

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

CHICAGO CHAPTER

The commercial real estate community is acutely impacted by tax, economic development and infrastructure policies in Illinois and, because of the significant impact its members have on the State's economy, NAIOP has earned a voice on these and related policies. NAIOP Chicago strives to be a trusted advisor to state Legislators, their respective staff members and State employees who are shaping policies related to the commercial real estate industry. NAIOP Chicago also strives to be an advocate for its members by educating policy makers in Illinois about the impacts of commercial real estate on the economy and the challenges it must overcome as a result of current Illinois policy.

\$8.3B commercial real estate development output in Illinois = **56** thousand supporting jobs = **\$2.6B** in personal earnings

2014-2015 LEGISLATIVE AGENDA



Illinois has suffered an **out-migration** of over **855,000** people since 1995, equating to a compounded **loss** of **\$294B** in net income and **\$52B** in **lost** State and local tax revenue. This has been driven by many factors including \$160B in outstanding State debt and the negative outlook many employers have on Illinois understanding the State has the worst credit rating of all fifty states. Therefore, NAIOP Chicago urges the Legislature to pass an authentically balanced budget, amend the Illinois public employee pension system to a 401K style program for all new employees, reduce the corporate & personal tax rates and amend EDGE policy to enthusiastically seek investment from technology, logistics, transportation, distribution and produce industries.



The State of Illinois has the **second highest property tax rates** in the US, and the Collar Counties are in the **top 1%** for property tax rates in the country. Therefore, NAIOP Chicago opposes SB 16, or legislation with the same intent, that would further shift Illinois debt onto local taxing districts. NAIOP supports reducing the reliance upon property taxes to fund education and opposes any enabling legislation that would allow Cook County or the City of Chicago to increase property taxes for the purposes of funding pension deficits.



NAIOP Chicago supported past Metropolitan Water Reclamation District (MWRD) reforms and is a strong supporter of responsible storm water management. However, NAIOP Chicago believes the 2013 Watershed Management Ordinance (WMO) **unnecessarily reaches too far** and will acutely slow down the rate of redevelopment in suburban Cook County.



Because Workman's Compensation insurance rates in Illinois are approximately **three times higher** than those in Indiana and **two times higher** than those in Wisconsin, NAIOP Chicago supports reforms that move Illinois in line with these competing states.