



BOARD OF GOVERNORS

December 18, 2024

Paul C. Carlisle
Board Chair



Board of Governors| December 18, 2024

Today's Objectives

- Welcome
- Approval of Minutes (September 11, 2024)
- President's Updates
- Financial Updates
- Governance Updates
- Executive Session





President's Updates

Dan Lurie

- 
- *60-Day Update*
 - *Moving Forward*
 - *Development Updates
(Steven Quispe)*
 - *Programmatic Updates
(Ryan Wilson)*

60-Day Update



**ORGANIZATIONAL
CHANGE**



**POLITICAL
ENVIRONMENT**



Development Update

Steven Quispe



Development | 2024 Financial Snapshot

2024 Financial Snapshot

Campaign	Total Received	Total Pledged	Pipeline	Goal ▲	Progress	Gap
2024 Foundation	\$2,593,000	\$3,105,500	—	\$2,380,410	130%	\$725,090
2024 Corporate	\$900,354	\$998,860	—	\$995,410	100%	\$3,450
2024 Individual	\$178,363	\$183,666	—	\$385,410	48%	\$-201,744
2024 Government	\$25,500	\$100,500	—	\$260,000	39%	\$-159,500
Rollup (Total)	\$3,697,217	\$4,388,526	—	\$4,021,230	109%	\$367,296

Development | MPC 90th Anniversary



- Includes additional revenue received after the Annual Event from sponsorships, in-lieu contributions, and responses to the Ranney appeal
- \$80,834 (11%) increase from 2023

Development | Year-Over-Year Fundraising

Revenue Source	2023 Actual	2024 Pledged	Difference (\$)	Difference (%)
Foundation	\$ 2,355,850	\$ 2,595,500	\$ 238,650	10%
Corporation	\$ 888,748	\$ 998,860	\$ 110,112	12%
Individual	\$ 182,992	\$ 183,666	\$ 674	0%
Government	\$ 70,717	\$ 100,500	\$ 29,783	42%
Total	\$ 3,498,307	\$ 3,878,526	\$ 380,219	11%

- Increased giving across all four primary revenue sources
- Individual giving will continue to rise as year-end gifts continue to come in

Development | Reflections

- 2024 was a year of transition that presented challenges but also opportunity.
- Despite initial concerns, MPC was able to successfully maintain strong relationships with existing funders.
- With the help of Chris Conley, MPC was also able to re-engage previously lapsed major individual donors through successful cultivation and stewardship.
- The Development Team is now fully staffed with the additions of Sydney Sakharia as Grants Manager and Haley Hecktman as Development Associate.

Development | Looking Forward

- Continue to move away from a transactional fundraising approach to a more relationship-centered approach
- Refine current processes (grants management, institutional prospect research, forecasting) while building out new ones (individual cultivation, stewardship, and prospect research)
- Assess and refine current individual engagement opportunities (Executive Advisors, Advisory Council, Board of Governors) to map out the donor journey and provide opportunities for genuine engagement at varying levels
- Increase cross-departmental collaboration to identify and execute additional fundraising opportunities (event sponsorships, branded appeals, targeted personal outreach)



Programmatic Updates

Ryan Wilson



➤ 2024 Program Highlights

2024 Program Highlights

Land Use & Planning

- Secured \$250k from Robert Wood Johnson Foundation to support Zoning Assessment
- Zoning and Affordable Housing work session in July draws over 200 Attendees

Transportation

- Introduced the Metropolitan Mobility Act & Transportation Choices Act to Illinois legislature
- Commentary to reinvigorate transit featured in Crains Regional Transportation Forum

Housing & Community Development

- VP Kendra Freeman named co-chair of Cut the Tape Task Force
- April release of *Cut the Tape* Report features MPC recommendations and research

Water & Environment

- Awarded \$600k grant from Walder Foundation to support Right Infrastructure, Right Place
- “Vision for Water” convening at Chicago Water Week plans for a future of scarcity



2025 Workplan Overview

Ryan Wilson



➤ 2025 Workplan

Our Pillars



Thriving Communities

Where all communities have the resources needed to thrive, including accessible and affordable housing, healthy and resilient neighborhoods, and community-centered planning and engagement.



Equitable Infrastructure

Where public and private capital investments adopt inclusive development standards and support sustainable infrastructure for all communities.



Just Public Systems

Where the public sector has the tools and internal capacity needed to transform inequitable systems and make government more transparent and fairer for all.

2025 Workplan Review

Thriving Communities	Equitable Infrastructure	Just Public Systems
Accessible and Affordable Housing <ul style="list-style-type: none"> Homeownership Lending Partnership (AIHFS) > Housing Policy Agenda 	Inclusive Development <ul style="list-style-type: none"> Suburban ETOD Advocacy Major Development & Policy Review Elevated Systems Change Working Group Coordination Equitable Development Finance 	Public Sector Capacity Building <ul style="list-style-type: none"> DOH Change Teams
Healthy and Resilient Neighborhoods <ul style="list-style-type: none"> Calumet Design Guidelines & Land Use Update Support 	Sustainable Infrastructure <ul style="list-style-type: none"> Transportation Advocacy + Coalitions > Sustainable Transit Campaign LSL Replacement Implementation > Right Infrastructure Right Place State of Water 	Transformed Government <ul style="list-style-type: none"> > City Development Process Reform aka "Cut the Tape" Rivers Task Force Support Legislative Coordination & Outreach > Zoning & Land Use Assessment

2025 Priority Projects

- City Development Process Reform
aka "Cut the Tape"
- Housing Policy Agenda
- Right Infrastructure Right Place
- Sustainable Transit Campaign
- Zoning & Land Use Assessment





Financial Updates

Greg Gurley, COO
and
Ramiro J. Atristain, Treasurer



Investment	Investment Value at Year end
339 970	373 967
56 969	804 029
817	1 296 731
58	1 859 317
6	2 499 808
	3 227 076
	4 050 935
	R 28 331

Investment	Investment Value at Year end
424 963	467 459
446 211	1 005 037
468 522	1 620 915
491 948	2 324 149
516 545	3 124 764
542 372	4 033 850
569 491	5 063 675
	R 35 414

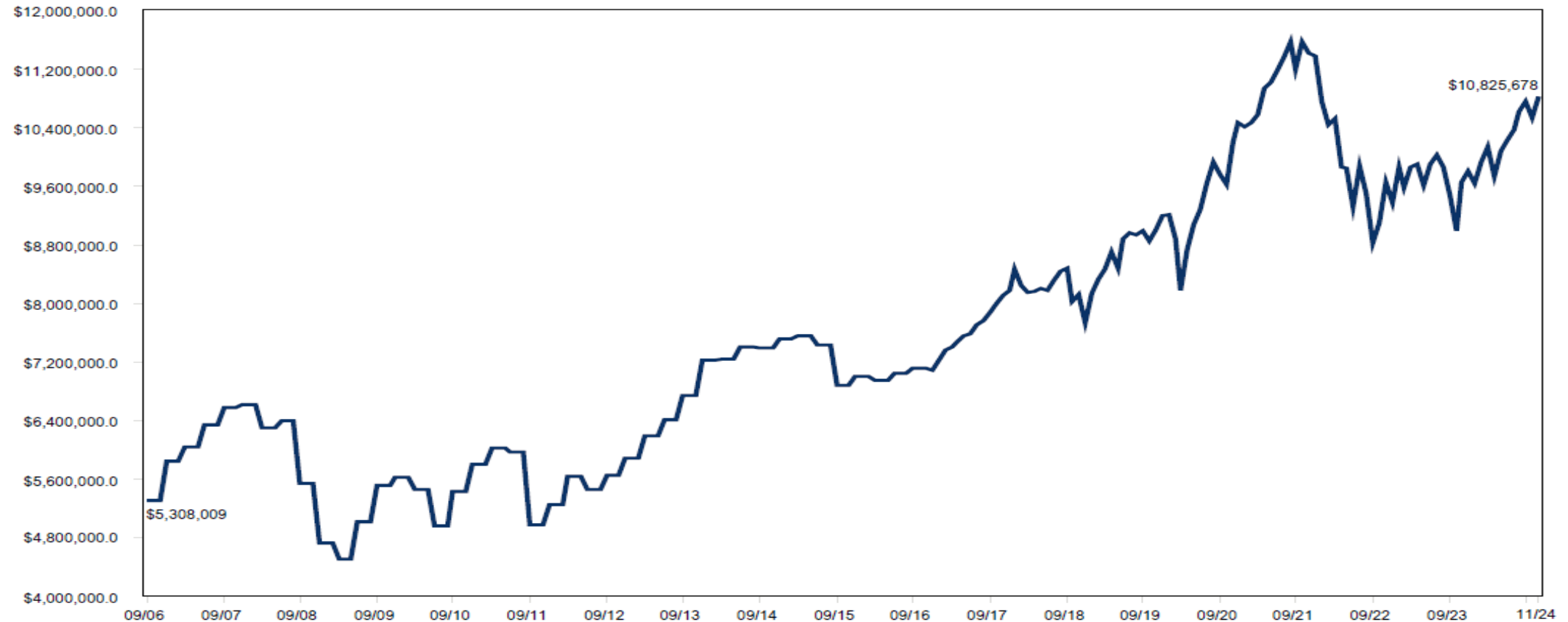
Start at monthly

Can we do this?

2024 Reserve Asset Portfolio Growth

As Of November 30, 2024

Metropolitan Planning Council Reserve Portfolio Growth



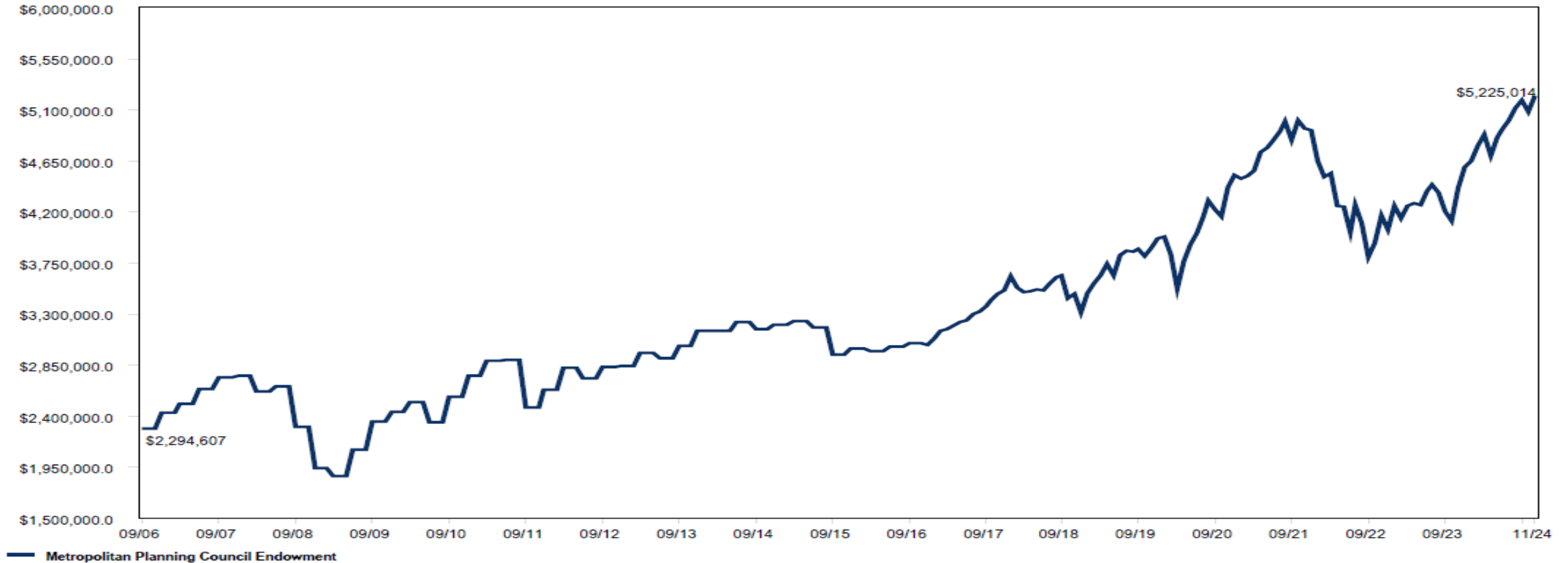
Metropolitan Planning Council Reserve

	3 Mo (%)	YTD (%)	Fiscal YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	7 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Metropolitan Planning Council Reserve	1.98	13.85	13.85	18.44	2.92	6.84	6.83	6.46	6.05	Jul-06
MPC Policy Benchmark	2.18	11.49	11.49	16.31	3.68	6.59	6.41	5.74	5.63	Jun-06
CPI+3.5% Spending Policy	1.09	6.15	6.15	6.35	7.96	7.82	7.20	6.54	6.03	Jun-06

2024 Endowment Asset Portfolio Update

As Of November 30, 2024

Metropolitan Planning Council Endowment Portfolio Growth



	3 Mo (%)	YTD (%)	Fiscal YTD (%)	1 Yr (%)	3 Yrs (%)	5 Yrs (%)	7 Yrs (%)	10 Yrs (%)	Inception (%)	Inception Date
Metropolitan Planning Council Endowment	2.11	13.79	13.79	18.39	2.85	6.89	6.97	6.66	6.03	Jul-06
MPC Policy Benchmark	2.18	11.49	11.49	16.31	3.68	6.59	6.41	5.74	5.63	Jun-06
CPI+3.5% Spending Policy	1.09	6.15	6.15	6.35	7.96	7.82	7.20	6.54	6.03	Jun-06

2024 Operating Budget Metropolitan Planning Council			
REVENUE	2024 Budget	2024 YTD Budget	2024 YTD through 10/31/24
<u>Fundraising</u>			
Corporate	995,410	829,710	841,024
Foundations	2,380,410	1,983,710	2,459,500
Individuals	385,410	321,010	179,441
Government	260,000	194,900	100,500
Sub-Total: Fundraising	4,021,230	3,329,330	3,580,465
<u>Other</u>			
2022 Spending Policy Allowance Carryover and Investment in Strategic Plan	600,000	450,000	300,000
Use of cash balance			
In-Kind Income	90,000		3,488
Total Revenue	4,711,230	3,779,330	3,883,953
EXPENSE	2024 Budget	2024 YTD Budget	2024 Actuals YTD through 10/31/2024
Personnel	3,335,827	2,780,369	2,442,089
Contract Workers & Professional Fees	319,975	266,643	379,959
Publications, Web	159,067	132,557	82,183
Publication Postage / Mailing Service			0
Events & Meetings	207,150	172,628	88,588
Travel	72,750	60,620	12,374
Other Program Costs	1,500	1,248	17,801
Occupancy Costs	408,260	340,214	328,970
Office Expenses	206,701	172,246	397,483
Sub-Total: Operations Expense	4,711,230	3,926,525	3,749,447
A/R Write Off			
In-Kind Expense			
Total Expense	4,711,230	3,926,525	3,749,447

Balance Sheet

Metropolitan Planning Council

Net Assets:

- 12/31/2023 \$14,868,802
- 9/30/2024 \$16,892,962

2025 Operating Budget Metropolitan Planning Council						
REVENUE	2021 Actuals	2022 Actuals	2023 Actuals	2024 Budget	2024 Year End Forecast	2025 Budget DRAFT
Fundraising						
Corporate	1,128,426	894,096	888,748	995,410	974,010	1,000,000
Foundations	2,245,054	2,558,753	2,355,850	2,380,410	2,643,000	2,500,000
Individuals	624,307	221,104	182,992	385,410	143,206	350,000
Government	34,861	123,262	70,717	260,000	100,500	200,000
Sub-Total: Fundraising	4,032,648	3,797,215	3,498,307	4,021,230	3,860,716	4,050,000
Other						
Transfer from Investment Portfolio	454,730		425,333	485,000	485,000	485,000
Investment in Strategic Plan	0		357,667	115,000	115,000	380,000
In Kind Revenue	36,615	63,256	61,957	90,000	90,000	90,000
Total Revenue	4,523,993	3,860,471	4,343,264	4,711,230	4,550,716	5,005,000
EXPENSE	2021 Actuals	2022 Actuals	2023 Actuals	2024 Budget	2024 Year End Forecast	2025 Budget DRAFT
Personnel	3,142,769	2,840,551	3,168,928	3,335,827	3,015,800	3,263,449
Contract Workers & Professional Fees	653,729	467,994	518,827	319,975	325,873	611,695
Software/Publications / Media / Subscription fees	57,450	69,338	65,876	159,067	135,392	172,317
Events & Meetings	62,446	138,418	136,884	207,150	209,281	229,225
Travel & Conferences	2,794	17,184	14,889	72,750	21,000	95,100
Other Program Costs	50,900	23,597	25,274	1,500	16,400	3,500
Occupancy Costs	345,808	377,099	408,000	408,260	409,340	420,260
Office Expenses	502,654	303,941	313,180	206,701	410,839	206,701
Sub-Total: Operations Expense	4,818,858	4,238,122	4,651,858	4,711,230	4,543,925	5,002,247
Total Expense	4,818,858	4,238,122	4,651,858	4,711,230	4,543,925	5,002,247



Governance Updates

*Julian Posada
Co-Chair*

➤ *2025 Board Officers*

Governance Committee

Julian Posada, Co-Chair; and Matt Reilein, Co-Chair

MPC Board Slate

Proposed 2025 Officers | For Approval

Manny Flores
Board Chair

Meena Beyers
Vice Chair

Ramiro Atristain-Carrion
Treasurer

David Williams
General Counsel

Dan Lurie
President & CEO

Governance Committee

Julian Posada, Co-Chair; and Matt Reilein, Co-Chair

Proposed 2025 Executive Committee Members | For Approval

Manny Flores
Chair

Meena Beyers
Vice Chair

Ramiro Atristain-Carrion

David Williams

Dan Lurie

Julian Posada

Matthew Reilein

Paul Carlisle

Governance Committee

Julian Posada, Co-Chair; and Matt Reilein, Co-Chair

Other Updates

2025 First Quarter Governance Priorities

Governance Committee

Julian Posada, Co-Chair; and Matt Reilein, Co-Chair

Introduction

Incoming *Delegate Board Member



*Represents Corporate Board
Member | Robert G. Reiter

Andrea Kluger

*Chicago Federation of Labor
Chief of Staff*

Andrea Kluger is Chief of Staff for the Chicago Federation of Labor. In this role, Andrea helps oversee the daily operations and programming initiatives of the CFL team. Andrea also leads the CFL's government relations and lobbying at the City of Chicago, Cook County, and the State of Illinois, where she works with labor organizations and elected leaders to develop and pass legislation that supports working people. Andrea has a Master's degree in public policy & administration from Northwestern and a bachelor's degree in political science from Vanderbilt.

ADJOURN TO EXECUTIVE SESSION





THANK YOU