



Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

Chicago Metropolitan Agency for Planning (CMAP) Coordinating Committee Meeting DRAFT Minutes

Wednesday, November 18, 2020; 8:00 a.m.

Please join from your computer, tablet or smartphone.

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Members Present: Richard Reinbold – Chair (CMAP Board), Matthew Brolley (CMAP Board), Diane Williams (CMAP Board), Sheri Cohen (Human and Community Development Committee), Jason Keller (Economic Development Committee), Sean Wiedel (Environment and Natural Resources Committee), Christopher Snyder (Transportation Committee), Frank Beal (CMAP Board), Stephane Phifer (Staff Liaison), Mark VanKerkhoff (Housing and Land Use Committee)

Staff Present: Michelle Agunloye, Michael Brown, Matthew Stern

1.0 Call to Order

The meeting was called to order at 8:00 a.m. by Chair Richard Reinbold.

2.0 Agenda Changes and Announcements

There were no agenda changes. Stephane Phifer gave an overview of meeting procedures.

3.0 Approval of Minutes – September 9, 2020

The minutes of the previous meeting were approved as presented.

4.0 Embedded Staff Planner

CMAP's Principal Planner, Michael Brown, presented proposed program adjustments to CMAP's Embedded Staff Planner Program in response to the COVID-19 pandemic. Mr. Brown presented background information about the program, which was initiated to advance ON TO 2050's principle of inclusive growth and the recommendation to build local government capacity. Mr. Brown presented an overview of the types of technical

assistance under CMAP's local capacity building work, which includes the Embedded Staff Planner program, coordinated investment studies, enhanced local technical assistance, and the leadership academy. Mr. Brown also summarize activities performed in the last reporting period of the Embedded Staff Planner program in the Villages of Calumet Park and Sauk Village. Some of these activities include assistance with putting together successful grant applications to the Invest in Cook program. In addition, Mr. Brown provided an overview of the selection process for the next round of Embedded staff planner communities, which took place before the COVID-19 pandemic, and presented program adjustments in response to today's COVID-impacted world. These adjustments include prioritizing and advancing recommendations of approved CMAP plans, building municipal capacity in grant readiness, and helping a consortium of communities pursue shared goals across jurisdictional boundaries and foster collaboration. Mr. Brown stated that the intended outcomes of the proposed adjustments do not change from the original program design, and that they complement the existing technical assistance activities under CMAP's capacity building work. CMAP intends to achieve the same results of increased municipal capacity, peer-to-peer municipal network building, and increased regional coordinated investment.

Diane Williams asked for more detail about the timeline of proposed activities under the adjusted program. Mr. Brown responded that the adjusted program will kick off on December 1st, 2020, and in the next two weeks CMAP staff will finalize the community selection process. Jason Keller asked about what happens to communities that are ultimately not selected. Mr. Brown explained that these communities remain on CMAP's interest list as the program evolves, with the hope of expanding the program after the remaining months of current funding, and assisting communities that were not initially chosen. Diane Williams asked about the possibility of the McArthur Foundation providing another grant for this work after current funding runs out. Mr. Brown explained that due to resource constraints there might be some opportunity for additional assistance from the McArthur Foundation on a very limited basis. Stephane Phifer added that the McArthur Foundation is only funding parts of this program and that due to the large transportation component of the program, CMAP can leverage existing transportation funding for this work. Much of the work, such as the grant readiness assistance, can still be done even after the McArthur Foundation grant funding has been used. Stephane Phifer added that the Embedded Staff planner work will focus on implementing CMAP's LTA projects, so that work can also be funded through CMAP's traditional transportation funding sources. Sheri Cohen asked about the timing of the capacity building consortium element of the adjusted program. Mr. Brown explained that activities in this area would start this year, and some capacity building activities would be ongoing. For example, checking in with the Villages of Calumet Park and Sauk Village after the current Embedded Staff Planner program with these communities concludes, to monitor how the municipalities are advancing the work that CMAP has initiated through the program.

Christopher Snyder asked about the transportation focus of some of the work under this program, and if there have been discussions about bringing in transportation implementers like Counties to help supplement CMAP staff on some of these initiatives, and carry on some of this work. Stephane Phifer responded that this has been considered and that there are many opportunities in this program for CMAP staff to bring in partners and

coordinate on action plans, implementation, grant activities, and the community consortium activities.

5.0 Local Incentives Guide

CMAP's Policy Analyst, Matthew Stern, gave an update on CMAP's published local incentives guide, which stems from ON TO 2050's recommendation to reform incentives for economic development. The guide provides communities around the region with best practices and models to help them refine and improve their use of incentives. Mr. Stern gave a summary of some of the findings that came out of the research conducted to develop this guide. For example, incentive use is very widespread within the region, which comes at substantial cost. Most common types of incentives used in the region include Tax Increment Financing districts, sales tax rebates, and property tax abatements. Mr. Stern stated that there are differences between the academic and local perspective about the benefits of incentive use, and the incentives guide aims to address some of these conflicting perspectives. The guide is meant as a resource for practitioners and professionals around the region that includes four overarching principles for incentive use, which include: performance-driven, transparency, equity, pursuit of regional growth. The guide has ten recommended strategies, and each of them includes specific implementable practices that aim to improve local incentive use. Mr. Stern highlighted two of these strategies: considering non-financial solutions to challenges faced by prospective businesses, and giving incentives in partnership, rather than competition with other local governments. Additionally, Mr. Stern stated that CMAP is working on several other projects related to incentives, including an updated report on the prevalence and distribution of incentives in the region, and working with the Village of Richton Park through CMAP's Local Technical Assistance program on implementing some of the recommendations in the guide.

Frank Beal asked about the feedback and response that CMAP has gotten about the guide so far. Mr. Stern responded that CMAP is at the beginning of stages of engagement with this project but is finding opportunities to present this work to a larger audience. In the engagement opportunities so far, CMAP has gotten positive feedback on the guide and has engaged in conversations about how to encourage collaboration in incentive use. Jason Keller stated that he and a leading municipal finance expert at the Federal Reserve reviewed the document and provided the CMAP team with feedback from a municipal finance perspective. Mr. Stern stated that the guide has also been reviewed by several municipalities through networks established by the Embedded Staff Planner program, and was presented at the American Planning Association Illinois Chapter Conference. Diane Williams asked about the feedback received at the IL-APA conference, to which Mr. Stern responded that through the conference, the team was able to connect to various development consultants around the region and is having ongoing conversations. The team has gotten positive responses from those consultants about the usefulness of the guide. Mr. Stern also mentioned that members of Lambda Alpha, including developers, have reviewed a draft of the incentives guide before it was published. Mathew Brolley stated that it will be important for planners and development consultants to communicate the value of this guide to their elected officials and promoting intergovernmental

communication. Chairman Reinbold stated that the guide is a good resource for communities with limited staff, so that they can analyze their incentive use.

6.0 Committee Updates and Discussion

Committee members were asked to provide input on the kinds of topics that are on deck in their working committees and were asked to highlight some of these topics. Sean Wiedel stated that the Environment and Natural Resources Committee has been discussing climate change and its impacts on the region, and highlighted that staff has been creating an ENR committee work plan that includes topics related to mitigation of greenhouse gas emissions caused by transportation. Christopher Snyder stated that the Transportation Committee has also been discussing climate change mitigation strategies in the region, as well as topics related to safety, and the impacts of the COVID-19 pandemic on transportation services. Sheri Cohen stated that the Human and Community Development Committee has been discussing a variety of topics, including equity and public engagement. Mark VanKerkhoff stated that the Housing and Land Use Committee has been discussing topics related to COVID-19, and has done member status updates, which gives committee members an opportunity to hear updates from organizations around the region.

7.0 Other Business

There was no other business before the Coordinating Committee.

8.0 Public Comment

There was no public comment.

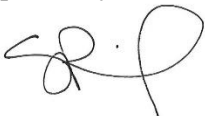
9.0 Next Meeting

Next meeting will be held on January 13, 2021.

10.0 Adjournment

At 9:13 a.m., a motion to adjourn was made and seconded. All in favor, the motion carried.

Respectfully submitted,



Stephane A. Phifer, Deputy Executive Director of Planning