

RACHEL N. WEBER

Urban Planning and Policy Department (MC 348)
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University of Illinois at Chicago
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ACADEMIC POSITIONS

UNIVERSITY OF ILLINOIS AT CHICAGO

Professor, Urban Planning and Policy Department (August 2015-present)

Director of Graduate Studies, Urban Planning and Policy Department (January 2018-August 2021)

Associate Director for Research and Program Development, Great Cities Institute (January 2010-May 2013)

Associate Professor, Urban Planning and Policy Department (August 2004-August 2015)

Assistant Professor, Urban Planning and Policy Department (January 1998-August 2004)

EDUCATION

CORNELL UNIVERSITY

PhD, City and Regional Planning, 1998

Dissertation: "The State as Corporate Stakeholder: Governing the Decline of the Military Industrial Complex"
Examination fields: Economic Development, Planning Theory, Science & Technology Studies, Property Law

MRP, City and Regional Planning, 1995

Sage Graduate Fellowship
Thomas W. MacKesey Prize for academic achievement, 1994

STANFORD UNIVERSITY

Predocctoral Fellowship, Center for International Security and Arms Control, 1997

HARVARD UNIVERSITY

Visiting Scholar, Graduate School of Design, 1996

BROWN UNIVERSITY

B.A., Development Studies, 1989

Magna Cum Laude and High Honors
Outstanding senior thesis award in Development Studies

AREAS OF SPECIALIZATION

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

RECENT COURSES TAUGHT

DEVELOPMENT FINANCIAL ANALYSIS

THE HISTORY AND THEORY OF URBAN PLANNING

STUDIO: PLAN-MAKING

STUDIO: REVITALIZING URBAN BUSINESS DISTRICTS

RESEARCH DESIGN AND EVALUATION

URBAN ECONOMIC DEVELOPMENT

DEAL MAKING AND NEGOTIATION ANALYSIS

ADVANCED PLANNING THEORY

QUALITATIVE RESEARCH METHODS

UNDERGRADUATE: THE POLITICAL ECONOMY OF URBAN DEVELOPMENT

HONORS AND AWARDS

UIC Institute for the Humanities Fellowship (2021-2022)

Best Book in Urban Affairs from Urban Affairs Association for *From Boom to Bubble* (2017)

Visiting Scholar, Creativity, Innovation and Urban Transformation (CRIT) research group, University of Barcelona (2016-2017)

UIC Institute for Research on Race & Public Policy Engagement Fellowship (2014-15)

Visiting Scholar, Smith School for Enterprise and Environment, Oxford University, Summer (2013)

Research Fellow (2013 to 2018) and Faculty Scholar (2001), UIC Great Cities Institute

Faculty Affiliate, Institute for Government and Public Affairs, University of Illinois (2000-present)

UIC Award for Excellence in Teaching (2009)

Inducted into the Chicago Realty Club (2007) and 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)

Faculty Affiliate, Institute for Legal Studies, University of Wisconsin-Madison (2000-3)

Nomination for Excellence in Teaching Award, UIC (1999)

R. Marlin Smith Award, writing competition for best student 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)

American Planning Association Student Project Award (1994)

Transportation Research Board Graduate Research Award (1994-5)

Fulbright Fellowship, Jadavpur University, Kolkata, India (1991-2)

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.), *The 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, Federico Waitoller, and Joshua Drucker, "Disposable Spaces: How Special Education Enrollment Affects School Closures" *Urban Education*, DOI: 10.1177/00420859221126700, published online 2022.

Bridget Fisher, Flávia Leite and Rachel Weber, "Value Creation, Capture, and Destruction: Hudson Yards and the False Promise of Self-Financing Mega-Projects," *Journal of the American Planning Association* 89(1): 134-145, 2023.

Stephanie Farmer and Rachel Weber, "Education Reform, Financialization, and the Making of the Fiscal Crisis of the Schools" *International Journal of Urban and Regional Research*, 46(6): 911-932, 2022.

Rachel Weber, "Real Estate Speculations" For Symposium: *Built Up, An Historical Perspective on the Contemporary Principles and Practices of Real Estate Development*, by Patrice Derrington. London: Routledge *Environment and Planning A* 54(5): 1024-1028, 2022.

Phil Ashton and Rachel Weber, "Crowd Control: The Regulatory Logics of Urban Crowdfunding" *City* 26 (1): 128-141, 2022.

Rachel Weber, "Embedding Futurity in Urban Governance: Redevelopment Schemes and the Time Value of Money" *Environment and Planning A* 53(3): 503-524, 2021.

Rachel Weber, "Foreclosing the Future: How Finance Got There First" For Interface: Planning Just Futures. *Planning Theory and Practice* DOI 10.1080/14649357.2021.1956815, published on-line 2021.

Rachel Weber, "The 'Financialization' of Urban Redevelopment: Implications for Historic Preservation" *Preservation Education & Research* 13: 1-24, 2021.

Sara Hinkley and Rachel Weber, "Incentives and Austerity: How Did the Great Recession Affect Municipal Economic Development Policy?" *Urban Affairs Review* 57 (3): 820-855, 2021.

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* 57(3): 856-908, 2021.

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* 35 (1): 2020.

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 (103498): 1-12, 2021.

Rachel Weber, Stephanie Farmer, and Mary Donoghue. "Predicting school closures in an era of austerity: The case of Chicago." *Urban Affairs Review* 56 (2): 415-450, 2021.

Joshua Drucker, Geon Kim, and Rachel Weber, "Did incentives help municipalities recover from the Great Recession? Evidence from Midwestern cities" *Growth and Change* 50(3): 894-925, 2021.

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* 55(4): 1035-1069, 2019.

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* 4(1): 1-7, 2017.

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

Rachel Weber. "Performing property cycles." *Journal of Cultural Economy* 9(6): 587-603, 2016.

Kevin Kane and Rachel Weber. "Municipal investment and property value appreciation in Chicago's tax increment financing districts." *Journal of Planning Education and Research*, 36(2): 167-181, 2016.

Phil Ashton, Marc Doussard, and Rachel Weber, "Reconstituting the state: City powers and exposures in Chicago's infrastructure leases." *Urban Studies* 53(7): 1384-1400, 2016.

Pierre Filion, Igal Charney, and Rachel Weber, "Downtowns that work: Lessons from Toronto and Chicago" *Canadian Journal of Urban Research* 24(2): 20-42, 2015.

Thea Crum, Eduardo Salinas, and Rachel Weber, "The civics of community development: The case of Participatory Budgeting Chicago" *Community Development* 46: 261-278, 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* 46: 2787-2794, 2015.

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): 193-207, 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): 55-68, 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, Lorraine 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): 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): 2001-2021, 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): 169-202, 2003.

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

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

Rachel Weber, "Extracting Value from the City: Neoliberalism and Urban Redevelopment." *Antipode* 34:3, Summer 2002 [Translated into Portuguese and French and reprinted in *Valua Terra: On the Value of Environments*, Fabrice Bardet, Lucia Shimbo, Huana Carvalho (eds.) École U de Lyon and Éditions deux-cent-cinq, 2022; Reprinted in *Mute Magazine*, September 2006].

Nik Theodore and Rachel Weber, "Introduction to Focus Section: Low-Wage Labor Markets," *Economic Development Quarterly* 16(4): 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): 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*, 9th Edition, LEXIS Publishing, 2015)

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

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

Rachel Weber, "Accommodating Difference: Gender and Cockpit Design in Civilian and Defense Aviation." *Transportation Research Review* 1480, 1995.

CHAPTERS IN BOOKS

Renee Tapp and Rachel Weber "Buildings as financial assets." In *The Political Economy of Land*. Robert Beauregard and Mika Hyötyläinen (eds.) Routledge, 2022.

Rachel Weber, Amanda Kass, and Sara Hinkley "Debt and devolution: Funding school facilities in an age of austerity." In *Private Metropolis. The Eclipse of Local Democratic Governance*. Dennis Judd, Alba Alexander, and Evan Mackenzie (eds.), University of Minnesota Press, 2021.

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. "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 21st 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 21st 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 21st 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, "Military-Industrial Complex." Entry for *Encyclopedia Britannica*, 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.

BOOK REVIEWS

Review of Destin Jenkins, *Bonds of Inequality in Metropolitcs* (2021).
<https://metropolitcs.org/Infrastructure-Financing-and-the-Bonds-of-Inequality.html>

Review of Brian Massumi, *99 Theses on the Revaluation of Value in Dialogues in Human Geography* (2020).

Review of Brett Christophers, *The New Enclosure* entitled "This land was (not) made for you and me" in *Dialogues in Human Geography* 10(1): 68-70, 2020.

Review of Andy Pike et al. *Financialising City Statecraft and Infrastructure in Environment and Planning A: Economy and Space* 52(4): 2020.

Review of Winifred Curran, *Gender and Gentrification* in *International Journal of Urban and Regional Research*, January (2019).

Review of Larry Bennett, *The Third City: Chicago and American Urbanism* in *The Journal of Illinois History* (2011).

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

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

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

Review of Robert Giloth, (ed.), *Jobs and Economic Development* in *Journal of Planning Education and Research* (1999).

Review of Greg Bischak and Kevin Cassidy, *Real Security: Converting the Cold War Economy and Building Peace* in *The Bookpress* (1994).

OP-EDS, TECHNICAL REPORTS, AND PLANS

Bridget Fisher, Flávia Leite and Rachel Weber “The dubious value of ‘value capture’ financing” *New York Daily News*, June 22, 2022

Phil Ashton and Rachel Weber, “How finance colonizes urban futures” AirGo podcast
<https://podcasts.apple.com/us/podcast/sawyer-seminar-vol-5-how-finance-colonizes-urban-futures/id1016530091?i=1000528753274>

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

Joshua Drucker and Rachel Weber “Did TIF help municipalities recover from the Great Recession?” *Public Administration Times*, April 2020

“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.firstofthemonth.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 White Paper, 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.lincolnst.edu/pubs/pub-detail.asp?id=839>.

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.

SPONSORED RESEARCH

"Cook County working group on property tax and incentives" Cook County, Illinois 2023-2025 \$480,000 (Co-PI with David Merriman, Joshua Drucker, and Chicago Metro Area Planning Agency)

"Liquid assets: Riverfront development and the case of Lincoln Yards" Lincoln Institute for Land Policy Case Study Grant (Co-PI with Sevin Yildiz)

"Special Spaces: How Special Education Affects Classroom Utilization, School Closures, and Educational Equity in Chicago" UIC 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 KEYNOTES

Keynote, "No Future? Banking on future land values during uncertain times" City Debates conference, American University of Beirut, March 13, 2023

Panelist, "From Chicago to Sao Paulo, Buenos Aires, and Lyon: The 'laws' of urban financialization" A l'ecole de l'Anthropocene, University of Lyons, France, January 26, 2023

Keynote, "Frontiers: Why planners should care about financialization" Universidade Federal do Grande ABC, Brazil International Seminar on Planning Education, November 4, 2022

Panelist, "Zoning and housing market realities" Kreisman Symposium on Housing, Law and Policy, University of Chicago Law School, April 2022

Speaker, "Financial Astrology: Predicting Real Estate Values during a Pandemic" FinGeo International Seminar Series, April 5, 2022

Panelist, "The Future of the urban middle class," The Brookings Institution and the Chicago Architecture Center, June 15, 2021

Keynote, "The financialization of urban development: Implications for historic preservation" National Association for Preservation Education Annual meeting, October 26, 2020

Speaker, "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.

Invited critic, Assistant Professor Robin Bartram's manuscript *Stacked Decks: Building Inspectors and the Reproduction of Inequality*, Sociology Department, Tulane University, New Orleans, January 12-13, 2020

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

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 graduate workshop on Debtor Urbanization, "Buy the Sky and Sell the Sky: Valuing the Future" University of Michigan, 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

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

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

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

Panelist, "Global Financializations" University of Paris LATTS, January 2017

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

Speaker, "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

Panelist, "Neighborhood Capitalisms," UIC Urban Forum, 2015

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

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

Speaker, "Privatized Infrastructures and Finance" School of Social Service Administration, University of Chicago, November 2014

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

Keynote, "Why We Overbuild. And Why We'll Do It Again" Appraisal Institute, Chicago annual meeting, October 2013

Speaker, "An Autopsy of the Millennial Boom: Chicago in the 2000s" Commercial Real Estate Women meeting, April 2013

Panelist, "Economic Development and the New Normal" UIC Urban Forum, December 2012

Speaker, "Why We Overbuild" Taubman College of Architecture and Urban Planning, University of Michigan, November 2012

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

Speaker, "Fast Money Buildings the Speculative City" University of Illinois at Champaign Urbana, November 2011

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

Speaker, "Building the Speculative City" UIC Great Cities Institute, October 2010

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

Panelist, "Accountability in Incentives Contracts" Midwestern Association of Economic Development Professionals, December 2007

Panelist, "Economic Development in Older, Industrial Cities," American Assembly and the Brookings Institution, Hershey, PA, November 2007

Speaker, "Tax Increment Financing in the Chicago Region" Tuesdays at APA, American Planning Association, September 2007

Keynote, "Why the Private Sector Doesn't Build Green". Environmental Protection Agency, Market Barriers to Green Development Conference, May 22, 2007

Speaker, "Planned Obsolescence: Building the Disposable City" Cornell University, City and Regional Planning, October 2006

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

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

Panelist, "The Future of Urban Studies in the American Academy", Urban Drift: Berlin Forum for Urban and Architectural Research, Berlin, July 2005

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

Speaker, "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

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

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

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

Speaker, "The Impact of Tax Increment Financing of Residential Appreciation" Joint Seminar in Urban Policy, New York University, February 2005

Speaker, "The Politics of Property Valuation: Tax Increment Financing (TIF) in Chicago" UIUC Geography Department/Transnational Theory Working Group, October 2004

Speaker, "Negotiating the Ideal Deal" Symposium on Reining in the Competition for Capital, Humphrey Institute, University of Minnesota, February 2004

Speaker, "Tax Increment Financing in Theory and Practice" Bureau of Government Affairs, New Orleans, December 2003

Keynote, "The Constructive and Logistic Demands of Business" International Federation for Housing and Planning Annual Conference, Vienna, Austria, October 2003

Speaker, "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

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

Speaker, "Neoliberalism and Urban Redevelopment." The Globalization Workshop. University of Chicago, June 2002

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

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

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

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

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

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

Speaker, "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

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

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

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

Speaker, "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

Speaker, "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

PROFESSIONAL PAPERS

"Liquid Assets: Riverfront development, ecological value, and the case of Lincoln Yards" Association of Collegiate Schools of Planning Annual Meeting, Toronto, Canada, November 2022 (with Sevin Yildiz)

"Landlord and Lender: Asset Manager Capitalism and Financialization of Housing" Association of Collegiate Schools of Planning Annual Meeting, Toronto, Canada, November 2022 (with Renee Tapp)

"Land Value Creation, Capture, and Destruction: The Case of Hudson Yards" American Association of Geographers, April 2021

"Land Value Creation or Capture?" Association of Collegiate Schools of Planning Annual Meeting, Greenville, October 2020

"Money matters: Financialization and the materiality of the built environment" American Association of Geographers annual meeting, Washington DC, April 2019

"Building Material: What Bob Beauregard (and Science & Technology Studies) Can Teach Us about Construction Cycles" Urban Affairs Association Annual Meeting, Toronto, April 2018

"The Future in a Spreadsheet: The Emergence and Institutionalization of Economic Impact Modeling" Annual Meeting of the Society for American City and Regional Planning History. Cleveland, October 2017

"Incentives and austerity: Economic development during the recession" Association of Collegiate Schools of Planning Annual Meeting, Denver, October 2017 (with Sara Hinkley)

"Explaining incentive adoption" Association of Collegiate Schools of Planning Annual Meeting, Denver, October 2017 (With Andrea Craft and Josh Drucker)

"Performing Property Markets" American Association of Geographers, San Francisco, March 2016

"Real Estate and Finance: Revisiting the 1994 special issues in Environment and Planning A" Association of American Geographers. Tampa, April 2014

"Unbuilding the Loop: Obsolescence and Business District Relocation during the 1920s and 2000s Booms" Annual Meeting of the Society for American City and Regional Planning History. Toronto, October 2013

"What Will the Next Building Boom Look Like? Forecasting the Spatial Preferences of Finance." Association of Collegiate Schools of Planning Annual Meeting, Dublin, Ireland, July 2013

"Underwriting the Hyperactive City: The Paradoxical Role of the Local State During Construction Booms" Association of Collegiate Schools of Planning Annual Meeting, Cincinnati, October 2012

"Boomed, Bubbled, Busted: Understanding Post-War Real Estate Cycles" Annual Meeting of the Society for American City and Regional Planning History. Baltimore, MD, November 2011

"Policy Bubbles: The Rise and Fall of the High-Priced Infrastructure Lease" Association of American Geographers Annual Meeting, Seattle, WA, April 2011

"The Residentialization of Downtown: The Case of Chicago and Toronto" Urban Affairs Association Annual Meeting, New Orleans, March 2011

"The Sale of the Century: Understanding the Evolving Market for Asset Privatization" Association of Collegiate Schools of Planning Annual Meeting, Minneapolis, MN, October 2010

"The Historical Roots of TIF, or How Real Estate Consultants Kept Urban Renewal Alive" Society for American City and Regional Planning History, Oakland, October 2009

"Motivated Buyers, Hazardous Morals: An Autopsy of the 1996-2007 Urban Construction Boom" Association of Collegiate Schools of Planning Annual Meeting, Washington, DC, September 2009

"Fast Money, City Policy, and the Overbuilding of Chicago" Urban Affairs Association Annual Meeting, Chicago, March 2009

"Wasted Space, Cool Place: The Cultural Reappropriation of Obsolete Properties" Association of Collegiate Schools of Planning Annual Meeting, Chicago, July 2008

"The Financialization of Urban Policy" Urban Affairs Association Annual Meeting, Seattle, March 2007

"Restless in Place: Spatial Adjustment to Supply Shocks" Association of Collegiate Schools of Planning Annual Meeting, Milwaukee, October 2007

"Property Tax Inequities and Thin Markets" Association of American Geographers Annual Meeting, Chicago, IL, March 2006

"Reconciling Nostalgia and Futurism in Planning" Roundtable organizer and presenter. Association of Collegiate Schools of Planning Annual Meeting, November, Kansas City, MO, October 2006

"Berlin after 1989: A Historic Opportunity for Comprehensive Urban Renewal, but..." (with Deike Peters and Uwe Altrock) Association of Collegiate Schools of Planning Annual Meeting, Baltimore, October 2005

"Valuing Property in Distressed Urban Neighborhoods: Does Design Matter?" (with Brent Ryan) Association of Collegiate Schools of Planning Annual Meeting, Baltimore, October 2005

"Tax Increment Financing, Gentrification and Demolition" Conference on Chicago Research and Public Policy, May 2004

"Constructing Expert Knowledge in the Appraisal Industry" Law and Society Association Annual Meeting, May 2004

Organizer and speaker, Roundtable on "How Planners Conceptualize the Past" Association of Collegiate Schools of Planning Annual Meeting, Portland, OR November 2004

Organizer and speaker, Roundtable on "The Concept of Progress in Planning" Association of Collegiate Schools of Planning Annual Meeting, November 2003

Organizer, Roundtable on "The Concept of Progress in Planning" Association of Collegiate Schools of Planning Annual Meeting, Baltimore, November 2002

Organizer and speaker, Roundtable on "The Concept of Obsolescence in Planning" Association of Collegiate Schools of Planning Annual Meeting, Cleveland, November 2001

"Does TIF Cause Gentrification? The Impact of Tax Increment Financing on Residential Property Values." Urban Affairs Association Annual Meeting, Washington DC March 2004.

"Does Tax Increment Financing Increase the Value of Urban Industrial Property?" National Tax Association, December 2003.

"The Impact of Tax Increment Financing on Urban Industrial Property Values." Association of Collegiate Schools of Planning Annual Meeting, Baltimore, November 2002.

"Rethinking City Powerlessness." Law and Society Association. Budapest, July 2001.

"State-Sponsored Speculation? The Impact of TIF on Industrial Property Values." Urban Affairs Association. Detroit. April 2001.

"Supply Chain Rationalization and Labor Market Flexibility." Association of American Geographers Annual Meeting, New York City. March 2001.

"The Virtuous Circle: Home Ownership and Job Retention." Association of Collegiate Schools of Planning Annual Meeting, Atlanta. November 2000.

"The Privatization of Urban Public Finance" Urban Affairs Association Annual Meeting, Los Angeles, May 2000.

"Turning TIFs into JOBS: The Dilemmas of Local Financing for Workforce Development" Association of Collegiate Schools of Planning Annual Meeting, Chicago, November 1999

"Economic Development Subsidy Agreements as Incomplete Contracts: A Law and Economics Perspective." Urban Affairs Association Annual Meeting, Louisville, April 1999

"With Strings Attached: Implementing the *Quid Pro Quo* in Economic Development Deals." Association of Collegiate Schools of Planning Annual Meeting, Pasadena, November 1998

"Labor, Business Incentives and Corporate Regulation: Implications for Regional Economic Development." Association of Collegiate Schools of Planning Annual Conference, November 1997

"Restructuring the Firm's Nexus of Contracts." Eastern Economics Association, Washington, DC, April 1997

"Contracting In: The Corporate Governance of Defense Contractors." Conference on the New Economics of Science, Notre Dame, March 1997

"Governance and Obligation: A Legal-Institutional Approach to the Restructuring of the U.S. Defense Sector." Association of Collegiate Schools of Planning annual meeting, Toronto, July 1996

"Challenging Private Property and Contractual Freedom: The Case of Defense Conversion." Association of Collegiate Schools of Planning annual meeting, Detroit, MI, October 1995

"Accommodating Difference: Gender and Cockpit Design in Civilian and Defense Aviation." Transportation Research Board annual meeting, Washington, DC, January 1995

"Defense Conversion: Assessing Clinton's New Agenda." Association of Collegiate Schools of Planning annual meeting, Phoenix, AZ, October 1994 (with Susan Christopherson)

SERVICE TO THE PROFESSION

ASSOCIATION OF COLLEGIATE SCHOOLS OF PLANNING

Member, Faculty Mentoring Committee, 2023-present

Chair, Barclay G Jones Award for best dissertation in planning, 2016-2022

Track Co-Chair, Economic Development, 2009-2012

Member, PhD Committee, 2008-2012

Faculty instructor, Doctoral Proposal Summer Workshop, Invited: 2002, 2007, 2008, 2009

Faculty mentor, 2006-present (David Hsu, University of Pennsylvania and MIT; Laura Solitaire, Texas Southern University)

Organizer, Bike Tour of Industrial Chicago, Annual Meeting, Summer 2008

Organizer, Chicago Blues and Jazz Tour, Annual Meeting, Fall 1999

Organizer, Planned Manufacturing District Tour, Annual Meeting, Fall 1999

Student representative, ACSP executive board, 1996-1998

SOCIETY FOR AMERICAN CITY AND REGIONAL PLANNING HISTORY

Board Member, 2013-2019

Member, Program Committee, 2010-2012

ASSOCIATION OF AMERICAN GEOGRAPHERS

Member, Local Host Committee, Annual Meeting, 2014-15

URBAN AFFAIRS ASSOCIATION

Member, Local Host Committee, Annual Meeting, 2009

Member, Journal of Urban Affairs Best Paper Award Committee, 2009

PROFESSIONAL JOURNALS AND OTHER RESEARCH REVIEWS

Associate editor, Journal of the American Planning Association, 2010-present

Associate editor, Competition and Change Editorial Board, 2022-present

Book review editor, Urban Affairs Review, 2004-7

Member, Finance and Space Editorial Board, 2023-present

Member, Environment and Planning A Editorial Board, 2021-present

Member, Competition and Change, Editorial Board 2021-present

Member, Regional Studies Editorial Board, 2021-present

Member, Urban Affairs Review Editorial Board, 2017-present

Member, Journal of Urban Renewal and Regeneration, 2017-present

Member, Planning Theory and Practice Editorial Board, 2007-present

Member, International Planning Studies Editorial Board, 2007-present

Member, Urban Affairs Review Editorial Board, 2001-3

Member, Economic Development Quarterly Editorial Board, 2000-2005

Article reviewer for Journal of Planning Education and Research (10), Journal of the American Planning Association (19), Journal of Urban Affairs (5), Economic Development Quarterly (6), City and Community (1), Journal of Economic Literature (1), Antipode (2), Science, Technology and Human Values (2), Environment and Planning A (5), International Journal of Urban Research (5), Journal of Planning Literature (4), Cambridge Journal of Regions, Economy and Society (2), Regional Science and Urban Economics (2) and Urban Affairs Review (14)

Book manuscript reviewer for Routledge Press (5); Oxford University Press (3); University of Chicago Press (6); University of Illinois Press (2); and ME Sharpe (2)

Reviewer, MacArthur Foundation Fellowship Program ("Genius" grants), 2002

OTHER PROFESSIONAL SERVICE

Supervisor, Urban Studies Foundation postdoctoral scholar Renee Tapp, 2020-present

Mentor, Penn State University Department of Geography Assistant Professor Emily Rosenman, 2022-present

Promotion and Tenure review: University of California Berkeley (2); Drexel University (1); University of Pennsylvania (1); Cornell University (1); University of Michigan (2); University of California Irvine (1); Harvard University (1); CUNY Hunter College (1); University of Kentucky (1); Durham University (UK) (1); University of North Carolina (2); University of Massachusetts-Amherst (1)

SERVICE TO THE UNIVERSITY OF ILLINOIS AT CHICAGO

UNIVERSITY SERVICE

Associate Director, UIC Great Cities Institute, 2010-2013. Submitted grants; managed grant application process for staff and affiliates; initiated speaker series; developed leadership and training programs; developed network of community partners; ran Faculty Scholar Selection Committee; managed economic development and governance faculty committees; responded to university and external inquiries about engaged research activities of UIC faculty and staff.

Faculty advisor, HUD Affordable Housing student competition, 2023

Reviewer, COVID-19 Faculty grants review committee, 2022

Faculty advisor, Eisenberg Midwest Graduate Student Real Estate Challenge, 2014, 2015

Member, Urban Forum Organizing Committee, 2012, 2014

Member, Center for Excellence in Teaching and Learning Committee, 2010-2013

Member, Institute for Research on Race and Public Policy Selection Committee, 2010

Member, Master's Degree in Real Estate Program Committee, 2000-3.

Instructor, Development Finance class offered as part of Urban Developers Program (a one-year certificate program administered by UIC and the Chicago Rehab Network), 1999-2003

Member (elected), Executive Board, UIC Hillel, 2000-2

Member, City Design Center-Fannie Mae University Community Partnership Advisory Committee, 1998-2002

Member, Great Cities Institute Winter Forum Organizing Committee, 2000, 2001, 2002

Founding member, UIC Data and Democracy Project. Worked with faculty in College of Education and Voorhees Center to obtain and manage datasets about school construction, TIF, and housing markets. Co-hosted meeting of scholars and community activists to present results of initial analysis, January 2008

Adviser to Associate Vice Chancellor of Capital Programs and Associate Chancellor for Access and Equity, 2001. Helped develop the Conditional Assistance Program (CAP) for low- and middle-income UIC employees and community residents wishing to purchase homes in University Village, a new-build housing development south of the UIC campus.

COLLEGE SERVICE

Founder and member of selection committee, Janet L. Smith Practitioner in Residence program, 2022-present

Founder and faculty sponsor for Nicholas J. Trkla - Urban Land Institute Research Scholarship. Helped bring this scholarship to UIC from the ULI, managed scholarship, and oversaw selected students. 2012-2018

Member, College Promotion & Tenure Committee, 2011 to present

Member, CUPPA Executive Committee, 2008-9; Member, 1999-2000, 2003-4, 2005-6; 2019-2021.

Member, Executive Board, UIC Center for Urban Economic Development, 1998-present

Member, Faculty Advisory Board, Government Finance Research Center, 2017-present

Member, CUED Executive Director search committee, 2011

Member, CUPPA Educational Policy Committee, 1999-2000; 2002-3; 2003-4

Invited speaker, CUPPA Lifelong Learning Day "Financing Strategic Infrastructure", November 2005

Invited participant, Lifelong Learning Day for CUPPA Alumni, 2002

Invited speaker, CUPPA Presentation to the Select Committee on the Office of the Deputy Prime Minister (ODPM), United Kingdom (one of three faculty invited to make presentation about urban redevelopment strategies in Chicago), September 2003

Member, CUPPA Strategic Thinking Committee, 2003-4

Member, Housing Dynamics Project, Voorhees Center for Neighborhood and Community Improvement, 2002-3

Member, CUPPA Strategic Planning Committee on State Policy, 2002-3

DEPARTMENTAL SERVICE

Director of Graduate Studies, 2018-2021. Managed admissions and application selection process for MUPP and PhD programs; initiated curricular changes; managed recruitment and ran Information Sessions for prospective students; ran Orientation sessions for new students; managed PAB reaccreditation process; applied for funding for PhD students; addressed student concerns and grievances; represented graduate programs at university level.

Co-Chair, UPP Fundraising Committee for 50th Anniversary, 2022-present

Chair, MUPP committee, 2022-present; Member MUPP Committee 2008-2009; 2013-2014; 2017-2018

Chair, PhD Committee, 2008-9; Member PhD Committee 2000-3, 2007-8

Chair, Head Search Committee, 2015; CUED Director Search Committee, 2002-3

Chair, Economic Development Faculty Search Committee, 2008

Chair, Economic Development Committee, 2008, 2104, 2017

Member, UPP Symposium Committee, 2013 – present

Member, UPP Faculty Search Committee, 1999-2000; 2002-3

Member, UPP Advisory Committee, 2000, 2004, 2007, 2008

Organizer, UPP Brown Bag Lecture Series, 2001-2

Chair, Awards Selection Committee, 2001, 2002, 2016-present

Member, UPP Undergraduate Program Committee, 1998-2000, 2017

Member, Institutional Review Board Departmental Committee, 2000

PhD Committee Chair: Rodrigo Resck; Lindsey Realmuto; Andrea Craft; Catalina Ortiz; Stefan Mueller; Robby Habans.

PhD Committee Member: Amanda Kass; Youngjun Kim; Sara O'Neill-Kohl; Geon Kim; Em Hall; Derick Anderson; Nina Martin; Marc Doussard; Estephan Salameh; Greg Schrock; Nancy Hudspeth; Andy Greenlee; Ryan Hollon; Zafer Sonmez; Beth Gutelius; Sara O'Neil-Kohl; Pamela Freese.

PhD Committee Member for students in other UIC department and universities: Tommy Hill, Urban Planning, Harvard University; Justin McBride, Urban Planning, UCLA; Matt Wilson, Urban Planning, University of North Carolina; Rachel Clancy, Media Studies, University of Pittsburgh; Kaiyu Li, Political Science, UIC; Joe Daniels, Geography, University of British Columbia; Alan Cander, Urban Planning, Rutgers University; Benedict Salazar Jimenez, Public Administration, UIC; Timothy Green, Urban Planning, University of Illinois Champaign Urbana; Jean Guarino, Art History, UIC.

SERVICE TO THE COMMUNITY

GOVERNMENT AND PLANNING ORGANIZATIONS

Invited member, Developer Advisory Committee, City of Chicago, 2020-present

Invited member, Equitable Investment Committee, Metropolitan Planning Council, 2019-present

Invited member, TIF Advisory Committee, Chicago United for Equity, 2019-present

Author of affidavit, Chicago Lawyer's Committee on Civil Rights challenging Lincoln Yards development, 2020

Reviewer, Illinois Comptroller's Proposed Reforms to State TIF Enabling Legislation, 2020

Speaker, provided testimony in front of Illinois Property Tax Reform Task Force, 2020

Advisor, Audit of Department of Planning and Development, Office of Inspector General, City of Chicago, 2020

Appointed Member, Tax Increment Financing Reform Task Force, for Mayor Rahm Emanuel's transition, 2011

Impact: Led to major procedural changes in how the City of Chicago reviews TIF district proposals and allocates funding

Invited Speaker on the topic of TIF and school finance, Black Congressional Caucus, Illinois General Assembly, 2013

Impact: Led to my assistance drafting House Bill 187 for Rep. Rita Mayfield (D-Waukegan), which would provide school districts with the inflationary increase in EAV currently tied up in TIF districts. March 2013

Speaker, provided testimony in support of TIF Sunshine Ordinance, 2009.

Impact: Led to passage of TIF Sunshine Ordinance, which formalizes the disclosure of data April 2009

Invited member, Market Barriers to Sustainable Development Steering Committee, US Environmental Protection Agency, 2007-8

Expert witness, Metropolitan Water Reclamation District of Cook County vs Village of Glenview (suit challenging the “but for” requirement of a TIF redevelopment agreement), 2001

Invited member, Industrial TIF Task Force, Regional Manufacturing Training Collaborative, 2001-2

Invited member, Urban Policy Advisory Committee for then-presidential candidate Barack Obama, 2008

NON-PROFIT PLANNING AND REAL ESTATE ORGANIZATIONS

Board Member, Oak Park Residence Corporation (owns and manages 1000 units of affordable housing), 2019-present

Board Member, Faculty Advisory Board, Harold Eisenberg Foundation, 2014 - 2019

Board Member, Jewish Council on Urban Affairs, 2005 – 2009

Member, Advisory Committee, YIELD. Program sponsored by Urban Land Institute and LISC Chicago to support POC commercial real estate developers in the region (“to invest in diverse developers who will catalyze impactful projects across Chicago neighborhoods to create more local wealth.”), 2019-present

Advisor, UIC-Oak Park Collaborative, 2002-3: Conducted economic and fiscal analysis of character plans for two business districts.

Invited Participant, Roundtable on High Road Economic Development Strategies, Ford Foundation, New York, 2005

Advisor, Suburban Bias of Subsidies in Illinois, Good Jobs First, 2020, 2004

Lead organizer and technical adviser, “Livin’ in Lawndale”, 1998-2002: Developed an Employer Assisted Housing Program in the low-income Chicago neighborhood of North Lawndale.

Advisor, Good Jobs First, Institute for Taxation and Economic Policy, Washington, DC, 2000-3; 2011-2013

Member, TIF Advisory Committee, Center for Labor and Community Research, 2000-2002

Judge, Neighborhood Development Awards, Chicago, 2000, 2001, 2002

Member, Asset Management & Development Committee, The Resurrection Project, 1999-2000

Invited speaker on TIF, economic development, and public finance to: Grassroots Collaborative (2020); Cook County Bureau of Economic Development (2020); Urban Land Institute (2020), Metropolitan Planning Council (2019); LUCHA Community Development Corporation, December (2007); Responsible Economic Development for Oak Park (2002); The West Humboldt Park Development Council (2001); Community Workshop on Economic Development (2000); North Lawndale Employment Network (2000); Jewish Council on Urban Affairs (2000); Commercial Real Estate Women Annual Meeting (2005); Civic Lab (2013); Urban Land Institute (2011); Friends of Downtown (2010); The Chicago Realty Club (2015; 2009); Bank of America (1999); Center for Urban Policy Research, Loyola University (1999).

MEDIA

Regularly quoted by local and national newspapers and radio broadcasts, including the *Economist*, *New York Times*, *National Public Radio’s Marketplace*, *Wall Street Journal*, *WBEZ Chicago Public Radio*, *Chicago Tribune*, *Chicago Sun Times*, *Progress Illinois*, *Crain’s Chicago Business*.