

Specialist Biographical Information



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Programming Areas

- Housing Policy: Foreclosures and Evictions
- Economic Impact Analysis
- Comprehensive planning
- Regional finance
- Use value analysis
- Tax increment financing

Audience and Partners

- Federal, state and local agencies
- Organizations involved in comprehensive planning initiatives
- Communities
- Extension faculty
- Credit unions and community bankers

Team Membership

- Economic Development - Community and Economic Development Preparedness
- Economic Development - Downtown Vitality and Community Placemaking
- Economic Development - Tourism Research, Planning and

Development

- Local Government – Community Planning and Plan Implementation
- Local Government – Public Policy Education

Educational Resources
Publications

- "The X-Efficiency and Profitability of Hispanic Banking in the United States" (with Juan Gómez Casillas). *The Journal of Applied Financial Research*, forthcoming.
- Condominium Sub-Market: Effect of Sheriff Sales on Sub-Market Property Values (with Joseph Carroll). *Journal of Regional Analysis and Policy*, forthcoming.
- "On the Relationship between Tax Increment Finance and Property Taxation" (with Mark Skidmore). *Regional Science and Urban Economics*, Vol 40, 2010 pp 407-414.
- "Do Tax Increment Finance Districts Stimulate Growth in Real Estate Values?" (with David Merriman and Mark Skidmore). *Real Estate Economics*, Vol 31, 2011.
- "The Economic Impact of Organized Camps" (with Renee Pfeifer-Luckett). *Tourism Economics*, forthcoming.
- "A Regional Examination of Foreclosures in Wisconsin" (with David Welsch). *Industrial Geographer*. Vol 7, 2010 pp 19-38.
- "Pricing the Homebuyer's Proximity to Open Land" (with Jeff Heinrich). *Journal of Applied Business and Economics*, Vol 11, 2010 pp 17-25.
- "Does Ownership Form in Community Banking Impact Profitability?" (with Richard Cummings and Peter Westort). *Managerial Finance*, Vol 36 2010 pp 122-133.
- "Does Tax Increment Finance Stimulate Municipal Annexations?" (with David Merriman and Mark Skidmore). *Land Economics*, Vol 85 pp 2009 pp 598-613.
- "Modeling the Time to an Initial Public Offering: When does the Fruit Ripen?" (with Yamin Ahmad). *Journal of Economics and Finance*, Forthcoming.
- "Comprehensive Planning: Is There a Relationship between Committee Design and Subsequent Outcome: A Baseline Survey," with Heather Kohls. Forthcoming, Proceeding on the Conference On the Small City and Regional Community. 2004.
- "State Farmland Preferential Assessment: A Comparative Study." *Journal of Regional Analysis and Policy*. Vol. 34, 2004. pp. 1-12.
- "Preserving Agricultural Land Via Property Assessment Policy and the Willingness to Pay for Land Preservation," with Mark Skidmore. *Economic Development Quarterly*. Vol. 16, 2002 pp. 75-87.
- "Regional Differences and Underwriter Location in Initial Public Offerings," with Taggart Brooks. *The Industrial Geographer*. Vol. 2, 2004 pp. 94-110.
- "The Pricing of Thrift Conversions," with Kristen Monaco. *Journal of Applied Business Research*. Vol. 19. 2003 pp. 25-31.

Workshops, Wislines and Other Programs

- Not applicable

Online Tools

- Not applicable

Research and Outreach

- 2011, The Feasibility of a Silent Sports Facility in Gays Mills Wisconsin.
- 2011, A Duration Analysis of Wisconsin's Tax Increment Finance Districts.
- 2010, The Economic Impact of The Waukesha County Fair.
- 2010, The Increase in Evictions in Wisconsin—2000 through 2010.
- 2010, An Alternative Use of a Historic Standard Oil Gas Station—A Case Study in Janesville, Wisconsin.
- 2010, The Economic Impact of the Tainter Lake Watershed.
- 2010, The Economic Impact of An Entrepreneurial Network 2007-2010.
- 2010, The Economic Value of a Graduate Degree from the University of Wisconsin-Whitewater.
- 2010, The Impact of the Housing Crisis on Tax Increment Finance Districts.
- 2010, A Census Tract Examination of Foreclosures in Wisconsin 2000-2009.
- 2009, The Economic Impact of The Walworth County Fair.
- 2009, A Study of Off-Campus Housing in Whitewater Wisconsin.
- 2009, A Best Practices Review of Snow Plowing in Wisconsin.
- 2008, The Economic Impact of the Eagle Lake Watershed.
- 2008, The Economic Impact of An Entrepreneurial Network 2007.
- 2007, Foreclosure Patterns: Is There a Relationship Between Demography and the Spike in Foreclosures.
- 2007, The Economic Impact of the Young Theatre on Walworth County.
- 2007, Town of Richmond Comprehensive Plan Survey.
- 2006, The Economic Impact of Development on the Geneva Lake Watershed Survey.
- 2006, Village of Menomonee Falls Comprehensive Plan Survey.
- 2006, City of Appleton Comprehensive Plan Survey.
- 2006, An Economic Analysis of the Value of Geneva Lake: An Intersection between Private Investment and Public Benefits, with Russ Kashian and Mark Skidmore.
- 2006, Tax Increment Financing as a Development Tool for Wisconsin Communities, with Mark Skidmore, Russ Kashian, and Denton Marks.
- "Committee Size and Smart Growth: An Optimal Solution," with Heather Kohls, Manuscript 2006.
- "Do Wisconsin Tax Increment Finance Districts Stimulate Growth in Real Estate Values? Do They Contribute to Sprawl?" with David Merriman and Mark Skidmore, Manuscript 2006.
- "Lake Drawdown: A Debate on the Value of 2 Inches of Water," Manuscript 2006.
- "The Effect of ATM Networks on Community Banks," with Heather Kohls, Manuscript 2006.

