentary: On *Debt Wish*: Entrepreneurial cities, US federalism, and economic development," *Urban Geography*, July 12, 2017

Rachel Weber. "Performing property cycles." *Journal of Cultural Economy* 9.6: 587-603, 2016.

Pierre Filion, Igal Charney, and Rachel Weber, "Downtowns that Work: Lessons from Toronto and Chicago" *Canadian Journal of Urban Research* 24 (2), 2015.

Kevin Kane and Rachel Weber. "Municipal Investment and Property Value Appreciation in Chicago's Tax Increment Financing Districts." *Journal of Planning Education and Research*, 2015

Thea Crum, Eduardo Salinas, and Rachel Weber, "The Civics of Community Development: The Case of Participatory Budgeting Chicago" *Community Development*, October 2015.

Peter Wissoker, Desiree Fields, Rachel Weber and Elvin Wyly, "Commentary: Rethinking real estate finance in the wake of a boom" *Environment and Planning A* 2014, 46, 2787 – 2794.

Phil Ashton, Marc Doussard, and Rachel Weber, "Reconstituting the State: City Powers and Exposures in Chicago's Infrastructure Leases." *Urban Studies*, May 2014

Brenda Parker and Rachel Weber. "Second-Hand Spaces: Restructuring Retail Geographies in an Era of eCommerce." *Urban Geography* 34 (8):1096-1118, 2013.

Rachel Weber and Sara O'Neill-Kohl, "The Historical Roots of Tax Increment Financing, or How Real Estate Consultants Kept Urban Renewal Alive" *Economic Development Quarterly* 27(4), 2013.

Phil Ashton, Marc Doussard, and Rachel Weber, "The Financial Engineering of Infrastructure Privatization: What Are Public Assets Worth to Private Investors?" *Journal of the American Planning Association* 78 (3): 300-312, 2012.

Rachel Weber, "Selling City Futures: The Financialization of Urban Redevelopment Policy" *Economic Geography* 86 (3): 251-274, 2010.

Rachel Weber and Daniel McMillen, "Ask and Ye Shall Receive? Predicting the Successful Appeal of Property Tax Assessments" *Public Finance Review* 38 (1): 74-101, 2010.

Diana Formoso, Rachel Weber, and Marc Atkins, "Gentrification and Urban Children's Well-Being: Tipping the Scales from Problems to Promise" *American Journal of Community Psychology* 46 (3-4): 395-412, 2010.

Daniel McMillen and Rachel Weber, "Thin Markets and Property Tax Inequities: A Multinomial Logit Approach," *National Tax Journal* 61: 653-71, 2008.

Rachel Weber, Rebecca Hendrick and Jeremy Thompson, "When Overlapping Taxing Jurisdictions Compete: Geographic Variation in the Effect of Tax Increment Financing on School District Revenues," *State and Local Government Review* 40(1): 27-41, 2008.

Rachel Weber and Laura Goddeeris, "Tax Increment Financing: A Property-Based Tool for Local Regeneration?" *Journal of Urban Regeneration and Renewal* 1(1), 2007.

Rachel Weber, Saurav Dev Bhatta and David Merriman, "The Impact of Tax Increment Financing on Residential Property Values," *Regional Science and Urban Economics* 37(2): 259-281, 2007.

Brent Ryan and Rachel Weber, "Valuing New Development in Distressed Urban Neighborhoods: Does Design Matter?" *Journal of the American Planning Association* 73(1): 100-111, 2007.

Rachel Weber and Gina Caruso, "Getting the Max for the Tax: Applying Performance Measures to Business Improvement Districts," *International Journal of Public Administration* 29, 187-220, 2006. [reprinted in Goktug Morcol, Lorlene Hoyt, Jack Meek, and Ulf Zimmermann (eds.) *Business Improvement Districts: Research, Theories, and Controversies*. New York: Routledge, 2007].

Rachel Weber, "Publishing the Urban List" *Urban Affairs Review* 42: 1, Fall 2006.

Rachel Weber, Marc Doussard, Saurav Dev Bhatta, and Daniel McGrath, "Tearing the City Down: Explaining the Incidence of Privately Initiated Demolitions." *Journal of Urban Affairs* 28 (1): 19-41, 2006.

Rachel Weber, David Merriman, and Saurav Dev Bhatta "Does Tax Increment Financing Increase the Value of Urban Industrial Property?" *Urban Studies* 40:10, September 2003 [reprinted in *State Tax Notes*, 2005 and in *Urban Planning Overseas* 21(4), 2006].

Janet Smith and Rachel Weber, "Assets and Neighborhoods: The Role of Individual Assets in Neighborhood Revitalization," *Housing Policy Debate* 14: 1-2, June 2003.

Rachel Weber, "Equity and Entrepreneurialism: The Impact of Tax Increment Financing on School District Finances," *Urban Affairs Review* 38:5, May 2003.

Rachel Weber and Susanne Schnell, "Contracting In: How a Business Intermediary Sought to Create Supplier Networks and Jobs," *Economic Development Quarterly* 17:2, May 2003.

Rachel Weber, "Extracting Value from the City: Neoliberalism and Urban Redevelopment." *Antipode* 34:3, Summer 2002 [reprinted in *Mute Magazine*, September 2006].

Nik Theodore and Rachel Weber, "Introduction to Focus Section: Low-Wage Labor Markets," *Economic Development Quarterly* 16:4, November 2002.

Rachel Weber, "Do Better Contracts Make Better Economic Development Incentives?" *Journal of the American Planning Association* 68:1, Winter 2002.

Rachel Weber and Nik Theodore, "Changing Work Organization in Small Manufacturers: Challenges for Economic Development," *Economic Development Quarterly* 15:4, November 2001.

Rachel Weber, "Why Economic Development Subsidies Don't Create Jobs: A Legal Analysis of Corporate Incentive Structures," *The Urban Lawyer* 32:1, Winter 2000. (Reprinted in Daniel Mandelker, Judith Wegner, Janice Griffith, Christopher Tyson and Kenneth Bond, *State and Local Government in a Federal System*, 9<sup>th</sup> Edition, LEXIS Publishing, 2015)

Rachel Weber, "Manufacturing Gender in Commercial and Defense Airframe Design." *Science, Technology and Human Values* 22:2, Spring 1997.

Rachel Weber, "The State They're In: How National Institutions Influence the Development of Local Industrial Districts." *Critical Planning* 3, Spring 1996.

Rachel Weber, "Accommodating Difference: Gender and Cockpit Design in Civilian and Defense Aviation." *Transportation Research Review*. No. 1480, Summer 1995.

### **Chapters in books**

Rachel Weber, "Anticipatory Knowledge: How Development Consultants See the Future" In *A New Technocracy*, Mike Raco and Federico Savini (eds.), London: Policy Press, 2019.

Andrea Craft and Rachel Weber, "An incentive program grows up: The evolution of TIF in Chicago" In *Tax Increment Financing and Economic Development: Uses, Structures and Impact*, 2nd Edition, Craig Johnson and Ken Kriz (eds.) SUNY Albany Press, 2019.

Rachel Weber, Amanda Kass, and Sara Hinkley "Debt and Devolution: Funding School Facilities in an Age of Austerity" for *Reconstructing the Local State*, Dennis Judd and Evan Mackenzie (eds.), University of Minnesota Press, forthcoming

Rachel Weber. "Edifice Rex: Egos, Assets, and the Financialization of Property Markets" In James Graham, Alissa Anderson, Caitlin Blanchfield, Jordan Carver, Jacob Moore, Isabelle Kirkham-Lewitt *And Now: Architecture Against a Developer Presidency*. Columbia University Press: Books on Architecture and the City, 2017. Also published in the *Avery Review*, the journal for Columbia's Graduate School of Architecture and Planning. Republished on

Longreads website: <https://longreads.com/2017/11/08/an-urban-planner-against-the-developer-presidency/>

Rachel Weber, "Economic and Policy Cycles and the Great Recession" In Michael Pagano (ed.) *Metropolitan Resilience in a Time of Economic Turmoil*. University of Illinois Press, 2014.

Rachel Weber, "Tax Increment Financing in Theory and Practice -- Updated" In Sammis White and Zenia Kotval (eds), *Financing Economic Development in the 21<sup>st</sup> Century*. Armonk, NY: M.E. Sharpe, 2013.

Rachel Weber, "What Makes a Good Economic Development Deal?" In Richard McGahey and Jennifer Vey, (eds.) *Retooling for Growth: Building a 21<sup>st</sup> Century Economy in America's Older Industrial Areas*. Washington, DC: Brookings Institution Press, 2008.

Rachel Weber and Gina Caruso, "Getting the Max for the Tax: Performance Measurement and Business Improvement Districts." In Goktug Morcol, Lorlene Hoyt, Jack W. Meek, Ulf Zimmermann (eds.) *Business Improvement Districts: Research, Theories, and Controversies*. Boca Raton, FL: CRC Press, 2008.

Rachel Weber, "Negotiating the Ideal Deal." In Ann Markusen (ed.) *Reining in the Competition for Capital*. Kalamazoo, MI: Upjohn Institute, 2007.

Rachel Weber, "Tax Increment Financing." *Planning and Design Standards*, Chicago: The American Planning Association, 2006.

Rachel Weber, "Disinvestment." In Ray Hutchison (ed.) *Encyclopedia of Urban Studies*, New York: Sage. Fall 2006.

Rachel Weber, Nik Theodore, and Charlie Hoch, "Private Choices or Public Obligations? What Ethical Principles Govern University-Community Development?" In David Perry and Wim Wiewel (eds.) *The University as Developer*, Armonk, NY: ME Sharpe, 2005.

Rachel Weber, "Tax Increment Financing in Theory and Practice." In Sammis White, Edward Hill and Richard Bingham (eds.) *Financing Economic Development for the 21<sup>st</sup> Century*. Armonk, NY: M.E. Sharpe, 2003.

Rachel Weber, "Extracting Value from the City: Neoliberalism and Urban Redevelopment" In Neil Brenner and Nik Theodore (eds.) *Spaces of Neoliberalism: Urban Restructuring in North America and Western Europe*. Oxford: Blackwell, 2002.

Rachel Weber, "Manufacturing Gender in Military Cockpit Design." In Donald MacKenzie and Judith Wajcman, (eds.) *The Social Shaping of Technology*. Milton Keynes: Open University Press, 1999.

Rachel Weber, "Unpacking a Subsidy Package." In Grassroots Policy Project (ed.) *Public Subsidies, Public Accountability: Holding Corporations to Labor and Community Standards*. Washington D.C.: Grassroots Policy Project, 1998.

Rachel Weber, "The Politics of Coming Home: Gender and Jewish Identities in the 1990s." In Rachel Josefowitz Siegel and Ellen Cole (eds) *A Jewish Sampler: Patterns in the Lives of Jewish Women*. Binghamton, NY: The Haworth Press, 1997.

Rachel Weber and Nina Richman-Loo, "Gender and Weapons Design." In Judith Stiehm (ed.) *It's Our Military Too! Women and the U.S. Military*. Philadelphia: Temple University Press, 1996.

### **Other articles, bulletins, and technical reports**

Rachel Weber "Chicago's closed schools should be redesigned for safe post-pandemic learning in Black neighborhoods" *The Chicago Reporter*, July 17, 2020

Josh Drucker and Rachel Weber "Did TIF Help Municipalities Recover from the Great Recession?" *Public Administration Times*. April 2020

Rachel Weber, "When Capitalists Build Too Much: An Interview with Rachel Weber" *Jacobin Magazine*, <https://jacobinmag.com/2019/10/real-estate-developers-chicago-from-boom-to-bubble>, October 5, 2019

Rachel Weber "Do School Districts Close the Right Schools?" *Public Administration Times*. <https://patimes.org/do-school-districts-close-the-right-schools/> February 13, 2019

Josh Drucker, Rick Funderburg, Dave Merriman, and Rachel Weber, "The use of business incentives in Cook County." UI Institute for Government and Public Affairs, 2018  
<http://igpa.uillinois.edu/sites/igpa.uillinois.edu/files/reports/Use%20of%20Business%20Property%20Tax%20Incentives%20in%20Cook%20County.pdf>

Rachel Weber and Samuel Stein "Our Developer President: A Dialogue Between Samuel Stein and Rachel Weber on Real Estate, Cities, and Trumpery" for First of the Month: A Website of the Radical Imagination, Summer 2018. <http://www.firstofthefirstmonth.org/our-developer-president-a-dialogue-between-samuel-stein-and-rachel-weber-on-real-estate-cities-and-trumpery/>

Cecile Carroll, Thea Crum, Carolina Gaete, Maria Hadden, and Rachel Weber, "Democratizing Tax Increment Financing Funds through Participatory Budgeting" <http://www.btchicago.org/wp-content/uploads/2011/10/tif-pb-toolkit-june-2016.pdf>

Rachel Weber, Stephanie Farmer, and Mary Donoghue, "Why These Schools? Explaining School Closures in Chicago." Great Cities Institute White Paper, 2016



Thea Crum, Eduardo Salinas, and Rachel Weber, "Building a People's Budget: Research and Evaluation Report on the 2012-2013 Participatory Budgeting Process in Chicago" Great Cities Institute, January 2014

Rachel Weber and Ian Ludwig, "Expansion Analysis for the Rebuilding Exchange" Chicago: Delta Institute, 2012.

Rachel Weber, Susan Kaplan, and Hannah Sokol, "Market Analysis of Construction and Demolition Material Reuse in Chicago" Chicago: Delta Institute, 2009.

Rachel Weber and David Santacroce, "The Ideal Deal: A Local Official's Guide to Writing Better Incentive Contracts." Good Jobs First and the UIC Center for Urban Economic Development, 2007.

Rachel Weber, Rebecca Hendrick and Jeremy Thompson "The Impact of Tax Increment Financing on School District Revenues," Illinois Department of Revenue, March 2006.

Brent Ryan and Rachel Weber, "Comprehensive Retail District Plan for the Village of Burnham." UIC City Design Center, September 2005.

Brent Ryan and Rachel Weber "Comprehensive Retail District Plan for the Village of Worth," UIC City Design Center, September 2004.

Charles Hoch, Laxmi Ramasubramanian, Kazuya Kawamura, Rachel Weber, Saurav Dev Bhatta, and Aimee Quinn "Character Plans for the Harrison Street Business District and Oak Park Avenue Business District." Plan prepared for the Village of Oak Park, Illinois, September 2003.

Rachel Weber and Michael Pagano, "The Developability of Vacant Land: The Case of Chicago." Washington, DC: Brookings Institution and CEOs for Cities, December 2002.

Rachel Weber, "Can Tax Increment Financing (TIF) Reverse Economic Decline?" Cambridge, MA: Lincoln Land Institute, July 2002. <http://www.lincolninst.edu/pubs/pub-detail.asp?id=839>.

Rachel Weber, "Military-Industrial Complex." Entry for *Encyclopedia Britannica*, 2002.

Rachel Weber and Janet Smith, "Individual Assets and Neighborhood Development." Washington, DC: Fannie Mae Foundation, July 2001.

Rachel Weber and Nik Theodore. "Changing Work Organization in Urban Manufacturing: Challenges for Economic Development." Washington, DC: U.S Department of Commerce Economic Development Administration, September 2000.

Rachel Weber and Richard Dye. "Tax Increment Financing: Winners and Losers." Policy Soundings Recordings. Chicago: University of Illinois Institute of Government and Public Affairs, 2000.

Rachel Weber, "Making Tax Increment Financing Work for Workforce Development." Chicago: University of Illinois Great Cities Institute, Summer 1999.

Rachel Weber, Tim Lohrentz and Eve Ali, "Pilsen Tax Increment Financing District: An Analysis of Financing Options for Pilsen's Commercial District and Potential Spillover Effects" Chicago: University of Illinois Center for Urban Economic Development, July 1998.

Susan Christopherson, Rachel Weber et al., "Industrial Development Agency (IDA) Accountability in New York State" Ithaca: Cornell Community and Rural Development Institute, July 1994.

Domenick Bertelli and Rachel Weber. *Financing Defense Conversion: A Primer for Business*. New York: Council on Economic Priorities, 1994.

### **Book Reviews**

Review of Brian Massumi "99 Theses on the Revaluation of Value" for *Dialogues in Human Geography* 2020

"This land was (not) made for you and me." Review of Brett Christopher, *The New Enclosure* in *Dialogues in Human Geography* (2020): 68-70.

Review of Andy Pike et al. "Book symposium: Pike et al.'s Financialising City Statecraft and Infrastructure: A reader's guide." *Environment and Planning A: Economy and Space* 2019, 0308518X19889058.

Review of Win Curran, Gender and Gentrification, *International Journal of Urban and Regional Research*, January 2019 <http://www.ijurr.org/article/winifred-curran-2018-gender-and-gentrification-new-york-routledge/>

Review of *The Third City: Chicago and American Urbanism* by Larry Bennett. For *The Journal of Illinois History* 2011.

Review of *From Warfare to Welfare: Defense Intellectuals and Urban Problems in Cold War America* by Jennifer Light. For *Journal of Planning Education and Research* 2004.

Review of *The Civic Culture of Local Economic Development* by Laura Reese and Raymond Rosenfeld. For *Journal of the American Planning Association* 68:4, 2002.

Review of *Captives of the Cold War Economy: The Struggle for Defense Conversion in American Communities* by John J. Accordino. For *Journal of Economic Literature*. 40:2, June 2002

Review of *Jobs and Economic Development* by Robert Giloth, ed. For *Journal of Planning Education and Research*, Fall 1999.

Review of *Real Security: Converting the Cold War Economy and Building Peace* by Greg Bischak and Kevin Cassidy. For *The Bookpress*, February 1994.

## **SPONSORED RESEARCH**

“Special Spaces: How Special Education Affects Classroom Utilization, School Closures, and Educational Equity in Chicago” Institute for Research on Race and Public Policy, 2017-2018 \$10,000 (Co-PI with Federico Waitoller, UIC School of Education)

“State and Local Business Taxation” University of Illinois at Chicago Institute for Government and Public Affairs, 2016-2018 \$200,000 (with David Merriman, Josh Drucker, and Rick Funderburg, University of Illinois Springfield)

“The Post-Crisis Use of Economic Development Incentives” Ewing M. Kauffman Foundation, 2015-2017, \$70,000 (co-PI with Sara Hinkley, University of California Berkeley)

“The Adoption and Effect of Economic Development Incentives” Ewing M. Kauffman Foundation, 2015-2017, \$110,000 (co-PI with Josh Drucker)

“Participatory Budgeting Chicago” Chicago Community Trust, \$50,000. UIC Institute for Civic and Policy Engagement, \$20,000; Crown Family Foundation \$30,000; Field Foundation \$5,000; McCormick Foundation \$25,000; Co-Principal Investigator, 2012-14

“The TIF Accountability Website” UIC Institute for Civic and Policy Engagement, \$28,000. Co-Principal Investigator, 2011.

“Research and Technical Assistance to Help Base Communities, Businesses and Workers Respond to Change” Office of Economic Adjustment, Department of Defense, \$717,302. Co-Principal Investigator, 2009.

“The Inter-relationship between Housing, Economic Development, and Education Policy in Chicago’s Low-Income Neighborhoods” UIC Chicago Area Study. Co-Principal Investigator, \$20,000, 2009.

“Market Study for Building Materials Reuse Center” (with Susan Kaplan) State of Illinois Department of Commerce and Economic Opportunity. Principal Investigator, \$30,000, 2008; \$10,000, 2011.

“The Fiscal Impacts of Development: Planning and Policy Issues Surrounding TIF” Lincoln Institute of Land Policy. Principal Investigator, \$20,000, 2006.

“The Impact of Tax Increment Financing (TIF) on School Revenues in Illinois” (with Rebecca Hendrick) Illinois Department of Revenue, Principal Investigator. \$30,000, 2005.

“Commercial District Plans” (with Brent Ryan) Village of Worth, Illinois. Co-Principal Investigator, \$7,000, 2004.

"The Impact of Tax Increment Financing on Residential Property Values." U.S. Department of Housing and Urban Development. Principal Investigator, \$60,000, 2002-3.

"Schools as Context for Mental Health: Interdisciplinary Networks (with Marc Atkins, et al.) National Institute of Mental Health (2002-2005). Network Member.

"Tax Increment Financing and School Finance" Great Cities Institute Faculty Seed Fund, Principal Investigator, 2002-3; 2007-8.

"The Developability of Vacant Land: The Case of Chicago" (with Michael Pagano) Brookings Institution and CEOs for Cities. Co-Principal Investigator, 2003.

"The Impact of Tax Increment Financing on Urban Industrial Land Values." Lincoln Institute of Land Policy. Principal Investigator, 2001-2.

"The Role of Individual Assets in Place-Based Neighborhood Revitalization." (with Janet Smith) Fannie Mae Foundation. Principal Investigator, 2000.

"Linking Affordable Housing to Community Development" Fannie Mae Foundation. Project Manager for one of five projects, 1999-2002.

"The Devaluation of Neighborhood Assets." Fannie Mae Foundation. Principal Investigator, 2001-2.

"Changing Work Organization in Small Manufacturers: Challenges for Economic Development." U.S. Department of Commerce Economic Development Administration. Principal Investigator, 1999.

"Do Better Contracts Make Better Economic Development Incentives?" UIC Campus Research Board. Principal Investigator, 1999.

## **INVITED LECTURES AND COLLOQUIA**

Keynote, National Association for Preservation Education "The financialization of urban development: Implications for Historic Preservation" October 26, 2020

Speaker, Workshop on "The frontiers of urban financialization" University of Lyon, France, May 20-23, 2019

Workshop participant, "Anticipatory anxieties: Predicting the next real estate boom and bust" For Predicting Neighborhood Change Using Big Data and Machine Learning Workshop, January 9-10, 2020, UC-Berkeley, Berkeley Institute for Data Science.

Critic, Assistant Professor Robin Bartram, Sociology, Tulane University, New Orleans, January 12-13, 2020

International Journal of Urban and Regional Research Lecture, "Rethinking Value in Urban Redevelopment: Extraction, Anticipation, and Acceleration" Association of American Geographers annual meeting, April 2019.

Baumer Lecture at the Ohio State University, "Autopsy of a Boom: Explaining the Comeback of Chicago's Loop" March 2019

Keynote at Debtor Urbanization workshop, "Buy the Sky and Sell the Sky" University of Michigan, Taubman School, March 2019

"From Boom to Bubble: How Finance Built the New Chicago" Urban Studies Colloquium, Georgia State University, March 2019; Architecture and Planning Symposium, University of Manitoba, Winnipeg, October 29, 2018; Department of Geography and Planning, University of Toronto, March 2018; Department of City and Regional Planning, University of California Berkeley, March 2018; Urban Studies Forum, University of Wisconsin-Milwaukee, September, 2017; Department of Urban Planning, University College London, October 2016; Sociology Colloquium, Northwestern University, April 2016; Urban Planning Department, Columbia University, March 2016

Invited to participate in three-day workshop sponsored by the Department of Political Economy and presented paper ("Banking on the future: Embedding financial logics in contemporary property practices") at the University of Sydney, Australia October 15-17, 2018

"Who is the "Crowd" in Urban Crowdfunding Platforms?" Sociology Department, University of Barcelona, April 2017

"Risky Business: Explaining the Use of Complex Financial Instruments by Local Governments" Manchester Urban Institute, University of Manchester, February 2017

"How does urban greening relate to urban real estate and finance dynamics?" Barcelona Lab for Urban Environmental Justice, January 2017

"Global Financializations" University of Paris LATTTS, January 2017

"The Equitable City" Urban Planning Master Studio, University of Amsterdam, January 2016

"Swaps, Sweeps, and Long Term Leases: How Infrastructure Finance Reconfigures State Power" Workshop on New Perspectives on Urban Infrastructure, Political Science Department, UIC, May 2015

"Neighborhood Capitalisms," UIC Urban Forum, 2015

"Why We Overbuild" Geography Department, KU Leuven (Belgium) for conference on The Real Estate Financial Complex, August 2014

"Performing Property Markets" Geography Department Colloquium, University of Kentucky, September 2014

"Infrastructure Finance" School of Social Service Administration, University of Chicago, November 2014

"The Relational Space of Urban Development" UIC Urban Planning and Policy Department and School of Architecture, February 2014

“Why We Overbuild. And Why We’ll Do It Again” Appraisal Institute, Chicago annual meeting, October 2013.

“An Autopsy of the Millennial Boom: Chicago in the 2000s” Commercial Real Estate Women meeting, April 2013.

“Economic Development and the New Normal” UIC Urban Forum, December 2012

“Why We Overbuild” Taubman College of Architecture and Urban Planning, University of Michigan, November 2012.

“Building Booms, City Cycles: Explaining the Pace and Form of Downtown Real Estate Development” University of Illinois Champaign Urbana, February 2012.

“Fast Money Buildings the Speculative City” University of Illinois at Champaign Urbana, November 2011.

“The Sale of the Century? Understanding the Recent Wave of Public Asset Lease Deals” Chicago Realty Club, November 2010

“Building the Speculative City” UIC Great Cities Institute, October 2010

“The Timing of TIF: Why Did Chicago Subsidize the Last Construction Boom” UIC Great Cities Institute, January 2009.

“Accountability in Incentives Contracts” Midwestern Association of Economic Development Professionals, December 2007.

“Economic Development in Older, Industrial Cities,” American Assembly and the Brookings Institution, Hershey, PA, November 2007.

“Tax Increment Financing in the Chicago Region” Tuesdays at APA, American Planning Association, September 2007.

“Why the Private Sector Doesn’t Build Green” Keynote Speech. Environmental Protection Agency, Market Barriers to Green Development Conference, May 22, 2007.

“Planned Obsolescence: Building the Disposable City” Cornell University, City and Regional Planning, October 2006.

“Valuing New Housing in Distressed Urban Neighborhoods: Does Design Matter?” (with Brent Ryan) Lincoln Institute of Land Policy, July 2005 and April 2006.

“The State as Venture Capitalist: Financing New Development, Chicago-Style” Centre for Metropolitan Studies, Technical University – Berlin, June 2005.

“The Future of Urban Studies in the American Academy”, Urban Drift, Berlin, July 2005.

“Does TIF Cause Gentrification? The Impact of TIF on Residential Property Appreciation” U.S. Department of Housing and Urban Development Scholars Meeting, November 2005.

“Thin Markets and Tax Inequity: Are Sales Frequencies to Blame For Regressive Property Assessments?” (with Daniel McMillen) Lincoln Institute of Land Policy David C. Lincoln Symposium, October 2005.

“Valuing Housing in Distressed Urban Neighborhoods: Does Design Matter?” (With Brent Ryan) Planning and Development Fellows Meeting, Lincoln Institute of Land Policy, July 2005.

“The Future of Urban Studies in the American Academy” Berlin Forum for Urban and Architectural Research, July 2005.

“The State as Venture Capitalist: Financing Development, Chicago Style” Center for Metropolitan Studies, Technical University – Berlin, July 2005.

“The Effects of Zoning in Built-Out Areas” University of Illinois Institute on Government and Public Affairs Workshop on Land Use Controls, May 2005.

“The Impact of Tax Increment Financing of Residential Appreciation” Joint Seminar in Urban Policy, New York University, February 2005.

“The Politics of Property Valuation: Tax Increment Financing (TIF) in Chicago” Presentation to the UIUC Geography Department/Transnational Theory Working Group, October 2004.

“Negotiating the Ideal Deal” Symposium on Reining in the Competition for Capital, Humphrey Institute, University of Minnesota, February 2004.

“Tax Increment Financing in Theory and Practice” Bureau of Government Affairs, New Orleans, December 2003.

“The Constructive and Logistic Demands of Business” International Federation for Housing and Planning Annual Conference, Vienna, Austria, October 2003.

“Explaining the Incidence of Privately Initiated Demolitions” Workshop on Interpreting Neighborhood Change in Chicago. Sponsored by the Voorhees Center for Neighborhood and Community Improvement. University of Illinois at Chicago, April 2003.

“Can Economic Development Actually Harm Public Education?” Conference on Rethinking Economic Development. Sponsored by Good Jobs First. Baltimore, MD, July 2002.

“Neoliberalism and Urban Redevelopment.” The Globalization Workshop. University of Chicago, June 2002.

“Community Involvement in Planning for Tax Increment Districts.” American Planning Association Annual Meeting, Chicago, April 2002.

“Scaling Down: Fiscal Enclaves in the Entrepreneurial City.” Great Cities Institute Lecture Series. University of Illinois at Chicago, February 2002.

"Rationalizing Obsolescence: The Role of the Entrepreneurial State." Neoliberalism and the City Conference. University of Illinois at Chicago, August 2001.

"The Impact of TIF on School District Finance." Conference on Tax Increment Financing and Tax Caps, Institute for Government and Public Affairs, May 2001.

"TIF in Theory and Practice," University of Minnesota, Humphrey Institute, Urban Seminar Series, March 2001.

"TIF and the Changing Financial Governance of Cities," UIC Great Cities Institute Brown Bag Seminar Series, February 2001.

"Swords into Dow Shares: Governing the Decline of the Military-Industrial Complex." Institute for Legal Studies, University of Wisconsin Law School, November 2000 and Great Cities Institute, University of Illinois, April 2000.

"The Corporate Governance of Defense Contractors: The Case of General Dynamics." Cornell Peace Studies Seminar series, December 1997.

"Multiple Principals, Multiple Goals: Toward a New Corporate Governance of Defense Contractors." Center for International Security and Arms Control, Stanford University, February 1997.

"Private Choices or Public Obligations: Downsizing in the Defense Sector." Graduate School of Design, Harvard University, May 1996.

"Governance and Obligation: Toward a New Theory of Regulating Economic Decline." Department of City and Regional Planning, University of Wales, Cardiff and Programme on Research in Science and Technology (PREST), Manchester University, March 1996.

"Strong Enough for a Man, but Made for a Woman: Gender and Cockpit Design in Defense and Commercial Airframe Manufacture." Peace Studies Colloquia, Cornell University, March 1995.