



Metropolitan Planning Council

To:	MPC Board of Governors	From:	Paul Carlisle, Chair
Meeting Date: Meeting Time:	Wednesday, September 11, 2024 12:00 pm – 1:30 pm	RSVP:	Kimberly Johnson Kjohnson@metroplanning.org
Where: Hybrid	In-Person: 12:00 p.m. – 1:30 p.m. MPC 140 S. Dearborn; Suite 1400 Virtual, via Zoom: 12:00 p.m. – 1:30 p.m. https://us06web.zoom.us/j/87175216335?pwd=scjFVfzlxCbwEO9522cbaPeYQCQtrbl.1		

Agenda

Time	Item
11:30 a.m.	Lunch & Gathering
12:00 p.m.	Welcome & Introduction <i>Paul Carlisle, Board Chair</i> June 26, 2024 Board meeting notes (for approval) Today's Objectives <ul style="list-style-type: none"> • Financial Updates • Programmatic Updates • Interim President's Update • Governance Update • Executive Session
12:05 p.m.	Financial Update <i>Ramiro J. Atristain-Carrión, Treasurer; Greg Gurley, Chief Operating Officer</i> <ul style="list-style-type: none"> • 2024 YTD Financial Report
12:10 p.m.	Programmatic and Quarterly Reporting <i>Kendra Freeman, Vice President of Programs; Dan Cooper, Sr. Director; and Audrey Wennink, Sr. Director</i> <ul style="list-style-type: none"> • MPC Development Position Principles • Sustainable Transit Campaign



Metropolitan**Planning**Council

12:35 p.m.	Interim President's Update <i>Chris Conley</i> <ul style="list-style-type: none">• Organization• Development Update (Steven Quispe)• Communications Update (Morgan Murphy)• Board and Funder Outreach
12:50 p.m.	Governance Updates <ul style="list-style-type: none">• Executive Search Update
1:00 p.m.	Adjourn Executive Session <ul style="list-style-type: none">• Executive Search<ul style="list-style-type: none">○ Discussion and Vote on the selection of MPCs new President & CEO

Board of Governors Meeting Minutes Wednesday, June 26, 2024 12:00 pm

Meeting Location: Hybrid

MPC | 140 S. Dearborn

Virtual | Zoom

Members in Attendance:

Christopher Burke (Virtual)	Laritza Lopez (In-Person)
Chris Conley (In-Person)	Manny Flores (In-Person)
Daryl Newell (Virtual)	Meena Beyers (Virtual)
David Mook (Virtual)	Melissa Washington (Virtual)
Eileen Chin (Virtual)	Nedra Sims Fears (Virtual)
Erica Marquez Avitia (Virtual)	Paul Carlisle (In-Person)
Jim Mann (In-Person)	Polly Eldringhoff (Virtual)
Kyle Barnett (In-Person)	Ramiro J. Atristain (In-person)
Linda Goodman (In-person)	

Staff in Attendance:

Alec Singer (In-Person)	Kendra Freeman (In-Person)
Chandra Christmas-Rouse (Virtual)	Kimberly Johnson (In-Person)
Christina Harris (In-Person)	Kris Tionson (Virtual)
Dan Cooper (In-Person)	Morgan Murphy (In-Person)
Debbie Liu (In-Person)	Pam Lee (In-Person)
Emma Boczek (In-Person)	Ryan Wilson (In-Person)
Greg Gurley (In-Person)	Shira Zisook (In-Person)
Justin Williams (Virtual)	Steven Quispe (In-Person)

Welcome: 12:06 pm. Chair *Carlisle* welcomed MPC board members to the 2024 second-quarter Board meeting.

Carlisle highlighted the agenda for today's meeting:

- Approval of meeting Minutes | March 20, 2024
- Financial Updates
- Executive Search Update
- Interim President's Update
- Programmatic Updates | Breakout

Chair *Carlisle* asked for a motion to approve the March 20, 2024 meeting minutes. Member *Mann* moved to approve. Member *Goodman* seconded. The minutes were approved as presented.

Financial Updates:

Ramiro Atristain, Board Treasurer and Greg Gurley, COO

Gurley provided a high-level financial update through May 31, 2024. He reported that MPC has received 1.9M in revenue, which includes \$675K pledged for the annual event. Expenses to-date are \$1.6M. *Gurley* noted that the Office Expense line item includes costs related to the CEO transition and the current CEO search, which is why the line item is tracking higher at \$150K.

The Finance and Audit Committee met on June 12, 2024, to review and approve the 2023 Audit. *Gurley* reported that there were no internal control issues and MPC has a clean Audit. *Gurley* acknowledged and thanked MPC's Accountant team, WSD, and staff member Pam Lee for their hard work. Member *Mann* moved to approve MPC's 2023 Audit. Chair *Carlisle* seconded. None opposed – MPC's 2023 Audit approved as presented.

Executive Search Update:

Member *Beyers* provided an update on the search committee's progress. Koya has held several meetings to get input from staff, board members, funders, and other stakeholders. Two group meetings with MPC staff were held; three 1:1 meetings with MPC Senior Leadership Team; six 1:1 meetings with funders and partners; two meetings with board members and meetings with the current interim CEO and outgoing CEO were also held.

Extensive outreach efforts resulted in conversations with 40-80 candidates, five of whom were selected for the second round. The candidates demonstrate the criteria that we have all collectively established for the search that includes a passion and commitment to MPC's mission, an inclusive and people-centered leader, an effective fundraiser, and an ambassador of the organization.

All five candidates are local and the committee aims to complete the selection process soon and onboard the new CEO before the annual event in October.

Interim President's Updates:

Conley discussed efforts to transition back to more in-person events. *Conley* also highlighted the importance of rebuilding relationships in fundraising and improving communication about our work. *Conley* noted the value to MPC to convene in person. MPC's recent signature Water event was a great reminder of MPC's leadership role and value in convening regional experts, participants, and stakeholders in person.

Conley mentioned that it's been about 3 months since joining MPC and he acknowledged the fatigue caused by leadership transitions and how transitions take a toll on the organization. He thanked the staff for continuing to lead the work in the absence of a stable, permanent leadership team during this challenging period. He also thanked the Board and Executive Committee for their support.

Conley emphasized that internally, we're trying to set a tone of transparency, inclusion, and collaboration. We use weekly all-staff meetings and brown bag sessions on Tuesday mornings to share work, collaborate on internal initiatives, and connect with each other. We are also beginning to rework MPC's model of career development, which includes how we do professional development, how we support each other's growth, and how we clarify and manage our annual review and promotion cycle.

He announced that we are over two-thirds of the way to our \$1M dollar goal for the 90th anniversary and that a plan is being developed to cover the remaining gap. Upcoming signature events were announced which focused on zoning impacts and sustainable transit. *Conley* thanked staff member Steven Quispe who is leading the Development team, as a team of one. He also thanked staff member Morgan Murphey who is leading Marketing and Communications and organizing MPC's signature events, MPC's annual report, and our Catalyst Newsletter.

Conley announced the completion of MPC's 2023 annual report, which was distributed to all Board members. Board and staff discussion ensued around MPC's annual report.

Programmatic Updates:

Staff member *Freeman* stated that MPC has a history of weighing in on catalytic developments to influence public decision-making. Staff member *Cooper* provided an overview of MPC's principles for major development. The remaining portion of the meeting will be used to break into small groups to explore and discuss MPC's grounding principles for responding to major public developments.

Adjourn: The meeting adjourned at 1:29 pm.

2024 Operating Budget
Metropolitan Planning Council

REVENUE	2024 Budget	2024 YTD Budget	2024 YTD through 6/30/24
Fundraising			
Corporate	995,410	498,110	468,438
Foundations	2,380,410	1,190,110	1,411,500
Individuals	385,410	192,210	92,410
Government	260,000	129,800	100,000
Sub-Total: Fundraising	4,021,230	2,010,230	2,072,348
Other			
2022 Spending Policy Allowance Carryover and Investment in Strategic Plan	600,000	300,000	300,000
Use of cash balance			
In-Kind Income	90,000		
Total Revenue	4,711,230	2,310,230	2,372,949
EXPENSE	2024 Budget	2024 YTD Budget	2024 Actuals YTD through 6/30/2024
Personnel	3,335,827	1,668,213	1,535,788
Contract Workers & Professional Fees	319,975	159,979	156,422
Publications, Web	159,067	79,537	40,743
Events & Meetings	207,150	103,584	29,112
Travel	72,750	36,360	3,545
Other Program Costs	1,500	744	13,938
Occupancy Costs	408,260	204,122	204,270
Office Expenses	206,701	120,244	227,188
Sub-Total: Operations Expense	4,711,230	2,372,783	2,211,006
A/R Write Off			
In-Kind Expense			
Total Expense	4,711,230	2,372,783	2,211,006

Balance Sheet
Metropolitan Planning Council

	12/31/2023	6/30/2024
Net Assets	14,868,802	16,562,613

MPC Development Position Principles

Alignment to Planning: Ensure that all new major development projects align with short-, medium-, and long-term goals and objectives of regional, municipal, and neighborhood-level plans and policies.

- Developments should advance climate action plans and align with sustainable development policies. Developments should align to Equitable Transit Oriented Development (ETOD) principles and local ordinances that center public and active transportation options. ETOD developments will promote sustainable access and land use by improving services, leveraging existing assets, minimizing parking, and enhancing or developing new pedestrian and bicycle infrastructure.
- Developments near the Museum Campus should align with Vision for a Reimagined Museum Campus

Open Space: Developments should maximize open space and public access to provide recreational and environmental benefit along waterways.

- In accordance with Chicago's Lakefront Protection Ordinance of 1973, in which MPC played an instrumental role in passing, the city's lakefront should remain free from new development.
- A naturalized edge along waterways should be maintained for both ecological and recreational value.
- Projects should increase and enhance open space and prioritize multipurpose recreational space above parking and large impermeable surfaces.

MPC Development Position Principles

Community Engagement and Benefit: There must be robust, proactive community engagement processes with surrounding neighborhoods and impacted populations.

- Communities impacted by current and future facilities need to have a central voice in their development and identify what community benefit looks like.
- Enforceable agreements should be reached to ensure community benefit, particularly around transportation, urban design, and sustainability.
- Decision-makers must 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.

Public Funding: Given the current financial constraints of municipal and state budgets, public funding for development must be justified by advancing planning and equity goals while providing a proven return-on-investment.

- We do not support using public money for developments that have a clear track record of not generating a return on investment for the public.
- Detailed information on proposed funding, spending, and a realistic, evidence-based assessment of a holistic return-on-investment must be provided.
- Developments should prioritize creating opportunities for BIPOC businesses and communities through procurement, contracting, leasing, and ownership.
- Public dollars should prioritize transit and active transportation improvements, job creation, wealth building, as well as green building, nature-based, and decarbonization solutions.
- Public ownership of assets cannot be prioritized above a quantified, data-driven public benefit from the asset.



Building a World Class Transit System for Illinois with the Metropolitan Mobility Authority Act

SB3937 (Villivalam)/HB5823 (Buckner)

The legislation establishes a new, fully integrated Metropolitan Mobility Authority to deliver coordinated, regional transit service throughout Northeastern Illinois.

Transit is Essential to Illinois

EQUITY

A stronger transit system will enable equitable access to opportunities for all and improved public health

ECONOMY

Strong transit is a powerful tool to make the region and state more attractive to investment and boost economic health

ENVIRONMENT

Meaningful transit investment will reduce greenhouse gas emissions and mitigate climate change

Our Transit System is Facing a Pivotal Moment

While ridership is on the rebound from pandemic lows, service is not meeting rider or employer needs. The system is not sustainably funded, with a growing chasm in operations funding. Unless we act, we will see catastrophic service cuts and worse traffic.

Creating the Transit System Illinoisans Want and Will Use

This legislation will provide:

- **Exceptional Service** - Fund the system and modernize governance to support expanded, fast, frequent, reliable transit services that connect important destinations.
- **Safe and Comfortable Rides:** Implement policies, like transit ambassadors, that make transit safe, secure, & clean.
- **Unified Regional Vision:** Streamline operations and reduce overlapping, competing transit service for seamless transfers throughout the 6-counties of Northeast Illinois.
- **Integrated and Affordable Fares:** Integrate one fare system across all Chicagoland transit providers; provide affordable fares and passes for low-income riders.
- **Desirable Destinations Within Reach:** Incentivize transit-supportive development to foster vibrant, healthy communities with housing and amenities accessible via transit.



"The choice to take transit is made more difficult since it takes so long on transit. Students talk about commute times. Some are traveling over an hour to get to UIC from the suburbs and other parts of the city. Our systems are not set up to go to major destinations like the medical district and universities." Austin



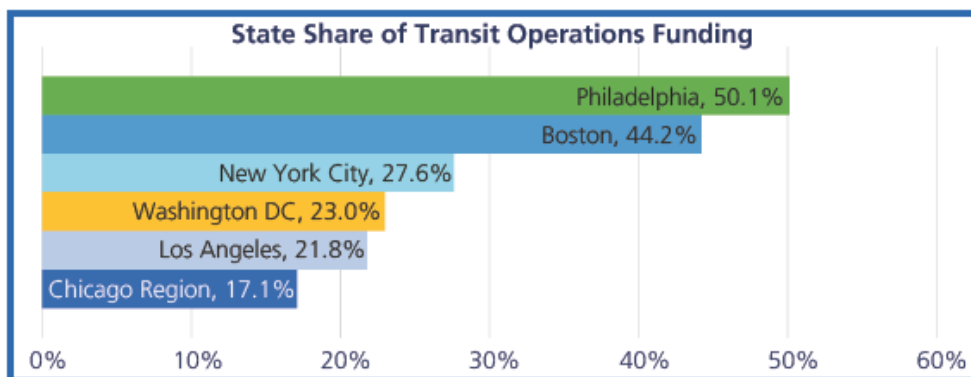
Empower Accountable, Transparent Regional Coordination

Instead of four government agencies (RTA, CTA, Pace, Metra) competing for funds, duplicating services, and ignoring decades-old requirements for integrated fares, this legislation establishes a unified Metropolitan Mobility Authority (MMA) to oversee all bus, rail, and paratransit operations and respond to the diverse needs of our municipalities, counties, and the state. It will encourage MMA directors overseeing the transit system to ride transit and add new representation from labor unions, people with disabilities, and the business community.

Growing the Pie Means Better Transit Statewide

Companion appropriations bills SB3938/HB5828 would set aside a minimum of \$1.5B per year in additional operating funds for Illinois transit agencies. establishes a new fund for at least \$1.5B in annual transit operations support to stabilize and grow our transit system. A bigger pie means bigger slices for every community in Illinois with transit service.

Illinois is Behind Peers in State Funding for Transit Operations



Transit across the Chicago region returns \$3.86 for every \$1 spent on operations and capital investment.

RTA Transit is the Answer

Support the Clean & Equitable Transportation Act (CETA)

This bill is part of the nation-leading Clean and Equitable Transportation Act HB5829 (CETA), a package of comprehensive transportation and jobs bills from the Illinois Clean Jobs Coalition. These bills work together to direct state transportation investments to reduce emissions and increase affordable options (SB3934/HB5825), implement long overdue transit governance and funding reforms for Northeast Illinois with statewide benefits (SB3937/HB5823), and increase the availability and reliability of zero-emissions vehicles and their accompanying charging infrastructure (HB5824).

“Seniors shouldn’t have to make two transfers and ride three buses that are consistently unreliable to get their prescriptions. The current public transportation experience turns trips into an endurance test of snail like bus speeds, and long, frustrating waits to make transfers” – Robert, Chicago



Project Priorities 2024

Pillar	Priority Measures of Progress	Key Tasks	Qtr 3 2024 Progress	Status
Thriving Communities	Facilitate collaboration between financial institutions and community organizations as a community of practice to identify barriers to homeownership as well as strategies for implementable solutions that can lead to systems change.	<ul style="list-style-type: none"> Collect and analyze findings on barriers to homeownership and strategies for systems change Building and refine curriculum and developing learning objectives on addressing the homeownership gap at the systems level Collect feedback on curriculum and trainings and integrate learnings across MPC projects and other training work 	MPC is developing a lesson learned resource from the community of practice work. We analyzed the notes from each workshop and identified 4 key lessons learned themes including strategies, tactics, outcomes and impact on systems. As part of developing this resource, we will conduct follow up interviews with the project teams about they have been applying these lessons learned in their work. MPC also began planning an implementation partnership to continue this work in 2025. This 2025 program will support the project teams to address systemic barriers that pose as risk to the successful implementation of their lending products. It will include a needs assessment for the three project teams that are continuing into 2025, quarterly implementation workshops, a partnership journey map tool, relevant policy priorities and evaluation tools.	On Track
Equitable Infrastructure	Increase awareness of the criticality of securing operations funding for the regional transit system once federal aid runs out and develop strategy for transit governance reform	<ul style="list-style-type: none"> Develop strategy and materials to educate legislators on transit funding crisis and prepare them to take legislative action to secure funding and reform transit governance structures Build political will and engagement through partnership with transit advocates on statewide campaign 	MPC continues to coordinate a working group that meets weekly to strategize on legislative outreach and education. MPC is providing support to legislators throughout the execution of a series of Senate Subject Matter hearings throughout the region on aspects of transit. MPC has testified at two hearings regarding the multifaceted benefits of transit and the urgency of governance reform to deliver an improved rider experience. MPC is participating in a separate working group reviewing and evaluating the potential of various funding options for the transit system. MPC participates in ongoing briefings with legislators regarding details of the Metropolitan Mobility Act. MPC is leading a private chartered train event in September to include legislators and business and civic leaders to increase awareness of the urgency of adequately funding and reforming transit governance and transit's role in supporting healthy communities.	On Track

Project Priorities 2024

Pillar	Priority Measures of Progress	Key Tasks	Qtr 3 2024 Progress	Status
Equitable Infrastructure	Support the delivery and evolution of a county-wide volumetric storage data portal that incorporates equity and non-stormwater environmental indicators; Cook County municipalities (>100) receive guidance on optimizing investment in stormwater infrastructure to address climate-adjusted rainfall	<ul style="list-style-type: none"> Support the delivery and evolution of a county-wide volumetric storage data portal that incorporates equity and non-stormwater environmental indicators. Develop scope/proposal for RxN funding opportunity Establish project Advisory Committee: Right Infrastructure, Right Place Deliver Website/Tool for Trade Optimization (StormStore) Deliver memo: Using Vol Study to influence target-setting and stormwater project placement using an equity & climate risk framework Support Interim update to Watershed Management Ordinance to extend stormwater trading pilot 	On-going monthly meeting with MWRD to support implementation of StormStore pilot and updates to Watershed Management Ordinance. Co-Identified opportunity for future research and policy improvement to support progressive approach to WMO. Beta version of Trade-support tool under review. Advisory committee structure in development, including engagement with govt agencies to join committee.	On Track
Equitable Infrastructure	Co-convene stakeholders to formulate strategies for equitable Lead Service Line Replacement (LSLR) workforce and contracting, aiming to develop a minimum of three actionable strategies and establish three to five critical performance indicators, that will directly inform our advocacy work in 2025, promoting a just distribution of LSLR's economic benefits among BIPOC communities in Illinois.	<ul style="list-style-type: none"> Conduct five (5) meetings with key stakeholders to equitable LSLR Develop an action agenda for workforce/contracting equity in LSLR Prepare a report by workforce coalition 	Coalition conducted fourth workforce convening (4 of 5), at which draft recommendations were presented to broader stakeholder table. Consultant is nearing completion of draft report, which will ground action agenda.	On Track

Project Priorities 2024

Pillar	Priority Measures of Progress	Key Tasks	Qtr 3 2024 Progress	Status
Equitable Infrastructure	Partner with the City to develop efficient, equitable processes for development through research, co-convening a task force, and implementation support	<ul style="list-style-type: none"> • Provide analysis and recommendations to guide the City in identifying pathways for change • Co-facilitate the Development Reform Task Force with the Mayor's Office to implement priority recommendations • Develop a change-management structure and goals to ensure long-lasting support for recommendations across all relevant departments 	The first Task Force meeting was held in July. MPC is serving as one of three co-chairs with Guacolda Reyes from the Resurrection Project and Paul Shadle from DLA Piper serving as the other two co-chairs. MPC was involved in planning and structuring the first meeting alongside the Mayor's Office and the Civic Consulting Alliance. Dates for all future Task Force meetings through July 2025 have been set, and MPC is actively engaging regularly with the Mayor's Office and the other co-chairs to plan the meeting's topics, questions, and engagement activities. Each meeting will focus on one or two of the big bets that were included in the Cut the Tape report. The July meeting focused on the Economic Disclosure Statement forms and process and the challenges in the affordable housing development process.	On Track
Just Public Systems	Using outcomes-based research, develop short-term and long-term recommendations on how to improve Chicago zoning and land use policy with buy-in and support from across different sectors, particularly government and community partners.	<ul style="list-style-type: none"> • Conduct research on zoning outcomes that impact equity, public health, and sustainability • Review with stakeholders to codevelop recommendations and resources that demystify zoning and land use • Determine how to implement recommendations and connect to City development reform initiatives 	MPC hosted its Zoning Signature Event on July 24. The event featured a panel of experts, including Sara Bronin, creator of the National Zoning Atlas, Yonah Freemark, from the Urban Institute, and Nolan Gray, author of Arbitrary Lines, and was moderated by Morgan Malone from City Bureau. The panel was very well attended with more than 200 people joining in-person and virtually. A 60-person worksession was hosted immediately afterward focusing on the Zoning Assessment's affordable housing outcome. MPC also made progress on creating a land use and zoning toolkit, which will be designed as a zine. The zine illustrator was brought on board and initial designs and concepts were discussed at the Community Advisory Group's August meeting. MPC also hosted a Steering Committee meeting in August, which focused on initial findings on the strong business corridor outcome. Staff also hosted three additional presentations and discussions of its pollution exposure research with City officials at the Department of Planning and Development, the Department of the Environment, and the Department of Public Health. Outreach to Alderpersons continued with a discussion with Ald. Lamont Robinson about the initiative.	On Track