

DANIEL P. McMILLEN  
Department of Economics and  
Institute of Government and Public Affairs  
University of Illinois at Chicago  
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Office Address:

Department of Economics (MC 144)  
University of Illinois at Chicago  
601 S. Morgan St.  
Chicago, IL 61801

Phone: 312-413-2100  
Email: mcmillen@uic.edu

ACADEMIC DEGREES:

Ph.D.	Economics, Northwestern University, 1987
M.A.	Economics, University of Illinois at Chicago, 1982
B.S.	Economics, University of Illinois at Chicago, 1981

FIELDS OF SPECIALIZATION:

Urban Economics, Applied Econometrics

PROFESSIONAL POSITIONS:

2006-present	Professor, Institute of Government and Public Affairs, University of Illinois
1999-present	Professor of Economics, University of Illinois at Chicago
1999-2005	Director, Center for Urban Real Estate, University of Illinois at Chicago
1998-1999	Chair, Department of Economics, Tulane University
1994-1999	Professor, Department of Economics, Tulane University
1992-1994	Associate Professor, Department of Economics, Santa Clara University
1991-1992	Associate Professor, Department of Economics, University of Oregon
1986-1991	Assistant Professor, Department of Economics, University of Oregon

VISITING POSITIONS:

2008-present	Visiting Professor of Economics, University of Illinois
2005-present	Visiting Fellow, Lincoln Institute of Land Policy, Cambridge MA
2000-present	Research Scholar, Federal Reserve Bank of Chicago
1998	Summer Research Fellow, Center for Real Estate and Urban Land Economics, University of British Columbia
1991-1992	Adjunct Associate Professor, Department of Economics, University of Illinois at Chicago

## TEACHING EXPERIENCE:

Urban Economics (graduate and undergraduate)  
Public Finance (graduate and undergraduate)  
Econometrics (graduate and undergraduate)  
Labor Economics (undergraduate)  
Real Estate Finance (undergraduate and MBA)  
Managerial Economics (MBA)  
Principles of Microeconomics  
Introduction to Mathematical Economics  
Introduction to Real Estate  
Real Estate Markets and Valuation

## PROFESSIONAL SERVICE

Co-Editor, *Regional Science and Urban Economics*, August 2007 – present

### Editorial Boards:

*Journal of Urban Economics*, 1993 – present  
*Growth and Change*, 1999 – present  
*Journal of Economic Geography*, 2001 – present  
*Journal of Real Estate Literature*, 2002 – present  
*Journal of Housing Economics*, 2002 – present  
*Real Estate Economics*, 2002 – present  
*Journal of Regional Science*, 2005 – present

Board of Directors, American Real Estate and Urban Economics Association, 2006 – present

## AWARDS:

Regional Science Association International, Fellows Award, 2008  
Georgescu-Roegen Prize for best paper in the *Southern Economic Journal*, 2007  
UIC College of Business Administration Alumni Leadership Academy (2005).  
Who's Who in Economics, 4<sup>th</sup> ed. (2003).  
Stephen and Patricia Schott Chair, Santa Clara University, conferred September, 1993.  
Research Award, Department of Economics, University of Oregon, 1991.  
Research Award, Department of Economics, University of Oregon, 1990.  
Geldard Award for Outstanding Economics Graduate, UIC, 1981.

## GRANTS AND RESEARCH CONTRACTS:

David C. Lincoln Fellowship Grant, Lincoln Institute of Land Policy, "Predicting the Successful Appeal of Property Tax Assessments," 2007.

Research Contract, Illinois Department of Revenue, "The Economic Effects of the 7% Assessment Cap in Cook County," 2005-2006.

David C. Lincoln Fellowship Grant, Lincoln Institute of Land Policy, "Thin Markets and Property Tax Equity," 2005.

Research Contract, Delta Institute, "The Benefits of Environmental Improvements in a Low-Income Area: The Grand Calumet River Dredging Plan in Gary Indiana," 2003.

Research Contract, Northeastern Illinois Planning Commission, "Subcenter Identification in the Chicago Metropolitan Area," 2002-2003.

Research Contract, Brookings Institution, "Employment Subcenters and Subsequent Real Estate Development in Suburban Chicago," 1998-99.

Alfred P. Sloan Doctoral Dissertation Fellowship, 1985-1986.

Alfred P. Sloan Research Grant for Applied Microeconomics, 1984-1985.

## BOOKS:

*A Companion to Urban Economics*, Richard Arnott and Daniel McMillen, eds., Blackwell, Malden MA (2006).

*Urban Economics and Real Estate: Theory and Policy*, Blackwell, Malden MA (2007), with John F. McDonald.

PUBLISHED PAPERS:

- “Thin Markets and Property Tax Inequities: A Multinomial Logit Approach,” *National Tax Journal*, forthcoming, with Rachel Weber.
- “Clustering of Auto Supplier Plants in the United States: Generalized Method of Moments Spatial Logit for Large Samples,” *Journal of Business and Economic Statistics* 26 (Oct. 2008), 460-471, with Thomas Klier.
- “Changes in the Distribution of House Prices over Time: Structural Characteristics, Neighborhood or Coefficients?” *Journal of Urban Economic* 64 (Nov. 2008), 573-589.
- "Land Values and the 1957 Comprehensive Amendment to the Chicago Zoning Ordinance," *Urban Studies* 45:8 (July 2008), 1647-1661, with John F. McDonald and Jian Zhou.
- “Estimating Time, Age, and Vintage Effects in Housing Prices,” *Journal of Housing Economics* 17 (June 2008), 138-151, with N. Edward Coulson.
- “Evolving Agglomeration in the U.S. Auto Industry,” *Journal of Regional Science* 48 (January 2008), 245-267, with Thomas Klier.
- “Commercial Lending Distance and Historically Underserved Areas,” *Journal of Economics and Business* 60 (January/February 2008), 149-164, with Robert DeYoung, W. Scott Frame, Dennis Glennon, and Peter Nigro.
- “Spatial Competition and the Price of College,” *Economic Inquiry* 45 (October 2007), 817-833, with Larry D. Singell, Jr. and Glen Waddell.
- “The Dynamics of Intra-Urban Quantile House Price Indexes,” *Urban Studies* 44 (July 2007), 1517-1537, with N. Edward Coulson.
- “A Mismatch Made in Heaven: A Hedonic Analysis of Overeducation and Undereducation,” *Southern Economic Journal* (April 2007), 901-930, with Paul T. Seaman and Larry D. Singell, Jr. (Georgescu-Roegen Prize for best paper of 2007).
- “Teardowns and Land Values in the Chicago Metropolitan Area,” *Journal of Urban Economics* 61 (January 2007), 45-64, with Richard F. Dye.
- “Housing Renovations and the Quantile Repeat Sales Price Index,” *Real Estate Economics* 34 (Winter 2006), 567-587, with Paul Thorsnes.
- “Hedonism vs. Nihilism: No Arbitrage and Tests of Urban Economic Models,” *Regional Science and Urban Economics* 36 (January 2006), 118-131, with Marcus Berliant.
- “Are Property Tax Limitations More Binding Over Time?,” *National Tax Journal* 58 (June 2005), 215-225, with Richard F. Dye and Therese J. McGuire.

- “The Changing Geography of the U.S. Banking Industry,” *The Industrial Geographer* 2 (2004), 29-48, with Robert DeYoung and Thomas Klier.
- “Reaction of House Prices to a New Rapid Transit Line: Chicago’s Midway Line,” *Real Estate Economics* 32 (Fall 2004), 463-486, with John F. McDonald.
- “Employment Densities, Spatial Autocorrelation, and Subcenters in Large Metropolitan Areas,” *Journal of Regional Science* 44 (May 2004), 225-243.
- “Airport Expansion and Property Values: The Case of Chicago O’Hare Airport,” *Journal of Urban Economics* 55 (May 2004), 627-640.
- “Determinants of Suburban Development Controls: A Fischel Expedition,” *Urban Studies* 41 (February 2004), 341-361, with John F. McDonald.
- “The Number of Subcenters in Large Urban Areas,” *Journal of Urban Economics* 53 (May 2003), 321-338, with Stefani C. Smith.
- “The Aroma of Tacoma: Time-Varying Average Derivatives and the Effect of a Superfund Site on House Prices,” *Journal of Business and Economic Statistics* 21 (April 2003), 237-246, with Paul Thorsnes.
- “The Return of Centralization to Chicago: Using Repeat Sales to Identify Changes in House Price Distance Gradients,” *Regional Science and Urban Economics* 33 (April 2003), 287-304.
- “Spatial Autocorrelation or Model Misspecification?,” *International Regional Science Review* 26 (April 2003), 208-217.
- “Costs and Benefits of Land Use Regulations: A Theoretical Survey,” *Journal of Real Estate Literature* 11 (2003), 157-175, with John F. McDonald.
- “Evolving Subcenters: Employment and Population Densities in Chicago, 1970-2020,” *Journal of Housing Economics* 12 (March 2003), 60-81, with T. William Lester.
- “Identifying Subcenters using Contiguity Matrices,” *Urban Studies* 40 (Jan. 2003), 57-69.
- “Neighborhood Price Indexes in Chicago: A Fourier Repeat Sales Approach,” *Journal of Economic Geography* 3 (Jan. 2003), 57-73.
- “Land Values in a Newly Zoned City,” *Review of Economics and Statistics* 84 (Feb. 2002), 62-72, with John F. McDonald.
- “Nonparametric Employment Subcenter Identification,” *Journal of Urban Economics* 50 (Nov. 2001), 448-473.

- “A Flexible Fourier Approach to Repeat Sales Price Indexes,” *Real Estate Economics* 29 (Summer 2001), 207-225, with Jonathan Dombrow.
- “Residential Building Permits in Urban Counties, 1990-1997,” *Journal of Housing Economics* 9 (Sept. 2000), 175-186, with John F. McDonald.
- “Employment Subcenters and Subsequent Real Estate Development in Suburban Chicago,” *Journal of Urban Economics* 48 (July 2000), 135-157, with John F. McDonald.  
Reprinted in *Suburban Sprawl: Private Decisions and Public Policy*, Wim Wiewel and Joseph J. Persky (eds.), M. E. Sharpe, New York (2002).
- “Land Use Before Zoning: The Case of 1920's Chicago,” *Regional Science and Urban Economics* 29 (July 1999), 473-489, with John F. McDonald.
- “Land Value and Parcel Size: A Semiparametric Analysis,” *Journal of Real Estate Finance and Economics* 17 (November 1998), 233-244, with Paul Thorsnes.
- “Population Density in Suburban Chicago: A Bid-Rent Approach,” *Urban Studies* 35 (1998), 1119-1130, with John F. McDonald.
- “Land Values, Land Use and the First Chicago Zoning Ordinance,” *Journal of Real Estate Finance and Economics* 16 (March 1998), 135-150, with John F. McDonald.
- “Suburban Subcenters and Employment Density in Metropolitan Chicago,” *Journal of Urban Economics* 43 (March 1998), 157-180, with John F. McDonald.
- “A Nonparametric Analysis of Employment Density in a Polycentric City,” *Journal of Regional Science* 37 (Nov. 1997), 591-612, with John F. McDonald.
- “Multiple Regime Bid-Rent Function Estimation,” *Journal of Urban Economics* 41 (March 1997), 301-319.
- “One Hundred Fifty Years of Land Values in Chicago: A Nonparametric Approach,” *Journal of Urban Economics* 40 (July 1996), 100-124.
- “Selection Bias in Spatial Econometric Models,” *Journal of Regional Science* 35 (Aug. 1995), 417-436.
- “Vintage Growth and Population Density: An Empirical Investigation,” *Journal of Urban Economics* 36 (Nov. 1994), 333-352.
- “Gender Differences in Economists' First-Job Choices,” *Southern Economic Journal* 60 (Jan. 1994), 701-714, with Larry D. Singell, Jr.

- "Could Zoning Have Increased Land Values in Chicago?," *Journal of Urban Economics* 33 (March 1993), 167-188, with John F. McDonald.
- "Can Blacks Earn More in the Suburbs? Racial Differences in Intra-Metropolitan Earnings Variation," *Journal of Urban Economics* 33 (March 1993), 135-150.
- "Work Location, Residence Location, and the Intraurban Wage Gradient," *Journal of Urban Economics* 32 (Sept. 1992), 195-213, with Larry D. Singell, Jr.
- "Probit with Spatial Autocorrelation," *Journal of Regional Science* 32 (Aug. 1992), 335-348.
- "Selection Bias and Land Development in the Monocentric City Model," *Journal of Urban Economics* 31 (May 1992), 273-284, with Ronald Jarmin and Paul Thorsnes.
- "A Markov Chain Model of Zoning Change," *Journal of Urban Economics* 30 (Sept. 1991), 257-270, with John F. McDonald.
- "A Simultaneous Equations Model of Zoning and Land Values," *Regional Science and Urban Economics* 21 (May 1991), 55-72, with John F. McDonald.
- "Urban Land Value Functions with Endogenous Zoning," *Journal of Urban Economics* 29 (Jan. 1991), 14-27, with John F. McDonald.
- "Employment Subcenters and Land Values in a Polycentric Urban Area: The Case of Chicago," *Environment and Planning A* 22 (1990), 1561-1574, with John F. McDonald.
- "A Two-Limit Tobit Model of Suburban Land Use Zoning," *Land Economics* 66 (August 1990), 272-282, with John F. McDonald.
- "The Timing and Duration of Development Tax Rate Increases," *Journal of Urban Economics* 28 (July 1990), 1-18.
- "Constructing Confidence Intervals Using the Bootstrap: An Application to a Multi-Product Cost Function," *Review of Economics and Statistics* 72 (May 1990), 339-344, with B. Kelly Eakin and Mark Buono.
- "Consistent Estimation of the Urban Land Value Function," *Journal of Urban Economics* 27 (May 1990), 285-293.
- "Selectivity Bias in Urban Land Value Functions," *Land Economics* 65 (Nov. 1989), 341-352, with John F. McDonald.
- "An Empirical Model of Urban Fringe Land Use," *Land Economics* 65 (May 1989), 138-145.

BOOK CHAPTERS:

- “School Finance Reforms and Property Tax Limitation Measures,” in: Gregory K. Ingram and Yu-Hung Hong, eds., *Fiscal Decentralization and Land Policies*, Lincoln Institute of Land Policy, Cambridge MA (2008), 141-166, with Larry D. Singell, Jr.
- “The Benefits of Environmental Improvements in a Low-Income Area: The Grand Calumet River Dredging Plan in Gary Indiana,” in: John Carruthers and Bill Mundy, eds., *Environmental Evaluation: Interregional and Intraregional Perspectives*, Ashgate, Burlington VT (2006), 147-162.
- “Testing for Monocentricity,” in: Richard Arnott and Daniel McMillen, eds., *A Companion to Urban Economics*, Blackwell, Malden MA (2006), 128-140.
- “Examples of Social Measurement in Urban Economics,” in *Encyclopedia of Social Measurement, Volume 3*, Elsevier (2005).
- “Employment Subcenters and Home Price Appreciation Rates in Metropolitan Chicago,” in: James P. LeSage and Kelley Pace, eds., *Advances in Econometrics, Volume 18: Spatial and Spatiotemporal Econometrics*, Elsevier, New York (2004), 237-257.
- “Locally Weighted Maximum-Likelihood Estimation: Monte Carlo Evidence and an Application,” in: Luc Anselin, Raymond J.G.M. Florax, and Sergio J. Rey, eds., *Advances in Spatial Econometrics*, Springer-Verlag, New York (2004), 225-239, with John F. McDonald.
- “Locally Weighted Regression and Time-Varying Distance Gradients,” in: Arthur Getis, Jesus Mur, and Henry G. Zoller, eds., *Spatial Econometrics and Spatial Statistics*, Palgrave Macmillan, New York (2004), 232-249.
- “The Reaction of Housing Prices to Information on Superfund Sites: a Semiparametric Analysis of the Tacoma, Washington Market,” in: Thomas B. Fomby and R. Carter Hill, eds., *Advances in Econometrics: Applying Kernel and Nonparametric Estimation to Economic Topics*, JAI Press, Stamford, CT (2000), 201-228, with Paul Thorsnes.
- “Agglomeration Economies and Urban Public Infrastructure,” in: Paul Cheshire and Edwin S. Mills, eds., *Handbook of Regional and Urban Economics, Vol 3: Applied Urban Economics*, North-Holland, New York (1999), 1455-1495, with Randall W. Eberts.
- “Zoning and Efficient Use of Land,” in: George Tolley, Shou-yi Hao, and Marcia Ocomy, eds., *Urban Land and Housing Reform in Socialist and Formerly Socialist Countries*, Blackstone Press, Mt. Pleasant MI (1996), with John F. McDonald.
- “Spatial Effects in Probit Models: A Monte Carlo Investigation,” in: Luc Anselin and Raymond Florax, eds., *New Directions in Spatial Econometrics*, Springer, New York (1995), 189-228.

#### OTHER PUBLICATIONS:

“Surprise! An Unintended Consequence of Assessment Limitations,” *Land Lines*, Lincoln Institute of Land Policy, Cambridge MA (July 2007), 8-13.

"Illinois' Response to Rising Residential Property Values: An Assessment Growth Cap in Cook County," *National Tax Journal* 59:3 (September 2006), 707-716, with Richard F. Dye and David F. Merriman.

“Teardowns: Costs, Benefits, and Public Policy,” *Land Lines*, Lincoln Institute of Land Policy, Cambridge MA (July 2006), 2-7.

“Alternatives to Cook County’s 7% Cap on Assessment Increases,” IGPA Policy Forum 19 (2006), with Richard F. Dye and David Merriman.

“The Geographic Evolution of the U.S. Auto Industry,” *Economic Perspectives* 30 (Second Quarter 2006), 2-13, with Thomas Klier.

“House Prices and the Proposed Expansion of Chicago O’Hare Airport,” Federal Reserve Bank of Chicago, *Economic Perspectives* 28 (Third Quarter 2004), 28-39.

“Employment Subcenters in Chicago: Past, Present, and Future,” Federal Reserve Bank of Chicago, *Economic Perspectives* 27 (Second Quarter 2003), 2-14.

“The Center Restored: Chicago’s Residential Price Gradient Re-Emerges,” Federal Reserve Bank of Chicago, *Economic Perspectives* 26 (Second Quarter 2002), 2-11.

“Polycentric Urban Structure: The Case of Milwaukee,” Federal Reserve Bank of Chicago, *Economic Perspectives* 25 (Second Quarter 2001), 15-27

#### BOOK REVIEWS:

*Urban Dynamics and Growth: Advances in Urban Economics*, by Roberta Capello and Peter Nijkamp, *Journal of Regional Science* 46 (May 2006), 384-386.

*Geographically Weighted Regression: The Analysis of Spatially Varying Relationships*, by A. Stewart Fotheringham, Chris Brunson, and Martin Charlton, *American Journal of Agricultural Economics* 86 (May 2004), 554-556.

*Studies in the Structure of the Urban Economy*, by Edwin S. Mills, *Papers in Regional Science* 83 (January 2004), 70-72.

*Housing Markets in the United States and Japan*, edited by Yukio Noguchi and James M. Poterba, *Journal of Economic Literature* 32 (Sept. 1994), 1283-84.

*Fundamentals of Public Economics*, by Jean-Jacques Laffont, *Public Choice* 63 (1989), 183-184.

DISSERTATION COMMITTEES:

UNIVERSITY OF OREGON:

Dalenberg, Douglas R., *Estimates of Elasticities of Substitution between Public and Private Inputs in the Manufacturing Sector of Metropolitan Areas*, 1987.

Somantri, Maman, *Oil Revenues, Money, Prices, and Exchange Rate Policies in an Oil Exporting Economy: Indonesia 1969-1984*, 1988.

Farzinvash, Assadollah, *The Determinants of Exchange Rate Systems and the Demand for International Reserves: An Empirical Investigation*, 1989. Chair.

Lee, Hyun-Hoon, *Models and Tests of the Product Cycle in North-South Trade*, 1989.

Korjenek, Patrice, *Do Nutrition and Health Affect Worker Productivity in the Philippine Labor Market? A Test of the Efficiency Wage Hypothesis*, 1990.

North, James, *Economic Valuation of Household Benefits from Rural Water Source Improvements*, 1990.

Thornton, James, *A General Theory of Entrepreneurial Behavior for Owner Controlled Firms with Theoretical and Empirical Applications*, 1991.

Al-Towaijri, Hamad, *The Labor Market in Saudi Arabia: Family Effects, Compensating Wage Differentials, and Selectivity Bias*, 1992.

Thorsnes, Paul, *Three Empirical Studies of Residential Land Development*, 1994. Chair.

TULANE UNIVERSITY:

Chen, Xiao, *Essays on Local Taxation and Urban Development*, 1997.

Manian, Sunita, *Intra-Familial Distribution of Food in India: A Game-Theoretic Analysis*, 1998.

Wedding, Timothy, *Empirical Studies of International Trade Flows and Related Domestic Policy Considerations*, 1998.

Orlando, Maria Beatriz, *Wage Differentials, Microenterprises, and the Household Evidence from Latin America*, 1998.

Parandekar, Suhas, *Three Essays in the Economics of Education in a Developing Country*, 1999.

Seiber, Eric E., *Three Essays in Health Economics: Public Hospital Presence and Workers' Insurance Choice Risk Preferences and Insurance Choice Managed Care Market Penetration and Hospital Expenses*, 2000. Chair.

UNIVERSITY OF ILLINOIS AT CHICAGO:

Wassenaar, Henk Jan, *An Approach to Decision-Based Design*, 2003. Industrial Engineering.

Freese, Pamela, *Third Sector Land Protection: Planning on Conservation Land Trusts*, 2003. Urban Planning.

Wenz, Michael, *Casino Gambling and Economic Development*, 2006, Chair. Winner of 2006 Charles M. Tiebout Price for best dissertation in regional science and the 2007 UIC Best Dissertation Award.

Massenberg, Raymond, *Race-Related Context and Social Consequences of Foreclosure: A Study of Chicago Neighborhoods*, Urban Planning, 2006.

Peterson, Carl, *Efficiency in the US Electric Industry: Transactions Costs, Deregulation and Governance Structures*, 2006.

Gallagher, Ryan, *The Economics of Industrial Location: Agglomeration, Co-Agglomeration, and Inventory Management*, 2007.

Harvill, Terry, *Entry, Concentration and Market Efficiency: A Simulation of the PJM Energy Market*, 2007.

Zhou, Jian, *Three Essays in Urban Economics*, 2008. Chair.

Wisalaporn, Sorawat, *Three Essays on the Wage Curve*, 2008.

Zhao, Zhenxiang, *Neighborhood Effects on Obesity*, 2008.

Jacob, Benoy, *Do Taxes and Market Pressures Shape Land-Use Administration? A Comparison of Land-Use Decisions in Three American Cities*, Urban Planning, 2008.

PAPER PRESENTATIONS SINCE FALL 1994:

“One Hundred Fifty Years of Land Values in Chicago”

University of New Orleans, October 28, 1994

University of Oregon, November 11, 1994

Regional Science Association meetings, November 19, 1994

“Employment Density in a Polycentric City”

Southern Economic Association meetings, New Orleans, November 1995

LSU, March 21, 1995

“Transportation Facilities, Suburban Employment Centers, and Population Density in Metropolitan Chicago,” TRED Conference on Transportation and Land use, October 12, 1996

“Employment in Suburban Chicago: An Application of the Method of Simulated Likelihood to Probit Modeling with Spatial Expansion,” Symposium on the Expansion Method, Odense University, October 24-27, 1996

“Land Use Before Zoning,” Southern Economics Association, Atlanta, November 21, 1997

“Land Values in a Newly Zoned City”

Washington University, March 18, 1998

University of Houston, April 9, 1998

University of British Columbia, July 9, 1998

University of Kentucky, September 4, 1998

“Locally Weighted Maximum Likelihood Estimation,” Regional Science Association meetings, November 14, 1998

“Employment Subcenters and Subsequent Real Estate Development in Suburban Chicago”  
Brookings Institution, November 1998

“The Reaction of Housing Prices to Information on Superfund Sites”

University of Illinois at Chicago, March 8, 1999

Regional Science Association, November 13, 1999

“Nonparametric Subcenter Identification”

Regional Science Association, November 13, 1999

Upjohn Institute, December 7, 1999

University of Texas, April 16, 2000

“A Flexible Fourier Approach to Repeat Sales Price Indexes”

AREUEA meetings, Boston, January 7, 2000

Illinois Economic Association, October 21, 2000

“The Aroma of Tacoma”

Regional Science Association meetings, Chicago, November 11, 2000  
University of Oregon, October 29, 2001

“The Return of Centralization to Chicago”

University of Georgia, February 28, 2001  
Federal Reserve Bank of Chicago, May 16, 2001  
University of Connecticut, July 13, 2001  
University of British Columbia, October 26, 2001  
AREUEA meetings, January 6, 2002  
Northern Illinois University, April 17, 2002

“Are Cities Coming Back? The Case of Chicago,” Federal Reserve Bank of Chicago,  
September 28, 2001

“The Determinants of Suburban Zoning,” Florida State University, November 17, 2001

“Smart Growth and Employment Subcenters,” for Smart Growth and Community Development,  
Hosted by the Federal Reserve Banks of Richmond, Atlanta, and Philadelphia in  
Washington DC, November 28, 2001

“The Number of Subcenters in Large Urban Areas”

Syracuse University, September 24, 2002  
Regional Science Association meetings, San Juan, November 21, 2002

“The O’Hare Expansion and the Chicago Economy,” Illinois Economic Association meetings,  
October 18, 2002

“Property Values and the Expansion of Chicago O’Hare Airport”

Federal Reserve Bank of Chicago, November 5, 2002  
Institute for Government and Public Affairs, November 7, 2002 and May 19, 2003  
Roosevelt University, November 2002  
Illinois State University, April 21, 2003  
DePaul University, May 21, 2003  
Florida State University, October 17, 2003  
Southern Economic Association meetings, November 23, 2003  
AREUEA meetings, January 4, 2004  
University of Colorado, February 27, 2004

“Employment Densities in Large Metropolitan Areas,” Regional Science Association meetings,  
San Juan, November 21, 2002

“Urban/Spatial Mismatch,” Federal Reserve Bank of Chicago conference: *Assessing the Midwest  
Workforce: Strategies for Developing the Region’s Human Capital*, November 21, 2002

- “Employment Subcenters in Chicago: Past, Present, and Future,”  
Federal Reserve Bank of Chicago, May 7, 2003
- “Economic Benefits of a Grand Calumet River Contaminated Sediment Remediation,”  
Wildlife Habitat Council, Merrillville IN, September 17, 2003  
International Joint Commission Great Lakes Conference, Ann Arbor MI,  
September 18, 2003
- “Zoning and Land Values: A Research Retrospective,” Florida State University, October 2003
- “Employment Subcenters and Home Price Appreciation Rates in Metropolitan Chicago,”  
LSU, November 9, 2003  
Southern Economic Association meetings, November 23, 2003
- “House Prices and the Proposed Expansion of O’Hare Airport,”  
University of Richmond, April 2, 2004  
Federal Reserve Bank of Chicago, April 29, 2004
- “Quantile House Price Indexes”  
University of British Columbia, July 23, 2004  
McMaster University, October 8, 2004  
Illinois Economic Association, October 15, 2004
- “Spatial Price Competition and Private University Tuitions”  
University of Illinois at Urbana-Champaign, October 29, 2004
- “The Effects of Crime on the Intra-Urban Distribution of Population and Housing Prices”  
Regional Science Association Meetings, Seattle, November 12, 2004
- Comparing Location Decisions of Domestic and Foreign Auto Supplier Plants”  
Federal Reserve Bank of Chicago, November 24, 2004
- “Clustering of Auto Supplier Plants in the U.S.: GMM Spatial Logit for Large Samples”  
University of California at Berkeley, February 28, 2005  
University of Otago, May 27, 2005  
Federal Reserve Bank of Chicago, November 22, 2005  
Kyoto University, July 2, 2006  
Regional Science Association meetings, Toronto, November 17, 2006  
University of Illinois at Urbana-Champaign, February 12, 2008

- “Teardowns and Land Values in the Chicago Metropolitan Area”  
IAAO meetings, Anchorage, September 20, 2005  
Federal Reserve Bank of Philadelphia, October 18, 2005  
Lincoln Institute of Land Policy, November 8, 2005  
National Tax Association, Miami, November 18, 2005  
University of Illinois at Urbana-Champaign, April 7, 2005  
University of Illinois at Chicago, September 15, 2006  
University of California at Irvine, October 19, 2006  
University of Southern California, October 20, 2006
- “Thin Markets and Property Tax Equity: Are Sales Frequencies to Blame for Regressive Property Assessments?”  
Lincoln Institute of Land Policy, October 21, 2005
- “The Dynamics of Neighborhood-Level Quantile House Price Indexes”  
AREUEA meetings, Boston, January 8, 2005
- “The Geographical Evolution of the US Auto Industry”  
Federal Reserve Bank of Chicago, February 21, 2006
- “The Economic Effects of the 7% Assessment Cap in Cook County”  
Lincoln Institute of Land Policy, November 2, 2006
- “Evolving Agglomeration in the U.S. Auto Supplier Industry”  
Federal Reserve Bank of Chicago, November 7, 2006  
University of Illinois at Urbana-Champaign, April 27, 2007
- “Estimating Time, Age, and Vintage Effects in Housing Prices”  
AREUEA meetings, Chicago, January 7, 2007
- “The Economics of Assessment Caps”  
Lincoln Institute of Land Policy, January 19, 2007
- “The Economics of Teardowns”  
National Trust for Historic Preservation, Chicago, February 15, 2007
- “School Finance Reforms, Property Tax Limitation Measures, and the Distributions of Expenditures and Class Sizes”  
Lincoln Institute of Land Policy, June 5, 2007
- “Estimation and Hypothesis Testing for Nonparametric Hedonic House Price Functions”  
Regional Science Association meetings, Savannah GA, November 10, 2007

“Changes in the Distribution of House Prices over Time”

UC-Riverside, February 7, 2008

Federal Reserve Bank of Atlanta, May 16, 2008

Federal Reserve Bank of St. Louis, June 10, 2008

“Teardowns and Land Value Function Estimation”

UC-Irvine, February 9, 2008

Illinois State University, March 24, 2008

“Reforms, Tax Limits, and the Distribution of School Expenditures: A Quantile Approach”

Virginia Tech University, September 26, 2008

University of Southern California, October 10, 2008

University of Illinois Department of Urban Planning, November 7, 2008

University of Toronto, December 4, 2008

“Repeat Sales and the Changing Distribution of House Prices: A Quantile Approach”

Homer Hoyt Institute, Palm Beach FL