

<b>To:</b>	<b>MPC Executive Committee</b>	<b>From:</b>	<b>Paul Carlisle, Chair</b>
<b>Meeting:</b>	Wednesday, May 8, 2024 8:00-9:30 a.m.	<b>RSVP:</b>	Kimberly Johnson Kjohnson@metroplanning.org

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## Agenda

Time	Item
<b>8:00 a.m.</b>	<b>Welcome &amp; Introduction</b> <i>Paul Carlisle, Board Chair</i> <ul style="list-style-type: none"> <li>February 14, 2024, Executive Committee minutes (for approval)</li> </ul> <b>Today's Objectives</b> <ul style="list-style-type: none"> <li>Financial Updates</li> <li>Development Updates</li> <li>Programmatic Updates</li> <li>Interim President's Report</li> <li>Governance Updates</li> </ul>
<b>8:05 a.m.</b> <b>(10 mins)</b>	<b>Financial Update</b> <i>Ramiro J. Atristáin-Carrión, Treasurer; Greg Gurley, Chief Operating Officer</i> <ul style="list-style-type: none"> <li>2024 Year-to-Date Financial Update</li> </ul>
<b>8:15 a.m.</b> <b>(10 mins)</b>	<b>Development / Communications</b> <i>Laura Reilly, VP of Philanthropy and Communications; Steven Quispe Donor Relations Manager</i> <ul style="list-style-type: none"> <li>Fundraising Dashboard</li> <li>90<sup>th</sup> Anniversary Dashboard</li> <li>90<sup>th</sup> Anniversary Updates</li> </ul>
<b>8:25 a.m.</b> <b>(20 mins)</b>	<b>Programmatic Update</b> <i>Kendra Freeman, VP of Programs; Christina Harris, Director</i> <ul style="list-style-type: none"> <li>MPC Position on Stadium Proposals (Sox/Bears)</li> <li>MPC Institute   Next Steps</li> <li>Clean and Equitable Transportation Act introduced</li> </ul>

<b>8:45 a.m.</b> <b>(20 mins)</b>	<b>President's Report</b> <i>Chris Conley, Interim President</i> <ul style="list-style-type: none"><li>• Overview</li><li>• Focus of activities so far</li><li>• Reflections and things we are working on</li><li>• Where we could use help</li><li>• Discussion</li></ul>
<b>9:05 a.m.</b> <b>(15 mins)</b>	<b>Governance Committee Update</b> <i>Julian Posada, Co-chair; Matt Reilein, Co-chair</i> <ul style="list-style-type: none"><li>• CEO/President search update</li></ul>
<b>9:20 a.m.</b>	<b>Executive Session</b>
	<b>Adjourn</b>



# Metropolitan Planning Council

## MPC Executive Committee

Wednesday, February 14, 2024

8:00 AM

Members in Attendance: Paul Carlisle, Chair; Darlene Hightower, President; Ramiro Atristain; Julian Posada; Jessica Droste Yagan; Matthew Reilein; and Meena Beyers

Staff in Attendance: Gregory Gurley, COO; Laura Reilly, VP of Philanthropy and Communications; Kendra Freeman, VP of Programs and Kimberly Johnson, Sr. Exec Asst, and Steven Quispe, Donor Relations Manager

- I. **Call to Order:** 8:04 am. *Carlisle* announced that MPC is officially in transition for the CEO role. On February 13, 2024, the staff and Board were informed of Darlene Hightower's transition plans.
- II. **Approval of Minutes from November 29, 2023:** Member *Atristain* moved to approve the meeting minutes. Second by Member *Reilein*. The minutes were approved as presented.
- III. **Presidents Updates –** Darlene Hightower, President & CEO

### MPC Institute Update:

*Hightower* provided an update on the MPC Institute, emphasizing and clarifying what the Institute is and why we're developing it. The Institute is an accelerator of our work and a driver of systems change. The Institute creates a path for equity to be more than a word in a report or on a website - it will make a way to bring equity to life. The Institute will provide an opportunity to scale our work and our impact by training others, operationalizing equity, and generating additional revenue. *Hightower* underscored that the Institute is not just about identifying problems, but also about teaching others how to implement solutions to built environment challenges in the region.

*Hightower* outlined the progress made so far – including engaging a consultant, forming a steering committee with board and staff, holding an internal steering committee retreat, conducting an environmental scan of fifteen organizations, and developing an action plan for implementation. *Hightower* summarized the key findings of the environmental scan and highlighted that organizations had a variety of sources of revenue from foundations/philanthropic support, government contracts, and private contracts to launch and sustain their institutes. During the process, we also reviewed our portfolio of work to identify potential areas of work for the Institute, including Educational Skill Building,

Systems Changemaking, Policy Development and Research.

*Hightower* spoke about the next steps, including assessing staffing needs and capacity, reaching out to potential partners, conducting a readiness assessment, building a theory of change, and exploring funding options.

Member *Atristain* inquired about who would lead the Institute work, given the CEO's transition. *Hightower* replied that there is a broader steering committee that includes Board members and staff who will continue the work. We also have a group of staff, led by Kendra Freeman, who began holding monthly meetings in February and will move this work forward. A brief discussion ensued about funding the Institute, piloting, and staffing costs.

*Carlisle* mentioned that today's Institute outline reflects considerable progress in organizing the structure since the last Institute steering committee meeting and expressed excitement about its potential.

#### **IV. Financial Updates - Ramiro Atristain, Board Treasurer and Greg Gurley, COO.**

##### 2023 Year End Update

*Gurley* presented and updated the 2023 year-end actuals. The 2023 fundraising revenue budget was \$4,365,982. The actual fundraising revenue amount was \$3,498,307. *Gurley* highlighted that the shortfall was a result of a decline in corporate and individual giving. We drew down the full allotment of the spending transfer of \$783k, which was the investment in the strategic plan as directed by the Finance committee. The 2023 expense budget was \$5,177,049. The actual 2023 expenses were \$4,651,859. We managed to offset the shortfall by reducing expenses by \$450k by restructuring our hiring timeline.

Member *Carlisle* asked about MPCs year-end investment portfolio balance. *Gurley* indicated that we began the year at \$14.8M and ended the year at \$15.3M. Member *Atristain* reported that after months of research and comparing bank options, MPC has successfully secured a line of credit.

#### **V. Governance Updates – Matt Reilein, Co-Chair and Julian Posada, Co-Chair**

Member *Reilein* reported that the Board of Governors will move forward with the changes to the Board and stakeholder structure as outlined at the December 13, 2023 Board meeting. The Governance committee members, in conjunction with the CEO, Laura Reilly, and the Development team will begin scheduling 1:1's with all board members. These meetings will help ensure that individual board members are aware of board expectations and responsibilities. Ahead of these meetings, we will have well-defined definitions and job profiles for the roles of - Board members, Advisory Council members, Executive Advisors, and Legacy Trustee roles.

The Governance Committee will reach out to MPC's General Counsel and Board member, David Williams, to begin an overview and evaluation of the Board Bylaws. We will identify areas where we need to make modifications and be strategic around board size, and term limits. *Reilein* also reported that Board member Bernard Loyd has agreed to officially join the Governance Committee.

## **VI. Development Updates – Laura Reilly, VP of Philanthropy and Communications**

### 2024 Financial Snapshot

*Reilly* gave a summary of the financial fundraising snapshot for 2024. The overall 2024 fundraising goal is \$4,021,230. Total pledges to date - \$770k Foundation; \$140k Corporate; and \$3.6k Individual.

### 90<sup>th</sup> Anniversary Update / 2024 Annual Event

*Reilly* provided an update on the 90<sup>th</sup> Anniversary plans. She highlighted that the fundraising goal is \$1M for the year, including three signature events, which will focus on three priority projects and the main Annual event in the fall. In the fourth quarter of 2023, we reached out to MPC's top ten funders for Premier sponsorships, for the 90<sup>th</sup> Anniversary, at the \$90k level. *Reilly* further highlighted the multiple sponsorship levels and strategies for sponsorships to reach the \$1M goal. *Atristain* asked about the likelihood of reaching the sponsorship goal. *Reilly* reported that two funders have already pledged \$50k. A brief discussion ensued around reaching the sponsorship goal.

MPC's Annual Event will be held on October 23, 2024. The venue will be the same as last year, at The Geraghty. The Theme for 2024 will be "Celebrating 90 Years Strong: MPC's Impact on Advancing Equity". We will hold three Signature Events celebrating our 90<sup>th</sup> Anniversary: The State of Water Symposium (week of May); Zoning & Land Use, moderated by Zoning Experts (Mid-June); and The Champaign for Sustainable Transit, CTA Train Tour (September). The potential honorees for the event are Lester Crown and George Rainey, both Legacy board members.

*Reilly* proposed the idea of Executive Committee Members serving on the 90<sup>th</sup> Anniversary Committee. She outlined the 90<sup>th</sup> Anniversary Committee's responsibilities, which would involve identifying and soliciting sponsorships, conducting outreach, and encouraging peer board members to use their network connections for sponsorships. Members, *Posada*, *Yagan*, and *Atristain* expressed concern about competing priorities; Transition work, Institute Funding, along with their regular work. *Yagan* also pointed out the importance of supporting this work. A brief discussion ensued around developing a coordinated approach to 90<sup>th</sup> Anniversary Committee responsibilities and Transition work. *Carlisle* suggested we expand our outreach and involve other board members in the 90th Anniversary Committee.

*Reilly* gave a preview of MPC's new website. The launch of the website will coincide with communication to all stakeholders regarding MPC's 90<sup>th</sup> Anniversary Year celebration.

## **VII. Programmatic Updates – Kendra Freeman, VP of Programs and Initiatives**

### *City Development Improvement Process*

*Freeman* reported that we've been in conversation with the Mayor's office as they kick off their development Improvement process, and MPC is playing a major role in supporting this work. We received consensus from the City about the scope of work in terms of MPC supporting the co-design and co-convening of the task force. The Task Force will include public sector employees and private sector employees to review and develop process improvements in development. She also spoke about the funding for this work and mentioned that funders for We Rise have indicated an interest in funding the policy side of this work. We've also been in conversation with the Robert Wood Johnson Foundation for potential funding.

### *Bring Chicago Home Referendum / Real Estate Transfer Tax*

*Freeman* provided a brief highlight on the Bring Chicago Home referendum. She stated that MPC has not currently taken a position specifically on the Bring Chicago Home referendum. However, we've been talking internally to get clarity about the role that we want to take in this effort. Historically, MPC has supported an increase in the real estate transfer tax, which was one of the policies we advocated for in Our Equitable Future report. Fundamentally, we supported this pathway to address affordable housing challenges in the City. *Freeman* provided a brief highlight of the Real Estate Transfer Tax proposal, pointing out the changes, impact, and concerns from allies and opposition.

The board then discussed MPC's role including whether and how taking a position would impact the organization. Member *Atristain* asked if our funders have any specific feedback on this issue. *Freeman* indicated that some of our foundation funders have been supportive of this issue. *Carlisle* noted that it could be potentially challenging to raise money from specific funders if we are a high-profile proponent of this particular referendum. Member *Beyers* spoke about pro-business vs anti-business and taking positions that are anti-business and what that does for jobs and driving investment out of the City. *Beyers* suggested that we anchor our position within the framework of our strategic plan and mission and take caution regarding our position. Staff and Executive Committee members agreed.

## **VIII. Other Business**

### Transition Messaging and Communication Coordination

The Executive Committee and Staff discussed developing a coordinated approach to reaching out to funders about the CEO transition, including crafting talking points.

## **IX. Adjourn.** The meeting was adjourned to Executive Session at 9:36 a.m.

**2024 Operating Budget  
Metropolitan Planning Council**

<b>REVENUE</b>	<b>2024 Budget</b>	<b>2024 YTD through 3/31/24</b>
<b>Fundraising</b>		
Corporate	995,410	191,861
Foundations	2,380,410	666,500
Individuals	385,410	68,975
Government	260,000	90,000
<b>Sub-Total: Fundraising</b>	<b>4,021,230</b>	<b>1,017,336</b>
<b>Other</b>		
2022 Spending Policy Allowance Carryover and Investment in Strategic Plan	600,000	300,000
Use of cash balance		
In-Kind Income	90,000	3,488
<b>Total Revenue</b>	<b>4,711,230</b>	<b>1,320,824</b>
<b>EXPENSE</b>	<b>2024 Budget</b>	<b>2024 Actuals YTD through 3/31/2024</b>
Personnel	3,335,827	821,723
Contract Workers & Professional Fees	319,975	113,138
Publications, Web	159,067	33,075
Publication Postage / Mailing Service		0
Events & Meetings	207,150	10,849
Travel	72,750	2,610
Other Program Costs	1,500	5,117
Occupancy Costs	408,260	101,604
Office Expenses	206,701	101,156
<b>Sub-Total: Operations Expense</b>	<b>4,711,230</b>	<b>1,189,272</b>
<b>A/R Write Off</b>		
<b>In-Kind Expense</b>		
<b>Total Expense</b>	<b>4,711,230</b>	<b>1,189,272</b>

**Balance Sheet  
Metropolitan Planning Council**

	<b>12/31/2022</b>	<b>3/31/2024</b>
<b>Net Assets</b>	14,868,802	18,239,093

# Metropolitan Planning Council

## Balance Sheet

As of March 31, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
10000 Checking - BMO Harris (5312)	626,569.92
<b>Total Bank Accounts</b>	<b>\$626,569.92</b>
Accounts Receivable	
11025 Accounts Receivable - Regular	278,279.52
11050 Accts Rec - Grant Pledges	450,000.00
<b>Total Accounts Receivable</b>	<b>\$728,279.52</b>
Other Current Assets	
11600 Restricted Inv - Mesirow	4,591,467.39
11700 Unrestricted Inv - Mesirow	9,804,171.77
12000 Prepays	0.00
12005 Security Deposits - Office	23,744.58
12100 Prepaid Insurance	10,461.00
12105 Prepaid Insurance - W/C	0.00
12110 Prepaid Expense - Health Ins.	0.00
12120 Prepaid Expense - Other	6,019.84
12125 Prepaid Expense - Club Dues	0.00
12130 Prepaid Exp - Ann Luncheon	0.00
12135 Prepaid Rent	0.00
12500 Payroll tax deposits refundable	0.00
<b>Total 12000 Prepays</b>	<b>40,225.42</b>
12600 Other Receivable	0.00
13000 Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$14,435,864.58</b>
<b>Total Current Assets</b>	<b>\$15,790,714.02</b>
Fixed Assets	
16000 Leasehold Improvements	397,151.48
16100 Office Furn., Fixtures & Equip	431,354.48
16400 Construction in Progress	0.00
16500 Accumulated Depreciation	-476,477.86
<b>Total Fixed Assets</b>	<b>\$352,028.10</b>
Other Assets	
16900 Right of Use Asset - MPC Office	2,096,351.00
<b>Total Other Assets</b>	<b>\$2,096,351.00</b>
<b>TOTAL ASSETS</b>	<b>\$18,239,093.12</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	386,379.10
<b>Total Accounts Payable</b>	<b>\$386,379.10</b>

# Metropolitan Planning Council

## Balance Sheet

As of March 31, 2024

	TOTAL
Credit Cards	
20100 American Express	43,035.95
20105 BMO Mastercard	16,306.36
<b>Total Credit Cards</b>	<b>\$59,342.31</b>
Other Current Liabilities	
20030 A/P - Accrued Expenses	3,069.00
21000 Accrued Liability - FIT	0.00
21050 Accrued Bonuses	80,000.00
21100 Accrued Liability - FICA&Med	0.00
21200 Accrued Liability - SIT	0.00
21300 Accrued Liability - 401k & Loan	0.00
21400 W/H Health Care Flex Plan	3,893.87
21410 W/H Dependant Care Flex Plan	2,014.98
21500 W/H Wage Garnishments	0.00
21600 Accrued Reimbursements	4,086.17
22200 Deferred Revenue	0.00
23100 Accrued Vacation	67,055.65
23500 Accrued Rent	0.00
29900 Lease Liability - LT portion	2,052,883.00
29910 Lease Liability - Short Term portion	252,080.61
Illinois Department of Revenue Payable	0.00
Out Of Scope Agency Payable	0.00
<b>Total Other Current Liabilities</b>	<b>\$2,465,083.28</b>
<b>Total Current Liabilities</b>	<b>\$2,910,804.69</b>
<b>Total Liabilities</b>	<b>\$2,910,804.69</b>
Equity	
3100 Retained Earnings	0.00
31000 Unrestricted Net Assets	0.00
30000 Fund Balance - Unrestricted	0.00
30110 Undesignated	3,278,778.07
31100 Board Des. Reserve Principal	5,954,970.52
<b>Total 31000 Unrestricted Net Assets</b>	<b>9,233,748.59</b>
33000 Restricted Net Assets	
30100 Board Designated Reserve Fund	0.00
32100 Temp Rest Program Fund Balances	1,388,571.00
32110 Unapp Endowment Earnings	2,027,933.00
33100 Endowment Principal	2,022,754.66
<b>Total 33000 Restricted Net Assets</b>	<b>5,439,258.66</b>
35000 *Unrestricted Net Assets	584,692.51
Net Income	70,588.67
<b>Total Equity</b>	<b>\$15,328,288.43</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$18,239,093.12</b>

## **MPC Stadium Development Position**

The Metropolitan Planning Council (MPC) understands the interest in advancing sports-anchored, mixed-use development at The 78 and the Museum Campus; particularly as downtown Chicago navigates the layered challenges of redefining itself post-COVID, continued cuts to office leasing, and a challenging, high-interest financing landscape.

MPC supports key pieces of both The 78 (as reflected in the Planned Development agreement) and A Vision for a Reimagined Museum Campus, including investment in our transit assets, expanding greenspace, and creating places for Chicagoans to gather and engage in cultural programming.

However, given the city's limited financial resources, and a long-standing history of poor returns on public investment in sports facilities, MPC does not support using public money for capital costs to fund stadium development in Chicago. MPC does support ancillary, defined public investment in programs and infrastructure that are stadium adjacent and will offer benefits to the city at large, such as increased transit capacity, youth programming, and resources for small business, as well as the neighborhoods where the stadiums are located.

MPC's position, outlined in the following paragraphs, considers how the City should treat large scale investments and what it should prioritize in the development of sports facilities. Additional community outreach and analysis is needed to more precisely understand potential benefits and consequences of development at The 78, Soldier Field and the Museum Campus, the redevelopment of Guaranteed Rate Field, and for the city at large.

## **Revenue and Public Finance**

*Any revenue streams authorized by public agencies should exact dollars from only users of these facilities without the issuance of government debt, and the full scope of public costs should be presented in a consolidated form.*

The City of Chicago must manage the dual challenges of forward-looking fiscal management and countering decades of underinvestment in our neighborhoods. The City has taken strides in this direction, notching a steady clip of credit rating upgrades alongside growing a portfolio of neighborhood-oriented programs like Invest South/West, the Chicago Recovery Plan, and most recently, the Housing and Economic Development Bond. To continue this path, it is critical that City

dollars are leveraged to advance sustainability, equity, and wealth building for Chicagoans, criteria which stadium development does not meet. Systematic studies on stadium development determine that stadiums do not produce new, net-positive economic outcomes, whether measured by income, employment, or regional economic activity.<sup>i</sup>

When assessed through a properly structured economic analysis with realistic assumptions, comparable projects like the Atlanta Braves' Truist Park produced a negative ROI of between \$100-\$200M<sup>ii</sup>. Even with a lack of discernable economic outcomes to justify public spending, it is estimated that public investment in stadiums is underreported by up to 25%, as other means of public support, such as land, infrastructure, municipal services, and forgone property taxes, are not included in a unified disclosure of public support.<sup>iii</sup> With this, MPC is highly skeptical of the projected \$8.4B in regional economic impacts, projections of 4,000 annual jobs, and \$1.3B in fiscal revenues over 30 years. These projections do not detail whether these are truly "new" economic impacts, nor do they acknowledge that projected revenues fall beneath the public investment assumed by the proposal.<sup>iv</sup>

Before even putting a shovel in the ground on new facilities, taxpayers still owe \$589M in bonds on the Soldier Field renovation and \$50M for Guaranteed Rate Field.<sup>v</sup> Principal on bonds issued by the Illinois Sports Facilities Authority (ISFA) have seen negligible decline over the past two decades, with the State's Commission on Government Forecasting and Accountability's reporting in its Capital Plan Analysis that refunding activity has only chipped away at interest while creating a heavy ramp of backloaded principal payments coming due in the next few years. This report concludes that the debt load on the Soldier Field bonds far outstrips available revenues<sup>vi</sup>, which increases the likelihood that state allocations to the city are intercepted by the ISFA to make up for hotel tax shortfalls, as has happened the past three years.<sup>vii</sup>

The Bears proposal recommends "scoop and toss" to solve for this, by extending ISFA's bonding authority by 40 years and using hotel revenue to pay off the remaining debt as well as the public contribution for the new facility.<sup>viii</sup> While the creation of a \$150M reserve fund does mitigate some public risk, other hometown teams have shown an ability to privately fund substantial capital needs with no upfront public dollars. The Cubs received no direct taxpayer dollars to fund The 1060 Project, a \$740M investment in Wrigley Field.<sup>ix</sup>

MPC does not want to unduly complicate the path to investment in Chicago but does not support the use of public funds for these facilities. There will likely still be publicly-born costs in relation to these stadiums, which MPC does support, including investments in transit capacity, youth programming, and resources for small business. MPC supports legislative approval of mechanisms to provide revenue for these facilities, but that revenue must come from those who are using and benefitting from them.

MPC encourages the pursuit of revenue sources like surcharges on the sales of tickets, parking, and concessions so the burden of financing these facilities is held by those directly using them. MPC would welcome further details around proposed sales-tax capture districts, although these must be constructed in partnership with neighboring communities to prevent undue burden. MPC is

concerned around lease terms and revenue sharing moving forward, as preliminary signs indicate that the Bears may be eligible for a greater share of revenue, which should instead be routed to cover costs for the project and remove the need for public dollars. <sup>x</sup>

## **Community Engagement**

*Communities impacted by current and future facilities need to have a central voice in their development.*

While both the Sox and the Bears are at varying stages of planning, there has yet to be robust community engagement processes with surrounding neighborhoods. The long-standing and growing communities of Chinatown, Pilsen, and the South Loop will be impacted by new development at The 78, while Chinatown, Bronzeville, and Bridgeport will see a substantial redevelopment opportunity should the Sox leave Guaranteed Rate Field. Issues of salience include housing affordability, diverse hiring and contracting, opportunities for small business and entrepreneurship, access to green space, and community programs including athletic and cultural programming.

Planned Development agreements, as governed by Chapter 17-8 of the Municipal Code, detail fundamental use, bulk, and density aspects of a project and considerations of transportation, pedestrian orientation, urban design, and green design. These components do not, however, require commitments around access to programming, opportunities for small business, or other benefits of high importance to surrounding communities. Further, components of Planned Development agreements as detailed by the municipal code are predicated on “should”, implying the aspiration that principles are met, not a consistent requirement. MPC implores decision-makers to consider the economic, social and environmental impacts of any major development in authentic and meaningful partnership with community starting with those may be most impacted. MPC encourages public, private, and community stakeholders to consider the development of structures, such as Community Benefits Agreements, to create accountability around addressing key concerns.

## **Comprehensive Approach for Large-Scale Development**

*Chicago needs to take a comprehensive, coordinated approach to managing large scale development.*

A key challenge with these large-scale projects is that the city lacks a comprehensive, proactive approach to accommodating growth and development. The City must continue to ensure that all new major development projects align with the goals and objectives of Chicago’s citywide plan, which was passed by the Plan Commission in 2023, and build on this by comprehensively planning for these stadium projects in relation to other ongoing development and planning initiatives. Adjacent projects including the Bronzeville Lakefront, significant land sales in Bronzeville through

ChiBlockBuilder<sup>xi</sup>, development at 18<sup>th</sup> and Peoria<sup>xii</sup>, and perhaps nascent signs of redevelopment around the United Center<sup>xiii</sup> will bring substantial changes around downtown, and these activities must be coordinated.

MPC advocates for the City of Chicago to formalize and apply its new Sustainable Development Policy and updates to the Planned Development process to ensure alignment with the city's planning goals and current best practices.

## **Stadium-Specific Issues**

### **Transportation**

*Development should align to Equitable Transit-Oriented Development principles and center public and active transportation options to promote sustainable access and land use.*

Both stadium projects offer an opportunity for Chicago to chart a more sustainable future through transportation, which will reduce transportation-related emissions, limit large swaths of non-permeable surfaces that exacerbate flooding, and reduce development costs. The proposed stadium sites maintain access to a range of public transit options and significant bicycle-pedestrian corridors. These developments should leverage these assets, and partner with the city to improve their services. The construction of a new CTA Red Line station and realignment of Metra tracks at The 78, the Metra Access Pilot Program, the Better Streets for Buses plan, and double tracking of the South Shore Line provide a foundation for improved transit access to these sites. Development plans should build on these in addition to incorporating bike share and improving pedestrian access, strategies contained in A Vision for a Reimagined Museum Campus.

While Guaranteed Rate Field has access to both CTA bus and rail service (CTA and Metra), receipt of parking revenues to the White Sox has created a substantial financial interest in retaining the land around the field as parking. This has both prevented infill development and furthered car dependence for visitors to the field. This provides a case study in how decisions around transportation produce detrimental, long-term outcomes which must inform these future developments.

Future development must align with the Connected Communities Ordinance and support the 2022 Climate Action Plan by pursuing dense development with minimal parking to leverage our robust public and active transportation infrastructure. MPC is concerned by a proposed 4,000-space parking garage as part of the proposed facility for the White Sox, and how this will contribute negatively to both development costs and transportation patterns. For the Bears, reducing non-permeable surfaces, like parking lots, aligns with goals in A Vision for a Reimagined Museum Campus.

Following the Bears' release of a more detailed stadium proposal, there is \$1.5B in recommended infrastructure spending, with the first phase of \$325M deemed necessary for the project. The bulk of Phase 1 spending is on roadway expansion and realignment, which doubles down on Soldier Field's current transportation practices instead of advancing a more sustainable future. The two additional phases contain a mix of open space, amenity, and further roadway construction, but these costs are not broken out and MPC is unable to determine how much of overall spending will go to rebuilding roads versus investment in expanding access to open space.<sup>xiv</sup> MPC requests a detailed breakdown of proposed projects and their specific costs, not consolidated by phase, and further information on proposed funding sources.

## **Open Space**

*Development should maximize open space and public access to provide recreational and environmental benefit along Chicago's waterways.*

Both sites offer generational opportunities to expand public access along the shores of Lake Michigan and the Chicago River. While the Bears have indicated that a new stadium on the Museum Campus would increase open space by 20%, we challenge the team to be bolder by minimizing parking to set aside more land for open space. This would complement and amplify proposals in A Vision for a Reimagined Museum Campus to improve Northerly Island and unify the campus with native landscaping.

While parking may be used for tailgating, we challenge developers to think about how this could instead be a multipurpose recreational space, expanding parkland on the lake and unlocking use outside a limited number of home-games. While The 78 has substantial open space components, including a riverwalk extension and other park areas, we are concerned by updated renderings which indicate reduced green space than the amount required from the existing approved Planned Development. MPC would also like to see a naturalized edge along the riverfront that provides both ecological and human value. Renderings indicate an edge condition that does not maintain the setbacks, restoration, and non-commercial features included in the original concept. We urge that these be included in the final plan.

## **Small Business & Contracting**

*Construction and operations of these facilities must provide ample opportunity for diverse business and act as a launchpad for downtown locations of South and West side and BIPOC businesses.*

The proposed stadiums offer substantial opportunities for diverse contracting and business participation in the construction and operation of these facilities. MPC challenges both the Bears and the Sox to surpass the City's M/WBE contracting requirements of 32%, with a focus on businesses

in adjacent communities and on the South and West sides. These sites should be launchpads for South and West side businesses to open downtown locations, providing an additional revenue source and exposing visitors to the vibrant establishments which exist across our city. MPC supports continued investment in resources for small businesses, like Neighborhood Business Development Centers, Chicago Business Centers, and the use of the Small Business Improvement Fund to enable small businesses to leverage these developments.

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<sup>i</sup> [https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=4022547](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=4022547)

<sup>ii</sup> [https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=4443118](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=4443118)

<sup>iii</sup> [https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=4022547](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=4022547)

<sup>iv</sup> <https://static.clubs.nfl.com/image/upload/v1714059620/bears/jmwusctowpjxqqkwp7g.pdf>

<sup>v</sup> <https://www.nbcchicago.com/investigations/bears-new-stadium-plan-raises-funding-questions-as-taxpayers-still-owe-589m-on-soldier-field/3379911/>

<sup>vi</sup> <https://cgfa.ilga.gov/Upload/FY%202024%20Capital%20Plan%20Analysis.pdf> , p. 74

<sup>vii</sup> <https://www.chicagobusiness.com/politics/chicago-bears-sit-down-isfa-agency-would-subsidize-stadium>

<sup>viii</sup> <https://www.chicagobusiness.com/politics/bears-want-big-cut-events-new-stadium>

<sup>ix</sup> <https://www.bleedcubbieblue.com/2020/1/17/21070718/tom-ricketts-talks-wrigley-renovation-budget-financials>

<sup>x</sup> <https://www.chicagobusiness.com/politics/bears-want-big-cut-events-new-stadium>

<sup>xi</sup> <https://blockclubchicago.org/2024/04/12/city-to-put-bronzeville-lots-up-for-sale-this-summer/>

<sup>xii</sup> <https://blockclubchicago.org/2023/05/18/plan-to-build-432-apartments-and-townhomes-on-pilsens-largest-vacant-site-gets-key-city-approval/>

<sup>xiii</sup> <https://chicago.suntimes.com/the-watchdogs/2024/02/22/jerry-reinsdorf-united-center-parking-lots-purchasing-white-sox-south-loop-ballpark>

<sup>xiv</sup> <https://chicago.suntimes.com/bears/2024/04/24/bears-domed-lakefront-stadium-infrastructure-costs-museum-campus>