



2011 Public Policy Statement

ABOUT NAIOP CHICAGO:

NAIOP, the Commercial Real Estate Development Association, is the nation's leading organization for developers, owners and related professionals in office, industrial and mixed-use real estate. The Chicago Chapter of NAIOP has over 350 members who are a leading voice of commercial real estate in the Chicago area.

- **ECONOMIC DEVELOPMENT:** NAIOP Chicago supports incentives and programs that will increase demand for commercial real estate by creating jobs and encouraging businesses to expand in the State. NAIOP Chicago:
 - **SUPPORTS** reasonable changes to enhance business development programs offered through the Department of Commerce and Economic Opportunity (“DCEO”);
 - **SUPPORTS** enhancements to local development tools, such as Enterprise Zones and TIF districts; and
 - **OPPOSES** efforts to increase unreasonable regulatory burdens on business.

- **TAX POLICY:** To ensure a sustained recovery, state and local elected officials are encouraged to decrease taxes, control spending and provide businesses long-term tax predictability. NAIOP Chicago:
 - **SUPPORTS** the creation and retention of reasonable tax incentives for businesses, and efforts by governments to control costs by streamlining inefficient governmental programs;
 - **SUPPORTS** the adoption by the Illinois House of Representatives of HR 38 (Beaubien), a NAIOP Chicago initiative that urges the United States Congress not to change the taxation treatment of “carried interest” from capital gains to ordinary income; and
 - **OPPOSES** implementation of new taxes, fees or artificial limits on property assessments that would impose an unfair imbalance on commercial properties, harm businesses, or impact the sustainability of the local and state economy.

- **TRANSPORTATION/ INFRASTRUCTURE:** The Illinois economy depends on its role as the transportation hub of the Midwest. Infrastructure investment is, therefore, key to the economic future of Illinois. NAIOP Chicago:
 - **SUPPORTS** transportation policies and investment that improve the efficiency of the movement of goods and services including the enhancement of highway, airport, mass transit and intermodal infrastructure;
 - **SUPPORTS** transportation management practices that reduce congestion and improve efficiency; and
 - **OPPOSES** arbitrary imposition of special fees on targeted users of public roadways.

- **ENERGY/ENVIRONMENTAL POLICY:** NAIOP Chicago believes that the intelligent use of energy, materials and other building resources throughout a commercial building's full life cycle can yield cost effective, economically viable environmental benefits. NAIOP Chicago:
 - **SUPPORTS** reasonable incentives to encourage sustainable, economically viable commercial real estate development and operational standards and practices.