

MATTHEW HICKEY

PROFESSIONAL SUMMARY

Experienced public and community development professional with experience spanning municipal governance, public finance, infrastructure planning, redevelopment, and structured community investment.

Former Village of Libertyville Trustee and Finance Committee Chair with oversight responsibility for municipal budgeting, enterprise fund governance, infrastructure financing, capital planning, and long-range financial stewardship within a AAA-rated local government.

Background includes complex public-private financing, tax credit investment, affordable housing and redevelopment initiatives, nonprofit capacity building, and multi-stakeholder implementation partnerships across public, private, and civic sectors.

Known for translating complex financial and policy issues into clear public communication while helping institutions navigate competing priorities, operational constraints, and long-term community needs.

PROFESSIONAL EXPERIENCE

Village of Libertyville — Libertyville, Illinois **Trustee & Chair, Finance Committee | 2021–2025**

Elected Village Trustee and Chair of the Finance Committee for a AAA-rated municipal government serving approximately 20,500 residents and overseeing approximately \$139 million in annual operations across public safety, public works, utilities, planning, recreation, and administrative services.

- Oversaw municipal budgeting, long-range financial planning, enterprise fund governance, infrastructure financing, and public policy implementation in collaboration with elected officials and professional staff.
- Reviewed multi-year financial forecasts, reserve policies, property tax levy guidance, enterprise fund structures, and long-range capital planning assumptions.
- Helped guide governance implementation and public communication surrounding creation of the Village's stormwater utility enterprise fund, including rate structures and infrastructure investment planning.
- Supported development of financing strategy for a new public safety facility through creation of a dedicated revenue stream supporting alternative revenue bond issuance.
- Translated complex municipal finance, budgeting, infrastructure, and governance issues into accessible public-facing communication for residents, stakeholders, and elected officials.

Bank of America Merrill Lynch **Senior Vice President, Community Development Banking | 2016–2017**

Managed a portfolio of community development and affordable housing clients across seven states, coordinating debt, equity, treasury, and institutional banking resources supporting redevelopment and affordable housing initiatives.

- Managed a portfolio of approximately 20 for-profit developers and nonprofit clients across Midwest and national markets.

- Originated approximately \$84 million in debt financing and \$64 million in LIHTC investments, resulting in approximately \$70 million in debt closings and \$60 million in tax credit equity investments.
- Coordinated underwriting, treasury management, tax credit equity, and project disbursement teams supporting long-term institutional client relationships.
- Structured and supported financing transactions involving affordable housing, mixed-use redevelopment, community facilities, and public-private implementation partnerships.

International Relocation & Family Support

Basel, Switzerland | 2011–2015

Relocated internationally to support family career assignment in Basel, Switzerland while serving as primary caregiver during expatriate assignment.

Bank of America Merrill Lynch

Vice President, Community Development Banking | 2008–2011

Originated and supported community development financing transactions involving affordable housing, mixed-use redevelopment, historic preservation, and tax credit investment structures across Midwest markets.

- Worked with approximately 40 multifamily housing developers and nonprofit sponsors supporting debt and equity financing transactions.
- Originated approximately \$114 million in construction and permanent debt financing and approximately \$64 million in tax credit equity investments.
- Supported financing activities resulting in approximately 953 affordable housing units and more than 51,000 square feet of commercial and community facility space.
- Participated in financing structures involving LIHTC, NMTC, Historic Tax Credits, layered public-private capital stacks, and institutional redevelopment partnerships.

National City Community Development Corporation

Vice President & Director | 2005–2008

Supported National City Bank's redevelopment and community investment initiatives through direct equity investment, tax credit financing, and public-private implementation partnerships.

- Closed approximately \$27.4 million in direct and tax credit equity investments supporting approximately \$363 million in redevelopment activity.
- Supported financing initiatives resulting in approximately 1,477 affordable and market-rate housing units and nearly 49,000 square feet of community facility space.
- Participated in transactions involving LIHTC, Historic Tax Credits, direct equity investment structures, and layered public-private financing arrangements.

Local Initiatives Support Corporation (LISC)

Program Officer — Greater Cincinnati & Northern Kentucky | 2001–2005

Supported neighborhood revitalization and community development initiatives through technical assistance, subordinate financing, grant administration, and nonprofit capacity-building efforts.

- Helped raise approximately \$983,000 in startup and operational funding supporting regional community development initiatives.
- Administered approximately \$898,000 in predevelopment grant support and approximately \$3.2 million in subordinate financing supporting redevelopment and affordable housing activities.

- Supported approximately 22 nonprofit affordable housing and community development organizations working on neighborhood revitalization initiatives.

Earlier Experience

- Culture Works Dayton — Campaign Consultant | 1998–1999
- American Red Cross — Fund Development Officer | 1996–1998
- National City Bank — Assistant Branch Manager | 1994–1996

CIVIC COMMUNICATION & PUBLIC ENGAGEMENT

Founder and writer of Libertyville Together, an independent online civic communication initiative focused on explaining municipal governance, budgeting, planning, redevelopment, infrastructure, and public policy issues in accessible public-facing language.

EDUCATION

University of Illinois Chicago — Master of Urban Planning & Policy

Community & Economic Development | 1999–2001 | 4.9 / 5.0 GPA

Ohio University — Bachelor of Arts

Political Science, Economics, Linguistics | 1990–1993 | 3.385 / 4.0 GPA

COMMUNITY LEADERSHIP & SERVICE

- Mental Health First Aid Instructor — Lake County Health Department | 2026–Present
- Secretary — Libertyville Connect Coalition | 2022–2026
- Precinct Committeeperson & Treasurer — Libertyville Township Democratic Organization | 2017–2023
- Secretary — Adler Arts Center | 2018–2021
- Member — Winchester House Advisory Board | 2019–2021
- Co-Chair — Mercy Housing Lakefront Lake County Advisory Board | 2017–2020
- Member — Libertyville Comprehensive Plan Update Committee | 2018–2020
- Officer — Courts of Liberty Grove Home Owners Association | 2010–2015
- Vice Chair — Affordable Housing Corporation of Lake County | 2006–2011
- Commissioner — Lake County Affordable Housing Commission | 2006–2011