

A decorative graphic consisting of two overlapping circles. The left circle is white and the right circle is teal. They overlap in the center, creating a lens-shaped intersection.

**Robbins Community
Science Meeting:
Session 3**

Agenda

- Reviewing Research Question
- Updates from RainReady Meeting
- Presentation by SDA On Economic Development
- Break
- Presentation by Calumet Collaborative on Alternative Economic systems
- Wrap Up
- Announcements/Next Steps



Research Question

- Main Question:
 - What community benefits of green stormwater infrastructure do people want to see in Robbins?
 - Sub-Questions:
 - How do we realize long term investments in Robbins through these community benefits?
 - How do we make sure we can fix the flooding problems so businesses can come in and trust it's okay to invest here so we can build Robbin's economy?
 - How can we honor the history of Robbins as we install the stormwater infrastructure? How do we get people to come back to Robbins?

Updates from RainReady Robbins Meeting

INTRODUCING SDA

Stormwater & Economic Development



Southland
Development Authority
Driving Growth in Greater Chicago

Past & Future of Robbins



Southland
Development Authority

Driving Growth in Greater Chicago



Southland Development Authority

Driving Growth in Greater Chicago

December 2024

Jemez Principles for democratic organizing

- #1 Be Inclusive
- #2 Emphasis on bottom-up organizing
- #3 Let people speak for themselves
- #4 Work together in solidarity and mutuality
- #5 Build just relationships among ourselves



TODAY'S PRESENTERS



Jay Readey

Harvey Housing Initiative
Southland Development Authority



Brian Mott

Harvey Housing Initiative
Southland Development Authority



Daniel Leadbetter

Harvey Housing Initiative
Southland Development Authority



Southland
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Driving Growth in Greater Chicago

December 2024

What to Expect Today

Section	Content
Section 1	Economic Development in the Southland
Section 2	Historic Robbins – A Foundation of Equitable Growth
Section 3	Stormwater Infrastructure as Economic Development
Section 4	Paths to the Future

What is Economic Development?

- **Attract businesses?**
- **Create jobs?**
- **More affordable housing?**
- **Improve quality of life!**



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What are *Robbins'* Economic Development Opportunities?

- Power Plant
- Open-Air Market
- Kedzie
- Housing
- Others?





Common Tools

Traditional tools aren't always
the best for today and tomorrow

Economic Development in the Southland has usually meant tax incentives.

- TIF Districts
- Enterprise and Opportunity Zones
- Class 8 & 6b

Workforce development programs exist, but often focus only on general construction trades





Common Tools

Traditional tools aren't always
the best for today and tomorrow

Strengths

- Powerful incentives to bring in new businesses
- Grow and sustain existing businesses

Weaknesses

- One-size-fits-all: "If all you have is a hammer, every problem looks like a nail"
- Benefits can be unequally distributed
- Can funnel tax revenue away from schools, municipalities, etc.

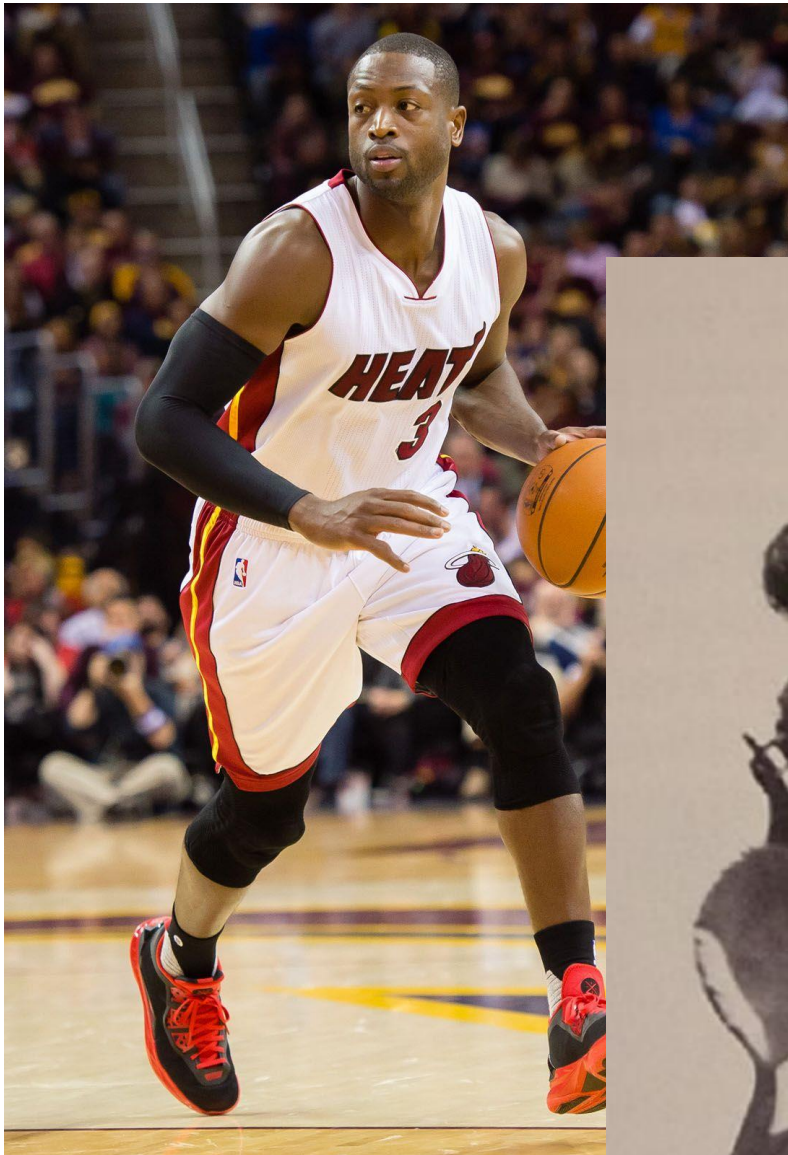




Historic Robbins

A Foundation of Equitable Growth

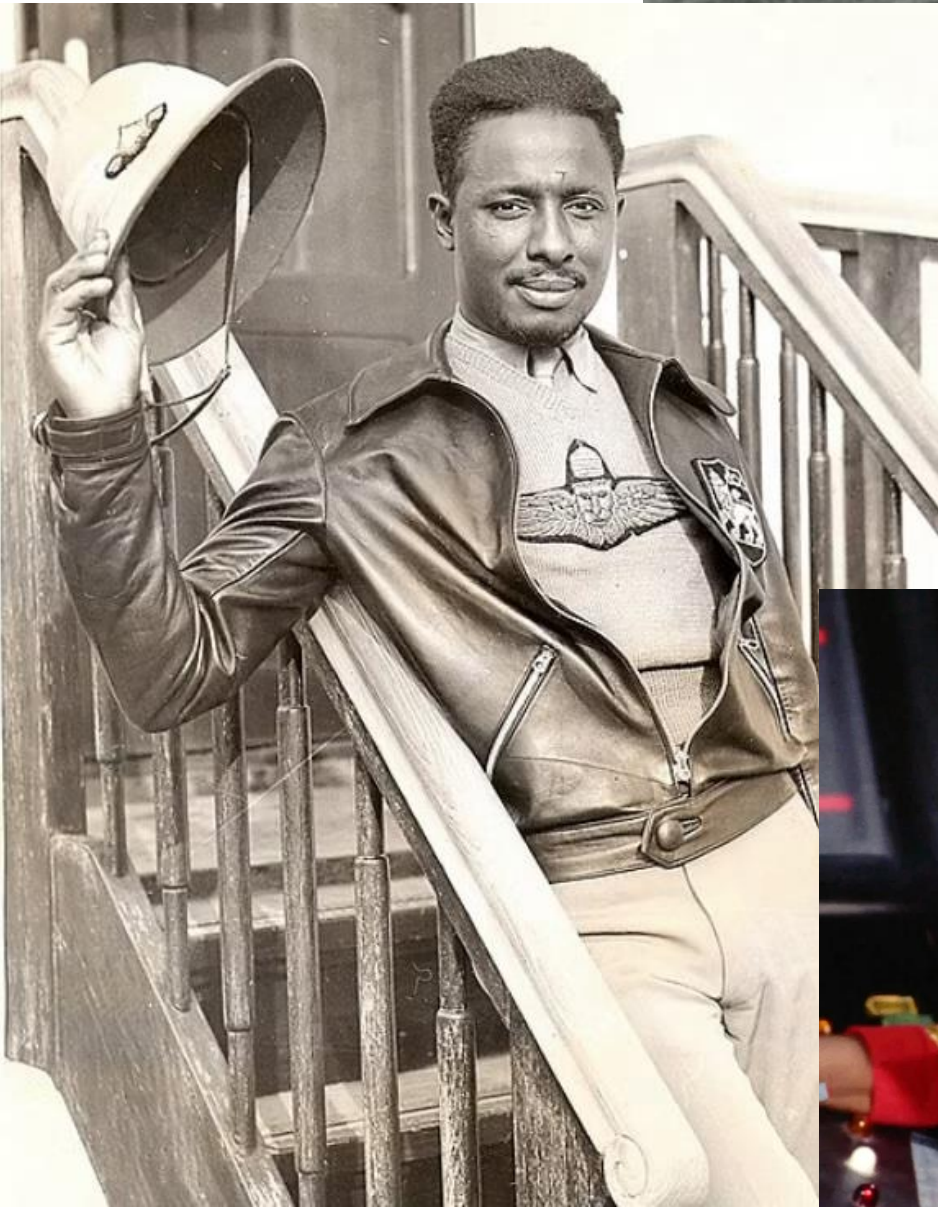
C.R. Coffey
Aviation Pioneer



Dwyane Wade
NBA Star



Janet Harmon Bragg
Aviation Pioneer



John C Robinson
Father of the Tuskegee Airmen



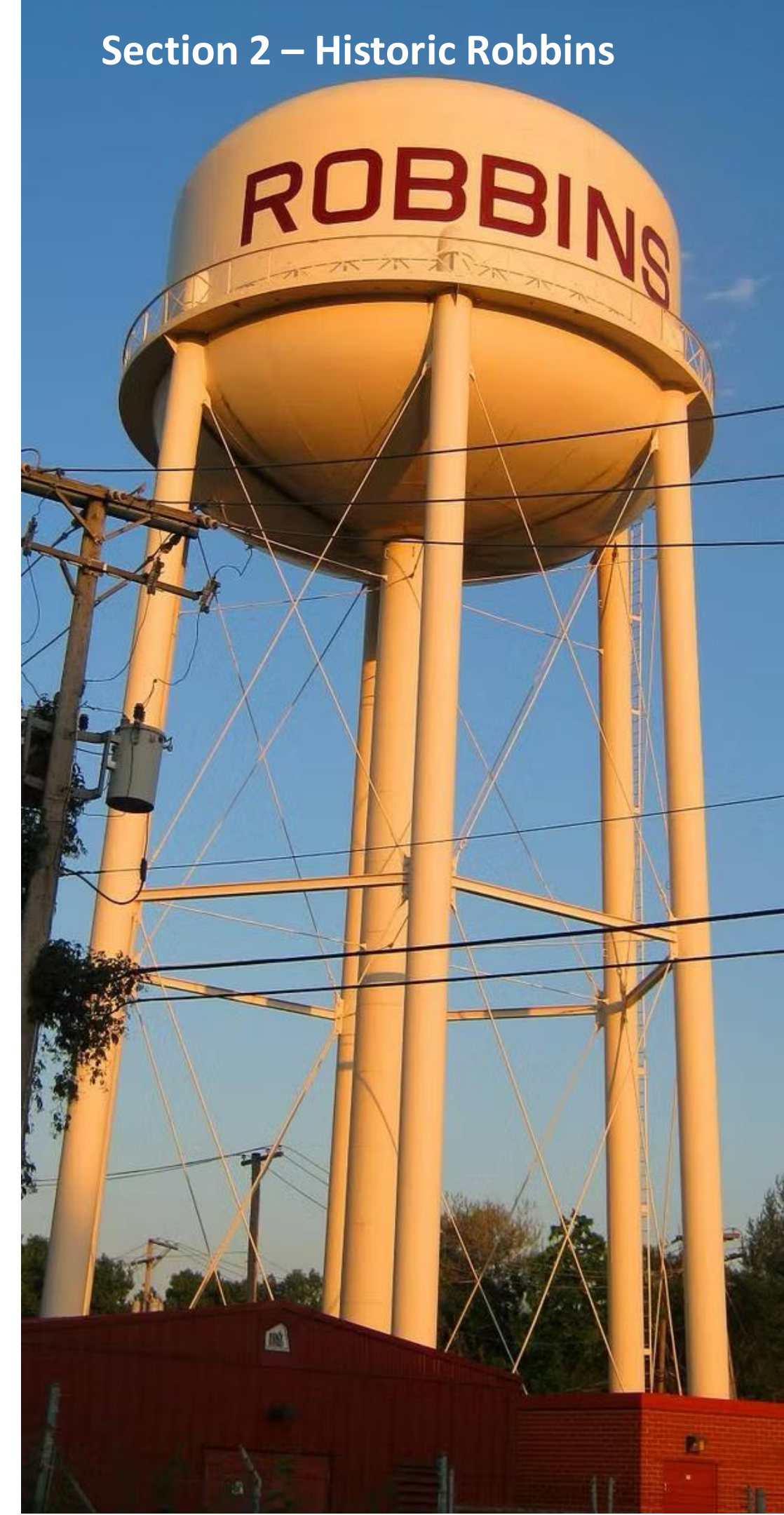
Nichelle Nicholson
Star Trek's Lt. Uhura



Historic Robbins

A Foundation of Equitable Growth

- **Founded in 1917 as the first entirely Black-led municipality in the North**
- **Home to pioneers, patriots, inspirers, Olympians, and superstars!**
- **Hub for culture, society, progress, and opportunity**
- **Legacy of self-sufficiency and community**
 - **Tourism? Musuem?**





Historic Robbins

A Foundation of Equitable Growth

- **Manufacturing and logistics infrastructure**
- **Managing pollution, noise, etc.**
- **Transportation access**
 - **I-294**
 - **Freight Rail hubs**
 - **Cal-Sag Channel**
- **Human Capital – talented residents and easy commute**
- **Opportunities to honor the past and welcome the future!**





Stormwater Infrastructure

Robbins is vulnerable to flooding. With new infrastructure and planning, we can turn this vulnerability into a strength!

With an increasing need for stormwater infrastructure to manage bigger and bigger storms and prevent flooding, stormwater infrastructure represents a big opportunity!

Combined with the more traditional economic development tools, stormwater infrastructure incentives and programs can foster significant economic growth both directly and indirectly.

- Incentive programs can give tax credits, rebates, direct cash, and debt on favorable terms for building and maintaining stormwater infrastructure.
- As the need to build more and increasingly advanced stormwater infrastructure grows, more and more highly skilled workers will be needed – this is an opportunity for high-quality, high-paying jobs!



StormStore

Stormwater retention capacity into cash!

- Builders have legal requirements to provide stormwater infrastructure.
- StormStore enables them to “buy” infrastructure instead of building it.
- If you build a retention pond, a developer can “rent” the use of your infrastructure.



Other Options?

- Many federal, state, local, and private grants available to help pay for improvements
- Illinois State Revolving Fund (SRF) lends at very low interest rates for stormwater infrastructure
- Job skill training can put Robbins residents ahead of the game – ready to build the wave of new needed infrastructure!
- Increases property values, reduces energy costs, makes air and water cleaner



Paths to the Future

Where does Robbins go from here? What paths should the village pursue?



StormStore and other similar programs – could lead directly to cash payments to both private property owners and the village!

StormStore



Building and improving public infrastructure will help ensure community stability and safety and can be subsidized with grants, tax credits, and favorable loans.

Public Infrastructure



Green stormwater infrastructure workforce development may prepare participants for a needed boom in stormwater infrastructure construction!

Job Skills Training



CONTACT US

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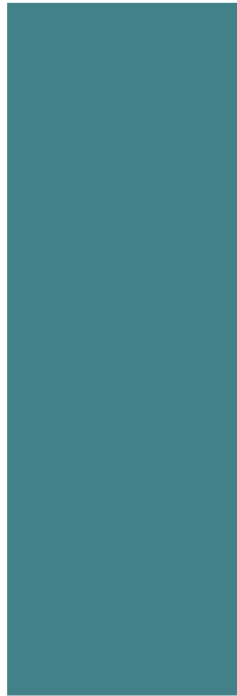
Website www.southlanddevelopment.org

Phone (708) 400-7063



Southland
Development Authority
Driving Growth in Greater Chicago

THANK YOU



BREAK

Calumet Collaborative on Alternative Economic Systems



You cannot compete with me.
I want you to win too.

Solidarity Economy and Stormwater Management in Robbins, Illinois

Calumet Collaborative
December 16, 2024

Agenda

1. Activity: Robbins economy on the map
2. Introductions
 - a. Name, connection to Robbins, role in this group
 - b. What is something you do in exchange with someone where you don't exchange money?
3. Slide Presentation
 - a. What is wealth?
 - b. Recirculating resources
 - c. Decision making
 - d. Strategies (what's old is new)
 - i. barter
 - ii. business cooperatives
 - iii. community investment vehicles
 - iv. community land trusts
4. Discussion

What is Wealth?

What does it look, smell, taste, feel like?

At home?

In community?

What is Wealth?

What does it look, smell, taste, feel like?

At home?

In community?

STABILITY SECURITY REDUNDANCY ABUNDANCE

Recirculating Resources

Leakage: when money (or resources) doesn't flow around within a system (e.g. of a system is the Village of Robbins), but instead flows out.

When local people do not own the land and the businesses we patronize, our dollars leak out of the community.

Examples of economic conditions that create leakage:

- No grocery store; few services, shops, etc.
- Business owners live outside of the community
- Landlords live outside of community

HOW CAN WE STRUCTURE OUR ECONOMY SO WEALTH RECIRCULATES AND BUILDS WITHIN COMMUNITY?

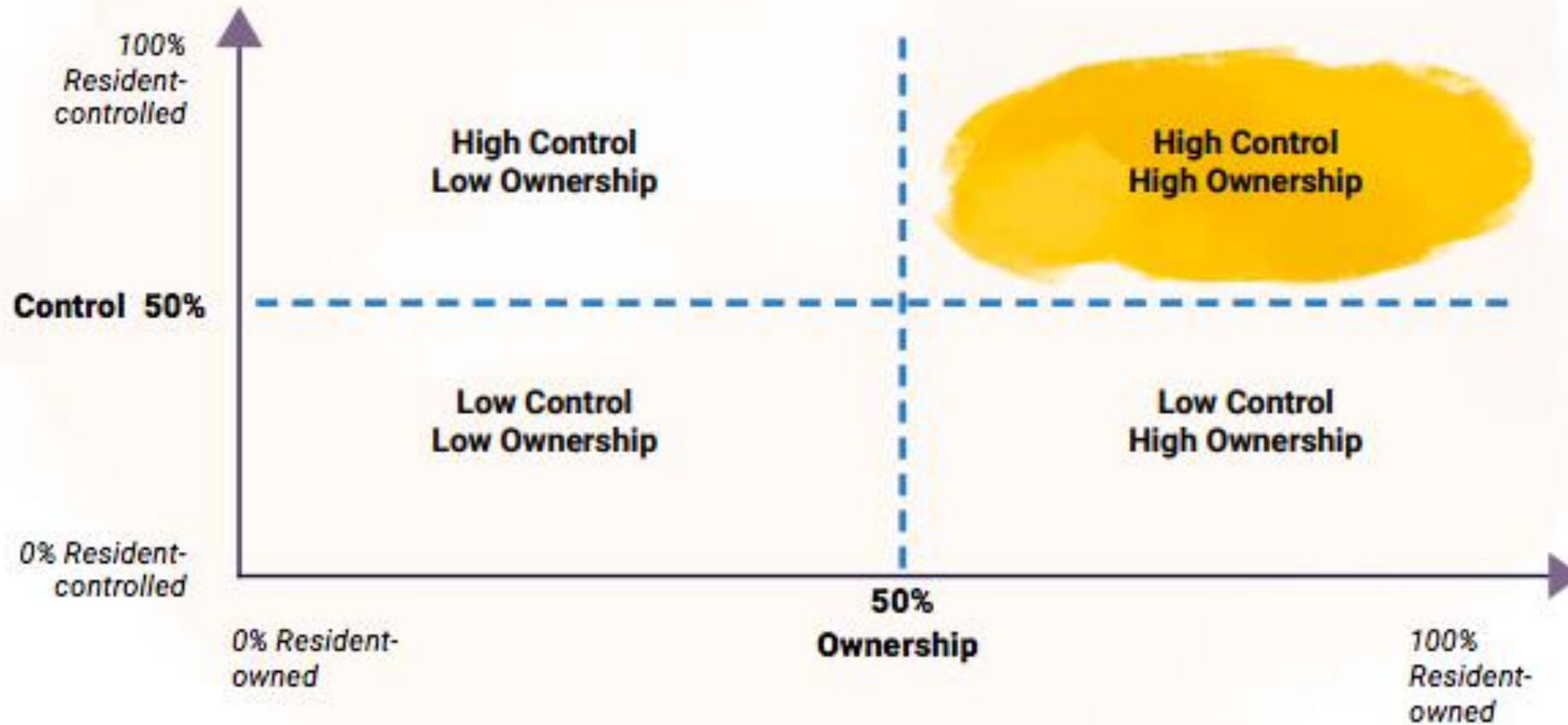
- Exchanging services/ informal economy even when the formal economy doesn't support us

Decision Making

A key feature of many community wealth building strategies is that decision making is shared/ democratic

Also, there is a recognition that decisions that impact the community should and can be made within the community. This is a critical step for community self-determination.

CWB models are majority-owned (51% or more) and majority-controlled by residents





BARTER SYSTEM

Trading goods or services between two or more parties without the use of money.



A business owned and controlled by its employees

- Worker owners share in decision-making and can set values
- Worker owners share in business profits
- In a worker co-op, every worker who meets basic eligibility requirements can become a co-owner of the business
 - Right to vote for the board of directors
 - Right to serve on the board of directors

A CIV is a legal investment mechanism that provides collective community investment in neighborhood assets based on shared development goals.

- Majority-controlled, majority-owned, and designed by residents or local members
- This is a way for communities to raise funds to acquire and control key assets in their community that impact their quality of life
 - Abandoned/disinvested commercial properties
- Is an alternative funding mechanism to most kinds of bank lending and investments
- As commercial corridors are stabilized, this is a way for profits to stay in community

Community Land Trusts

Nonprofit organizations that acquire and steward land in a “trust” for the permanent benefit of low-income communities. This is a way for community members to build wealth through land ownership, while also preventing displacement.

- CLT is the permanent land owner
 - If the CLT dissolved, any sales or transfers would include deed restrictions that also protect/ benefit the low-income community
- Residential and commercial tenants may own the homes, stores, and other structures established atop the land via a ground lease with the CLT organization
 - Leases are most often 99 years
- If tenants wish to sell their properties, restrictions in the ground lease ensure that property owners on CLT land make a fair return on their investment, but that affordability is kept for future occupants

What is a Community Land Trust? Housing Models

RESIDENT CONTROL OF BUILDINGS



99 YEAR GROUND LEASE

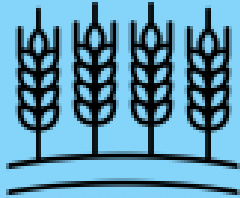
COMMUNITY OWNERSHIP OF LAND



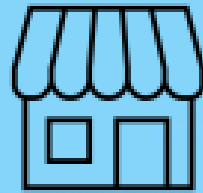
What is a Community Land Trust? **Non-Housing Uses**

Beyond Housing

**Urban
Agriculture**



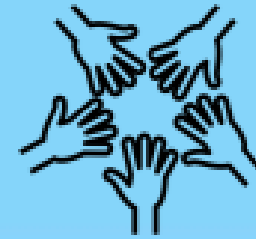
**Small
Businesses**



**Open
Spaces**



**Community
Spaces**



99 YEAR GROUND LEASE

COMMUNITY OWNERSHIP OF LAND



On the Robbins Map

Let's think about how these historic practices built individual/ family wealth AND community wealth. Can you share thoughts that come to mind?

Would all these practices be possible in our current economy?

Let's think about how they worked within the stormwater conditions: flooding patterns, soil type, etc. Did they work around the stormwater conditions? Work with and even leverage the conditions?

How do you build foundational economic infrastructure that includes community wealth building, while also building an economy that is responsively managing water/land? Are these siloed activities or joined?

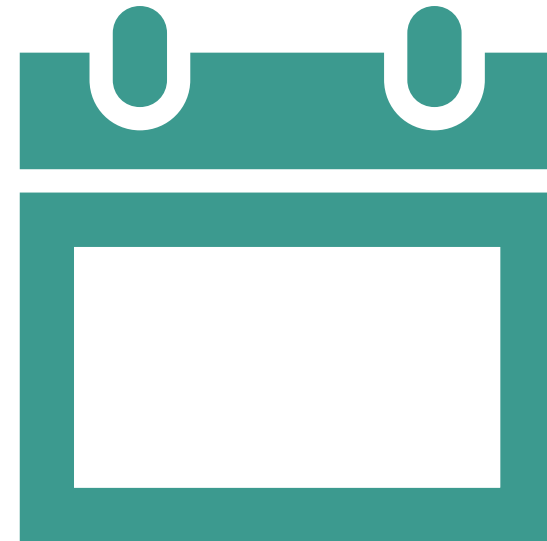
Wrap-Up

- Reflection on both sessions:
 - What is something new you learned that feels applicable to the research question (s)?
 - What is a lingering question?



Announcements/Next Steps

- Next Steps
 - Next (Final) Meeting is Monday, January 13th 6-8pm, via Zoom
 - We'll determine which methods we want to use to do the research
 - Presentation on how to meet with elected officials
 - Next Steps
 - Angelique and Cyatharine will send over preparatory work for the final session late December/Early January
 - Feel free to meet without CNT post January



Thank You!