



# Metropolitan Planning Council

## Board of Governors Meeting Minutes

Wednesday, June 21, 2023

<b>Where: Hybrid</b>	<b>In-Person   12:00 pm</b> MPC   140 S. Dearborn  <b>Virtual   12:00 pm</b> Zoom
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### Members in attendance:

Bernard Loyd (Virtual)	Julian Posada (Virtual)
Carol Ross Barney (Virtual)	Linda Goodman (Virtual)
Christopher Burke (In-Person)	Meena Beyers (Virtual)
Darlene Hightower (in-person)	Michael Thomas (Virtual)
Daryl Newell (Virtual)	Paul Carlisle (In-Person)
Dave Mook (Virtual)	Polly Eldringhoff (Virtual)
Elle Ramel (Virtual)	Ramiro J Atristaín-Carrión (Virtual)
Ellen Carnahan (In-person)	Sameer Patel (Virtual)
Erica Marquez Avitia (In-Person)	Todd Brown (Virtual)
Jessica Droste Yagan (Virtual)	Zena Diggs (Virtual)

### Staff in attendance:

Audrey Wennink	Kimberly Johnson
Chandra Christmas-Rouse	Laura Reilly
Christina Harris	Lewis McVey
Dan Cooper	Matt Alsteil
Debbie Liu	Morgan Murphy
Drew Williams-Clark	Ryan Wilson
Greg Gurley	Sheila Sutton
Justin Williams	Steven Quispe
Kendra Freeman	Shira Zisook

**Welcome: 12:05 pm** *Chair Carlisle* welcomed MPC board members to the second quarter hybrid board meeting.

*Carlisle* highlighted the agenda for today's meeting:

- President's Updates
- Financial Updates
- Development and Communications Updates
- Programmatic Updates
- Governance Updates



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*Chair Carlisle* asked for a motion to approve the March 29, 2023, meeting minutes. Member Carnahan moved to approve. Member Burke seconded. None opposed – Minutes were approved as presented.

## **President's Report:**

*Darlene O. Hightower, President & CEO*

*Hightower* provided a brief highlight of the President's report. Staffing and Operations; Programmatic work; Strategic planning update; Finances/Development; and Board Engagement and Survey follow-up. The full President's report was included in the BoG agenda packet.

MPC Institute Update: Hightower provided a high-level overview of the concept of the Institute. The purpose of the Institute is to look at how MPC provides training and capacity building. We are looking at doing this work in 3 areas of focus; 1) provide *built environment professionals* with education and training on original curriculum and planning tools to maintain their accreditation; 2) provide training and education to government staff and advocates with new capabilities to create structural change within government and institutionalize equity; and 3) provide CBOs and direct service organizations with research and policy analysis skills to build staff capacity and create equitable development. Hightower continued and further presented ways to put structure around the planning, training, and education that MPC would potentially provide.

What's Next: We began working with a Consultant in June and we'll continue the work through November 2023. The Consultant will help us complete an environmental scan; conduct stakeholder/end-user focus groups; develop the scope of programs, and KPIs; develop recommendations on staffing structure, implementation, and evaluation; and develop a pitch deck for potential funders.

Hightower noted - as a business model, revenue would potentially come from two sources; fee-for-service for our work and foundation/grant funding. A brief discussion ensued about funding sources/organizations that should be aligned with our work and who can facilitate change.

Chair Carlisle stated –during the Institute kick-off meeting with Hightower and staff, the Consultants were very engaged and action-oriented. Carlisle also thanked the Board members who agreed to be a part of the Institute Steering Committee.

## **Financial Updates:**

*Ramiro J. Atristain-Carrion, Treasurer, and Gregory Gurley, COO*

*Greg Gurley* provided a high-level overview of MPC's financial performance through May 2023. Total fundraising revenue \$1,267,522; and total revenue \$1,517,522. Total expenses \$1,900,119. Total assets \$17,540,968. Gurley explained the increase in Net Assets from 12/2022 to 5/2023. The increase is primarily due to a change in the IRS policy on how we classify our \$2mil rental lease (right-of-use asset). The \$2mil (value of our lease) now sits as an asset on the balance sheet. Gurley noted – during a recent MPC Investment Committee meeting, our auditors reported some gains in the market and we're seeing some recovery in our assets. A brief discussion ensued around the right-of-use liability/asset.



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The Finance and Audit Committee met last week to review and approve the 2022 Audit. Gurley reported that there were no internal control issues and MPC has a clean Audit. Chair Carlisle moved to approve MPCs 2022 Audit. Member Carnahan seconded. None opposed - MPCs 2022 Audit approved as presented.

## **Development and Communications Update:**

*Laura Reilly, VP of Philanthropy and Communications*

*Reilly* provided a YTD Fundraising Snapshot for 2023. We are currently at 46% of our overall goal of \$5,210,939. Foundation fundraising has received \$1,115,500, which is 76% of our \$2,036,500 goal. The Total pledged is \$2,373,250. The full fundraising snapshot for 2023 was included in the Board agenda packet.

“Discovering MPC an Exclusive event for Executive Leaders” was held on May 24<sup>th</sup> hosted by Ian Borden, at McDonald’s Corporation. BoG members invited 100 individuals/corporations to the event and 72 attended. This event was part of MPCs overall strategy that focuses on introducing new corporate and individual leaders to MPCs work and giving them an opportunity to identify areas of work in which they may be interested in investing.

2023 Annual Event and Sponsorship Snapshot To date, we have made 163 requests for sponsorship for the Annual event. We have calculated \$1,872,500 as possible revenue; \$430,000 has been pledged; and \$195,000 received to date. Sponsorship requests were also sent to all MPC BoG members. Save-the-Date postcards were sent to all 2020 – 2022 donors and Annual Event attendees; digital Save-the-Dates v will be shared with 15,000 subscribers and 10,000 followers. The Presenting sponsor is to be determined.

2022 Annual Report Printed and digital versions were sent to our major donors and funders. The digital version was shared with 15,000 subscribers. MPC Board members received the digital version in their board packet.

## **2023 Programmatic & Policy Updates:**

*Kendra Freeman, VP of Programs; Chandra Christmas-Rouse, Senior Manager*

*Freeman* gave a brief highlight of Programmatic Priorities for Q2. MPC completed phase 1 of the Zoning and Land Use Assessment project by successfully co-creating an assessment approach with a 21-member Steering Committee and hosted multiple focus groups with civic and community organizations as well as small business owners and other advocates. Overall, more than 50 stakeholders have participated in the project, across four focus groups, two small business sessions, one-on-one sessions and outreach to alderpersons. For more details on other project priorities, please refer to the Q2 project priorities dashboard which was included in the BoG agenda packet.

Chandra Christmas-Rouse, Senior Manager, gave a high-level presentation on Change Teams and Change Lab. A brief discussion ensued, among board members and staff, around advancing MPCs mission on systems change. A copy of this PowerPoint Presentation was provided to board members on June 22, 2023.



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## **Governance Committee Update:**

*Julian Posada, Co-Chair; Matthew Reilein, Co-Chair*

Member Posada provided a brief update on the Board focus group meetings for MPC's Board Governance work. The first focus group was held on May 25<sup>th</sup>. The second focus group will be held on June 28<sup>th</sup>. He added that, during the first focus group, board members were very engaged in the process. Several members expressed an interest in 1:1 conversations with Governance Co-Chairs and consultant Sharmila RoaThakkar.

There was agreement that there should be a focus on exploring, understanding, and deepening the governance role of the Board. Also, the landscape in which MPC operates has shifted over time requiring a revisit of the role of the board.

The Governance Committee will meet early next month to debrief both focus groups and discuss the next steps.

**The meeting adjourned to Executive Session at 1:20 pm.**