

SOUTH SUBURBAN RENAISSANCE: FORGING NEW PATHS TO PROSPERITY

Celebration and Launch

11/13/2019



Thank You | Development Authority Leadership Group

Vernard Alsberry (Co-Chair)	President, Village of Hazel Crest, Immediate Past President, SSMMA
Carter Sterling (Co-Chair)	Chief Executive Officer, Sterling Lumber
Marlow Colvin	Vice President Government Affairs, ComEd
Will Davis	Representative (30th District), Illinois House of Representatives
Anthony DeLuca	Representative (80th District), Illinois House of Representatives
David Doig	President, Chicago Neighborhood Initiatives
Paul Donohue	Vice President, Philanthropy & Community Relations, Ingalls Health System
Xochitl Flores	Bureau Chief, Bureau of Economic Development, Cook County
Michael Hastings	Senator (19th District), Illinois State Senate
Calvin Holmes	Executive Director, Chicago Community Loan Fund
Toi Hutchinson	Senator (40th District), Illinois State Senate
O. Victoria Lakes-Battle	Executive Director - Chicago, IFF

Cornell Lurry	NE Regional Community Development Relationship Manager, Midland States Bank
Elaine Maimon	President, Governors State University
Donna Miller	Commissioner, Cook County
Stanley Moore	Commissioner, Cook County
Rick Reinbold	Mayor, Richton Park
Tony Sanchez	Owner, Sanchez Paving
Bill Steers	General Manager, Communications and Corporate Responsibility, ArcelorMittal
Deborah Sims	Commissioner, Cook County
Diane Williams	Trustee, Village of Flossmoor and Board Member, CMAP
Eugene Williams	Mayor, Village of Lynwood
Terri Winfree	President, Prairie State College

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A Critical Part of the Region Offering Enormous Opportunity

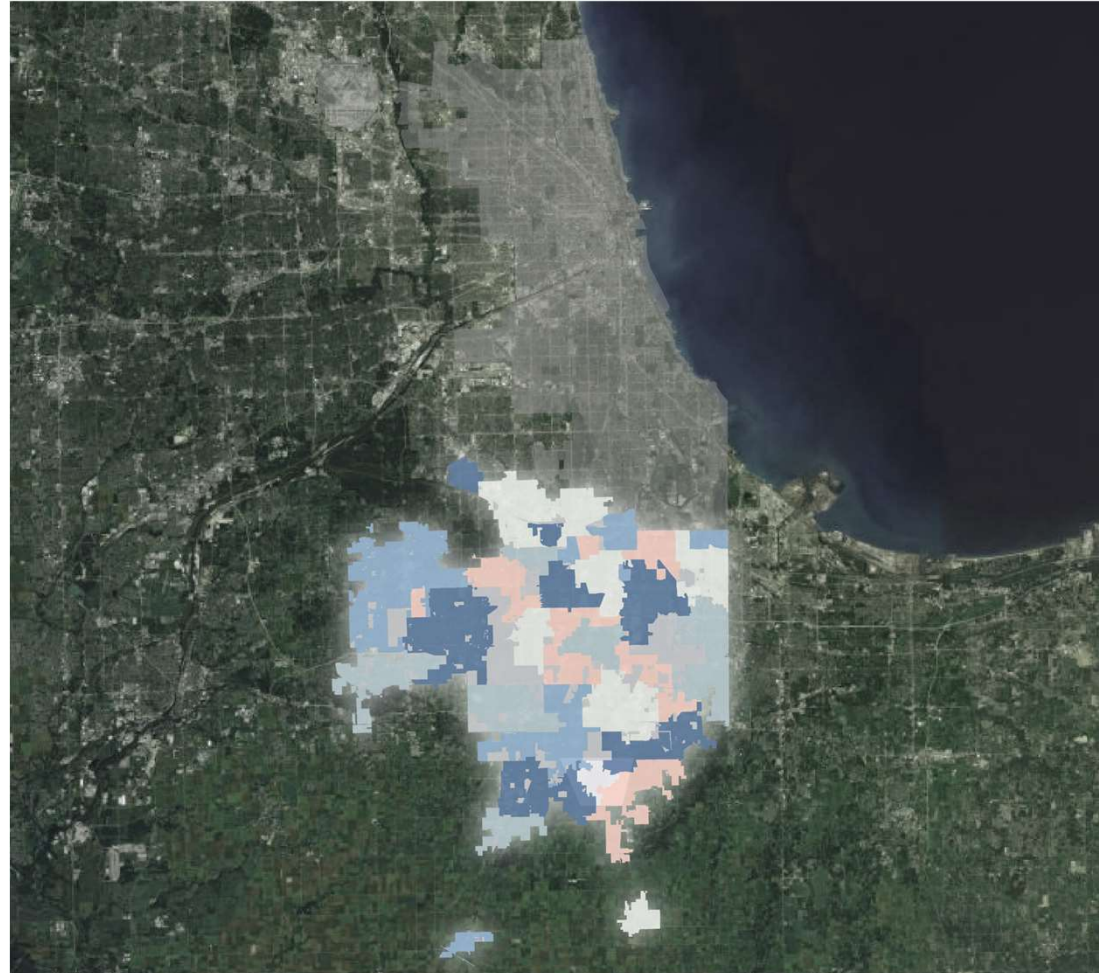
500K+
residents

20K+
businesses

\$16B
economic
output

130K+
jobs

74%
of residents work
elsewhere in region





Storied Past, Promising Future

The 20th Century Apex of Chicago's Manufacturing and Transportation Economy

- The South Suburbs drove Chicagoland's industrial base, and provided an attractive place to live, work and play.

At the “crossroads” of waterways, rail networks and extensive infrastructure

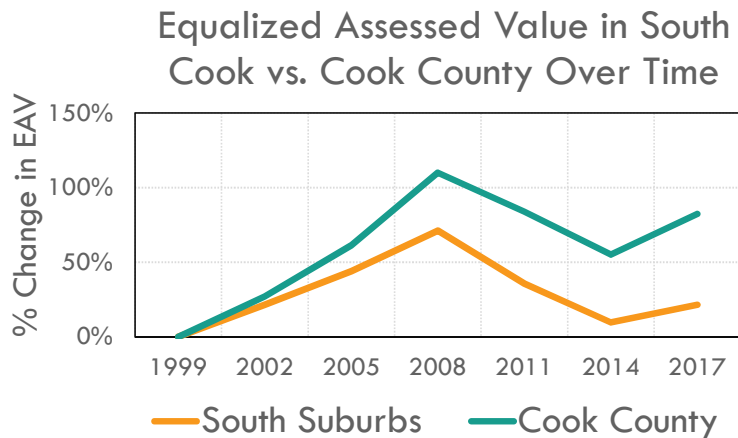


Sources: Industrial Heritage Archives – Southeast Chicago Historical Society, Pullman State Historic Site. <http://industrialscenery.blogspot.com/2016/02/uss-south-works.html>
Aerial View of Park Forest, 1952; Chicago Historical Society <https://s.si.edu/2kU6FAj>

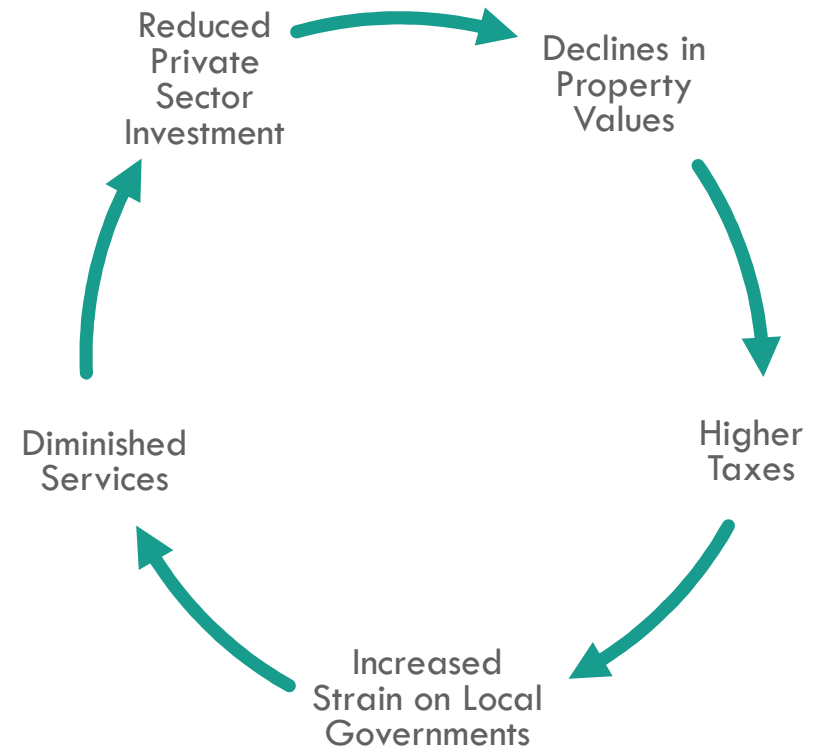
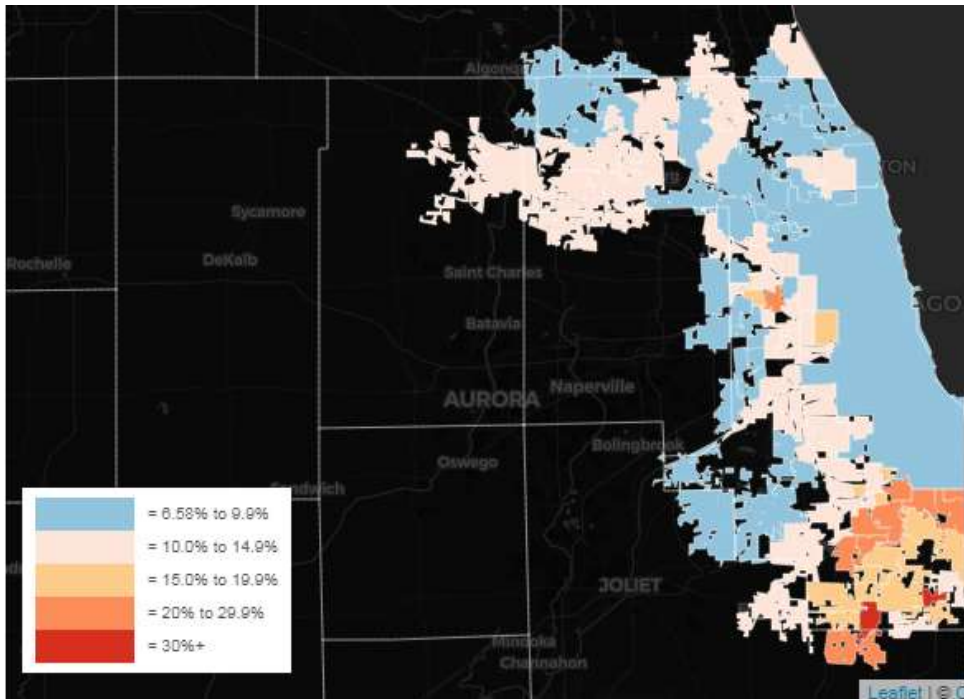
Deindustrialization & Disinvestment



- High Unemployment & Poverty
- Housing Prices 30-50% Below Peak
- High Vacancy Rates



Time to Disrupt the Cycles of Disinvestment & Fragmentation



- 40+ Municipalities
- Highest Property Tax Burdens in the Region

South Suburbs Still Have Enormous Assets





Seizing the Opportunities



▶ THE VISION:

- **Transformative change:** The Southland once again becomes economic powerhouse driving growth in the regional economy.

▶ GETTING THERE:

- **Comprehensive, mutually reinforcing industry, workforce, community and other strategies** which coordinate, build from and scale existing south suburban efforts
- Signature major **industrial development**
- New institutional **capacity and financial resources**

Preliminary Strategies



Drive Innovation
in Strong
Industrial Clusters



Create
Institutional
Infrastructure for
Transformative
Growth



Promote
Targeted,
Employer-Driven
Workforce
Development



Establish
Southland as
“Green
Playground”



Revitalize &
Develop Housing
and Consumer
Amenities to
Attract & Retain
Residents



Building the Civic Infrastructure

Achieving These Goals Requires New Capacity

IF WE ARE TO...

Revitalize neighborhoods with transformative investment

Better align workforce with shifting labor demands

Become a center for industry and innovation districts

Develop an innovation ecosystem



THEN FIRST WE MUST...

- ❑ Build coordinated management and financial capacity to undertake large projects
- ❑ Address south suburban economic development comprehensively
- ❑ Act at the leading edge of the market
- ❑ Bring new resources to the Southland

Southland Development Authority Characteristics



Development Authorities Represent a Powerful Tool



The Southland Development Authority (SDA) provides the institutional capacity to drive the strategic, large-scale investment that is necessary to propel Cook County's south suburbs forward.

Bolstering & Building Civic Infrastructure





Breaking Ground:
Driving the Next Economy

Re-establishing The Southland as an Economic Powerhouse

Sector-Based
Workforce Training

Housing Finance
Products

Revenue-Generating
Community Solar

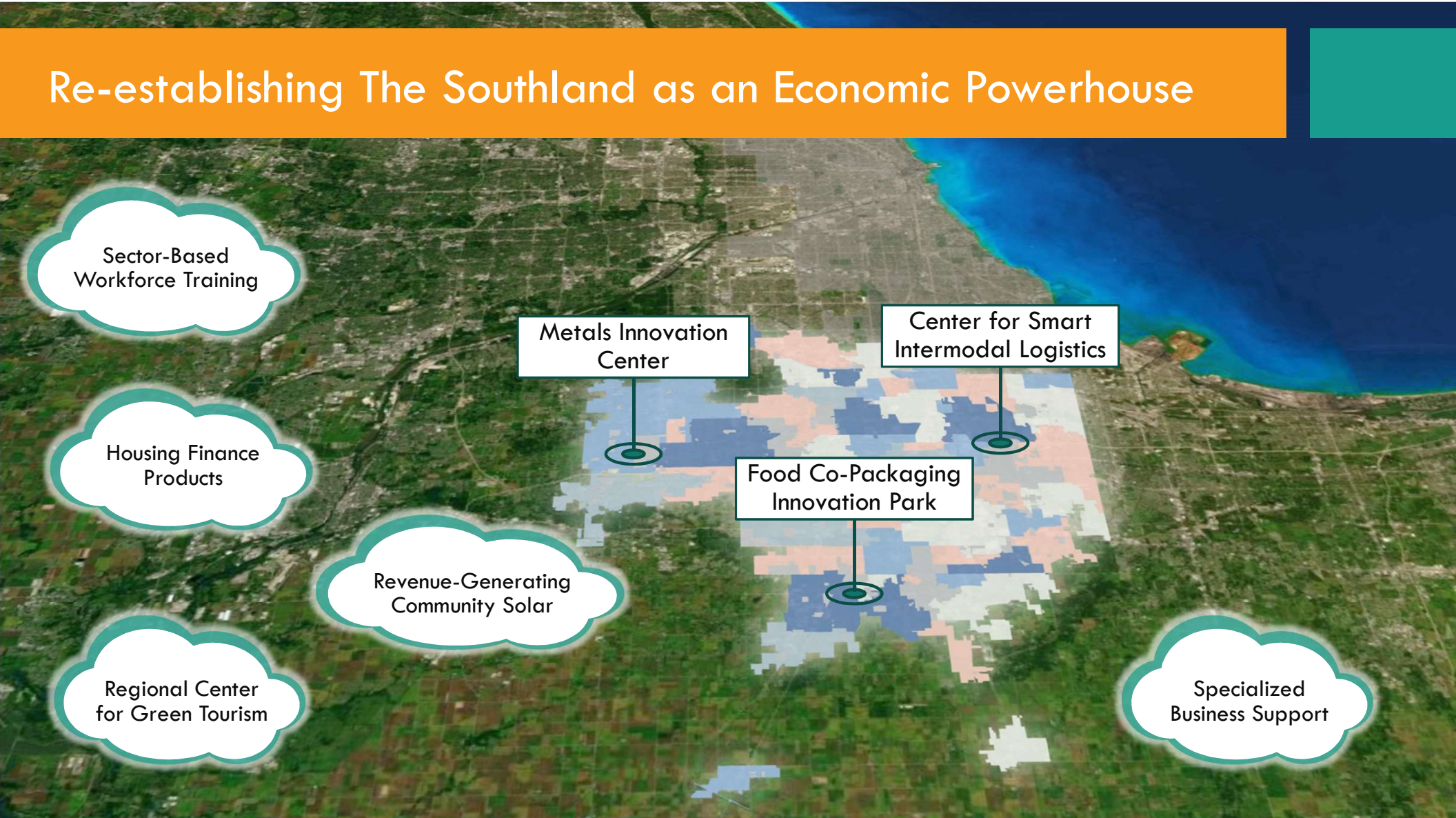
Regional Center
for Green Tourism

Metals Innovation
Center

Center for Smart
Intermodal Logistics

Food Co-Packaging
Innovation Park

Specialized
Business Support



Vision for a Vibrant Southland



The Place to Be for Growing Businesses



National Model for Smart Logistics



Leader in Digital Industry 4.0



Innovation Center for Food Manufacturing



Home to 21st Century Neighborhoods for Diversifying America



Unified Region Pulling Together

JOIN US!



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Southland Development Authority

Founding Board of Directors

David Agosto

Senior Vice President,
Draper & Kramer

David Doig

President, Chicago
Neighborhood Initiatives

Steve Koch

Managing Partner, Bowline
Group; Former Deputy
Mayor, City of Chicago

Russell Rydin

Executive Director, South
Suburban Land Bank &
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Hazel Crest, Immediate
Past President, SSMMA

Felicia Hardy

CEO, Intuition Enterprise

Elaine Maimon

President,
Governors State University

Bill Steers

General Manager,
Communications & Corporate
Responsibility, ArcelorMittal

Frank Clark

Former CEO
(retired), ComEd

Tim Hill

Vice President,
Commercial Banking,
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Center, Rutgers University

Diane Williams

Former President/CEO, Safer
Foundation; Trustee, Village of
Flossmoor

Thank You | Funders & Partners

MacArthur
Foundation



The Elizabeth Morse
Charitable Trust



Civic
Consulting
alliance



DENZIN
DENZIN SOLTANZADEH LLC



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