

9th Annual Illinois Financial Forecast Forum

Speaker Biographies

Rick Mattoon

Senior Economist - Chicago Federal Reserve

Rick Mattoon is a senior economist and economic advisor in the economic research department of the Federal Reserve Bank of Chicago. Mattoon's primary research focuses on issues that face the Midwest regional economy. Mattoon began his career at the Chicago Fed in 1990. In 1997, he left the bank to serve as a policy advisor for economic development, energy and telecommunications to the Governor of Washington. He later served as director of policy and legislation for the Washington Utilities and Transportation Commission. He returned to the bank in 2001. Mattoon's work has appeared in the National Tax Journal, State Tax Notes, Public Choice and Society. He is the co-author of a chapter on state and local governments and the national economy in the Oxford Handbook of State and Local Government Finance.

Mattoon serves on the Board of the Chicago Manufacturing Renaissance Council, the Advisory Committee to the Chicago Workforce Investment Council, the pension committee of the Civic Federation and is a member of the Joint Advisory Board of Economists to the Governor of Virginia. He also serves as a lecturer at the Kellogg School of Management at Northwestern University. Mattoon received a B.A. from Kenyon College and an M.A. from the University of Chicago.

Stephen B. Friedman

President - SB Friedman Development Advisors (Moderator)

Steve Friedman, FAICP, CRE - President is founder and president of SB Friedman Development Advisors, and brings over 40 years of experience in real estate and development advisory services. He is both a planner and real estate analyst, bringing a perspective on development sharpened by a concern for the creation of good communities ("place-making") and the need for economic feasibility. Steve and his team focus on formulating redevelopment strategies and public-private partnerships for development using Tax Increment Financing, Business Districts, Special Service Areas, and New Markets Tax Credits for a wide range of projects. These include mixed-use projects, community facilities, downtown redevelopment, transit-oriented development, waterfronts, industrial expansions/ revitalization and airport collateral development.

Steve is registered with the SEC as a Municipal Advisor, and is a Counselor of Real Estate (CRE), a member of the College of Fellows of the American Institute of Certified Planners (FAICP), and a full member of the Urban Land Institute (ULI), where he has served in District Council and national leadership positions. He is also a director of The Civic Federation and of Family Focus. In 2013, Steve

received the James Felt Creative Counseling Award of the Counselors of Real Estate for his development advisory role on The Shops and Residences of Uptown Park Ridge project. Steve holds a B.A. from Goddard College in Vermont and an M.S. in Urban and Regional Planning from the University of Wisconsin at Madison.

Ranadip Bose

Senior Vice President - SB Friedman

Ranadip is a real estate development advisor dedicated to the creation of high-quality urban environments. As a Senior Vice President at SB Friedman Development Advisors, he leads the practice areas focused on real estate market analysis, development impacts of transportation investments, and value capture financing of infrastructure. Ranadip's experience includes crafting a development strategy for the lakefront area in downtown Cleveland and the market analysis and debt restructuring analysis for the former Michael Reese Hospital site in Chicago. He is currently working on a financial and implementation plan for the Village of Schaumburg to realize a mixed use economic center on the former 200 acre Motorola headquarter site in Schaumburg, IL.

Ranadip has a Master's degree in Urban and Regional Planning from the University of Illinois at Urbana-Champaign and a Bachelor's in Architecture from Jadavpur University, India. He is a member of Urban Land Institute, the American Planning Association, and Lambda Alpha International, the honorary land economics society.

Christian Beaudoin

Managing Director, Regional Director Research & Strategy - JLL

Christian Beaudoin is the Director of Research and Strategy for JLL in the Americas, focused on the Central Region and Corporate Occupier Clients. He manages a team of research analysts covering market dynamics in office, industrial, multifamily, and retail properties. He drives industry-leading research and analysis on economics, real estate development, and market conditions. He has led several publications on real estate strategy and trends, including JLL's 2013 and 2015 Global Real Estate Surveys. Christian advises many of the world's largest organizations across multiple industries – including banking, consumer products, high-tech and government - on real estate strategy and development. He is currently serving as an Advisor to the Obama Foundation on the planning, design, and development of the Obama Presidential Center. He has presented at ULI, CoreNet, IFMA, and related real estate association events and authored published papers on real estate trends, innovation, and strategy.

At JLL, Christian has served as a National Director in JLL's Project & Development Services business. He led a team of over 40 people, delivering capital projects globally for some of our largest corporate and private clients. He also served as Research Director for our Corporate Solutions business, with a

focus on corporate strategy and global growth opportunities. Earlier in his career, he worked in asset management at Starwood Capital (ST Residential), and was a consulting structural engineer managing the design and development of large-scale construction projects around the world. Christian is a volunteer build leader and local board member with Habitat for Humanity. He is also a director serving on the board of Urban Gateways. Christian holds a BS and MS in Civil Engineering from the University of Illinois, and an MBA from the University of Chicago. He is a licensed Professional Engineer and licensed Structural Engineer.

Geoffrey J.D. Hewings

Emeritus Director - Regional Economics Applications Laboratory

Dr. Geoffrey J.D. Hewings is Director Emeritus of the Regional Economics Applications Laboratory at the University of Illinois at Urbana-Champaign as well as an Emeritus Professor in the Departments of Economics, Agricultural and Consumer Economics, Urban and Regional Planning, Geography and in the Institute of Government and Public Affairs. His undergraduate degree is from University of Birmingham, England and masters and doctorate from the University of Washington, Seattle. Prior to joining the University of Illinois, he served on the faculties of the University of Kent (UK) and the University of Toronto. He has served as a visiting professor at universities in Australia, Israel, Indonesia, Japan, Korea, and China. He received a doctorate, honoris causa, from the University of Bourgogne, France in 2002 and one from the University of Extremadura, Spain in 2016. Professor Hewings main research areas are in the fields of urban and regional analysis, with a strong emphasis on the development and application of large-scale models. His research activities are centered in the Regional Economics Applications Laboratory (REAL), a unit he co-founded in 1989.

His work has been recognized by the Regional Science Association International and the International Input-Output Association; he has served as President of both organizations. Other awards include Award for Service to Regional Science, 1995, Geoffrey J.D. Hewings Junior Scholar Award, Regional Science Association International, 1995- (annually awarded to exceptional scholars less than 10 years from completion of his/her Ph.D; visit <http://www.regionalscience.org/index.php/NARSC/>); University Scholar, University of Illinois, 1996-1997; Walter Isard Award for distinguished scholarly achievements in the field of Regional Science, 2003; Fellow, Regional Science Association International (2003), International Input-Output Association, 2010, Western Regional Science Association, 2010 and Sociedad Hispanoamericana de Análisis Input-Output, 2015; Award for Service to Regional Science, by Associação Brasileira de Estudos Regionais, 2004; Honorary Member, Japan Section, Regional Science Association International, 2008; Adjunct Professor, University of Indonesia, Jakarta, 2009-; Lifetime Achievement Award, British & Irish Section, Regional Science Association International, 2015 and Prize for Contributions to Regional Science in Spain, Spanish Regional Science Association, 2015. He received Honory Doctoral Degrees from the University of Bourgogne (France) in 2002 and from the University of Extremadura (Spain) in 2016.

Mary O'Connor

Partner-In-Charge, Forensic and Valuation Services – Sikich (Moderator)

Mary O'Connor, ASA, CFE, is the Partner-In-Charge for the Forensic & Valuation service area. Mary has worked exclusively in the field of valuation and financial forensic since 1979. She specializes in business valuation and the appraisal of tangible and intangible assets for litigation with special focus in health care, intangible assets in property tax appeal, securities, subrogation and insurance matters. Mary has provided litigation consulting and expert witness testimony to federal, state and local jurisdictions (including U.S. Tax Court, Delaware Chancery and Property Tax Appeals Boards) nationally and internationally in cases related to business valuation, lost profits damage analysis, diminution of business value, fraudulent conveyance, shareholder dispute, intangible assets in property assessment, breach of contract, fraud, estate taxation, marital dissolution, sale/leaseback, subrogation, ability to pay, insurance defense, condemnation and bankruptcy matters for both Plaintiffs and Defendants.

Mary possesses extensive experience with fairness and solvency opinions. Mary has provided opinions to a wide variety of public and private clients in a range of industries including health care, governmental entities, agricultural businesses and food companies, senior living, technology, financial services, automotive, hospitality/gaming, manufacturing, natural resources, retail, utilities, waste management/recycling and real estate development. She is experienced in melding the skills of investigative accounting, valuation, economic analysis, fraud investigation and forensic technology in cases of all sizes. She has been called as an expert in large cases related to the 9/11 attack, and has provided business valuations for diverse assets including the Polish Stock Exchange and the Chicago Bears. Mary has conducted many investigations of fraud and employee dishonesty for both publicly traded and privately held companies as well as municipal units and school districts.

Mark F. Hunter

Managing Director - CBRE, Asset Services I Retail

Mark Hunter leads the mall and large-format retail practice at CBRE. He has been involved with more than 160 shopping centers valued at over \$15 billion in his career, including some of the premier assets in the country, such as Del Amo Fashion Center, Florida Mall, Galleria Dallas, Garden State Plaza, King of Prussia, North Star Mall, Ontario Mills, Sawgrass Mills, South Park Mall, Stoneridge Mall, The Block at Orange and Water Tower Place. He has been in the shopping center industry for more than 30 years with experience in asset and property management, leasing, development, acquisitions, dispositions and marketing.

Prior to joining CBRE, Mark held the positions of Senior Vice President for Hudson Advisors, Senior Vice President and Midwest Retail Market Lead with JLL and Senior Vice President for General Growth Properties' Third Party Management Division. Additionally, he served as Senior Vice President, Asset Management for the Mills Corporation, Executive Vice President, Asset Manager at Urban Retail Properties and Vice President for The RREEF Funds. Mark holds a BS in Business Administration from Miami University (OH). He is also a Certified Shopping Center Manager (CSM), a Certified Marketing Director (CMD) and a licensed Real Estate Broker in Illinois.

Dr. Greg Kuhn

Assistant Director - Center for Governmental Studies (Moderator)

Gregory T. Kuhn, PhD, is Assistant Director of Public Management and Training at CGS. He has been a part of CGS for 14 years of his 34-year career, returning in 2016. Prior to returning, Greg served as Director of Government Consulting for four years with a Chicago-Naperville based private sector firm. His areas of responsibility include leading the Center's governmental public management technical assistance and training programs and activities. Work includes strategic planning; public management methods and approaches review and assistance; organizational structure and staffing analyses, public policy analysis, and other governmental data analysis. Other work includes customized organizational development and training including coordinating/leading CGS' Civic Leadership Academy (CLA); governance reviews and executive role design.

According to Greg, the most important things for people to know about CGS, are: 1. For over 40 years, we have been and remain dedicated to advancing the capacity, skills, abilities and results of governments and not-for-profits in our region and across the state and Midwest; and 2. We serve as an accessible and collaborative bridge between our region's communities, governments and not-for-profits and the knowledge, skills and resources of NIU. Greg's roots are still in his family farm near Grand Ridge, IL, about 55 miles south of DeKalb. He is an NIU alum for both graduate degrees (MPA and PhD), has a daughter who is an NIU alum, and has six cousins who are NIU alums at the grad or undergrad level.

Ben Gehrt

Attorney - Clark Baird Smith

Benjamin Gehrt is a Partner in the law firm Clark Baird Smith LLP, where he focuses his practice on traditional labor law and employment litigation. He has experience in grievance and interest arbitration cases, contract negotiations, and unfair labor practice charges. Ben also represents clients in EEO and wage-hour litigation.

Ben has represented public and private sector clients in contract negotiations and interest arbitration. In those settings, he has helped clients obtain significant cost savings through changes in staffing levels, wage schedules, retiree insurance benefits, sick leave buyback benefits, and work rule changes, among other things.

Additionally, Ben has developed a niche practice at Clark Baird Smith LLP, counseling the firm's clients on a wide variety of wage and hour issues under both state and federal law. In addition to handling the traditional wage payment questions that arise with private sector businesses, Ben is skilled at answering questions that are unique to the public sector, such as questions about compensatory time, 7(k) work periods, pay for canine handlers, and duty shift trades, to name a few. Ben was selected to the 2016 Illinois Rising Stars list. Only 2.5% of all attorneys in the State of Illinois were selected.

Sarah McKee

Vice President - GovHR USA

Sarah McKee has extensive experience as a local government manager and in non-profit management. She is a Vice-President with GovHR USA, based in Northbrook, IL. She has conducted various searches for the firm in Illinois, Indiana, Colorado and West Virginia. She has also conducted organizational analysis and classification and compensation studies for the firm. Sarah has been a City Manager in Johnstown, OH (5,500) and Rolling Meadows, IL (25,000). Before that, she served in various positions, including the Director of Public Works, for Paducah, KY.

Sarah also has in non-profit management, having served as the first Executive Director of the Issaquah Highlands Community Association. Issaquah Highlands is an award winning, large scale master planned, built green urban village located just east of Seattle, WA. The community association is responsible for the governance and management of over 4,000 housing units as well as commercial (including a hospital campus) and retail spaces with 1500 acres of open spaces with 22 parks, soccer fields, dog parks, sport courts and play areas. Ms. McKee holds a Master's Degree in Public Administration with an emphasis in organizational management and a Bachelor of Science degree in Business Administration with an emphasis in Management from Murray State University, Murray, KY.

Mike Wojcik

Senior Vice President, Principal - The Horton Group

Mike is Senior Vice President of The Horton Group, one of the region's largest privately-held insurance agencies specializing in Insurance, Risk Advisory and Employee Benefits. He joined Horton in 1989 as one of the founding partners of their benefit consulting and brokerage division. He is recognized as a thought leader in the industry. Mike earned his Bachelor's degree from Roosevelt University and an MBA from Lewis University. He received his Certified Financial Planner (CFP®) designation from the American College and is a Chartered Life Underwriter (CLU). He recently received A Professional Certificate in Public Finance from the University of Chicago Harris School Of Public Policy and is currently enrolled in the Certified Employee Benefit Specialist (CEBS) program at the Wharton School of the University of Pennsylvania.

Mike has served on numerous advisory boards for insurance carriers and related healthcare industries. He currently serves on the Producer Advisory Committee of Anthem Blue Cross Blue Shield of Indiana. Mike is Co-Chair of the Illinois Independent Agents Working Group. He has testified several times to state legislative committees and co-authored several white papers on healthcare reform. He serves on the Governance Board of Advocate South Suburban Hospital for the past twelve years and Chaired for three. At the national level, Mike is regarded as an industry expert. He is past chairman of the Big "I" National Health Care Task Force in Washington D.C. and now serves as the group's Health Care Liaison which supports their government affairs efforts on healthcare reform. The Big "I" is a national alliance of more than a quarter million business owners and their

employees who offer all types of insurance and financial services products. Mike speaks regularly on the challenges of healthcare to community, business and legislative leaders.

Dr. David Merriman

Stukel Presidential Professor Department of Public Administration - University of Illinois at Chicago / Professor, Institute of Government and Public Affairs - University of Illinois / Visiting Fellow at the Lincoln Institute of Land Policy in Cambridge Mass

David Merriman is Stukel Presidential Professor Dept. of Pub. Admin., Univ. of Illinois at Chicago & Professor, Inst. of Gov't and Public Affairs, Univ. of Illinois and a Visiting Fellow at the Lincoln Institute of Land Policy in Cambridge Mass. He co-founded and directs the U of Illinois' Fiscal Futures Project, which monitors the fiscal condition of the State of Illinois. He served on the State of Illinois Council of Economic Advisors under both Governors Pat Quinn and Bruce Rauner and has held visiting appointments at the Urban Institute in Washington, D.C. and the Federal Reserve Bank of Boston. Professor Merriman's scholarly work has included numerous studies on state and local public finance ranging from highly abstract theoretical analyses on forces determining urban structure to very applied papers measuring Walmart's impact on local retail markets.

Much of Professor Merriman's work focuses on Illinois including papers on tax increment financing, Cook County assessment caps, telecommunications tax rates, and state budget policies. His work has been published in many highly-respected scholarly journals and he serves as an associate editor for several scholarly journals. Professor Merriman holds a Ph.D. in Economics from the University of Wisconsin-Madison.
