



Chicago Metropolitan
Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

CMAP BOARD

MEETING MINUTES - DRAFT

Wednesday, February 11, 2026

9:30 AM

Cook County Conference Room
433 West Van Buren Street, Suite 450
Chicago, IL 60607

Members of the public who attend in-person can pre-register for a visitor's pass at info@cmap.illinois.gov until February 10, 2026 at 4:00 p.m. or should plan to arrive early to check-in with the building's information desk for access.

You can also join from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/82917643166?pwd=T5D697gzTxXjvaPBrescB9BeRxuTB1.1>

Conference Call number: 312 626 6799 US (Chicago)

Meeting ID: 829 1764 3166 Passcode: 056489

CMAP provides the opportunity for public comment. Individuals are encouraged to submit comment by email to info@cmap.illinois.gov at least 24 hours before the meeting. A record of all written public comments will be maintained and made publicly available.

The total cumulative time for public comment is limited to 15 minutes, unless determined otherwise by the Chair. Public comment is limited to three minutes per person unless the Chair designates a longer or shorter time period. Public comments will be invited in this order: Comments from in person attendees submitted ahead of time; comments from in-person attendees not previously submitted; comments from virtual attendees submitted ahead of time; and comments from virtual attendees not previously submitted.

To review CMAP's public participation policy, please visit <https://www.cmap.illinois.gov/committees>.

If you require a reasonable accommodation or language interpretation services to attend or join the meeting, please contact CMAP at least five days before the meeting by email (info@cmap.illinois.gov) or phone (312-454-0400).

1.0 Call to Order and Introductions

Chair Bennett called the meeting to order at 9:37 a.m.

Present: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Paul Hoefert, Nina Idemudia, John Noak, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh, Jung Yoon, Kouros Mohammadian and Leanne Redden

Absent: Gary Grasso

Noting a physical quorum of the Board, Chair Bennett reported requests were received from Members Matthew Brolley, Paul Hoefert, and Matthew Walsh to attend the meeting virtually in compliance with the Open Meets Act. A vote is needed to approve their virtual attendance.

A motion was made by Member Frank Beal, seconded by Member Richard Reinbold, to permit Members Matthew Brolley, Paul Hoefert, and Matthew Walsh to participate in the meeting in accordance with Open Meetings Act requirements. The motion carried by the following vote:

Aye: Gerald Bennett, Frank Beal, John Noak, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan and Jung Yoon

Absent: Gary Grasso

Non-Voting: Kouros Mohammadian and Leanne Redden

Not Present: Matthew Brolley, Jada Curry, Paul Hoefert, Nina Idemudia and Matthew Walsh

Staff present: Erin Aleman, Bill Barnes, Vas Boykovskyy, John Carpenter, Austen Edwards, Elizabeth Ginsberg, Ryan Gougis, Kasia Hart, Aimee Lee, Maren Lutterbach, Katie Reigstad, Julie Reschke, George Rivera, Kyle Schulz, Jennie Vana, Blanca Vela-Schneider, Elizabeth Scott, Claire Williams

Others present: Garland Armstrong, Eric Czarnota, Ana Daher, Rithvika Dara, Heidi Files, Dan Forbush, Michael Fricano, George Kandathil, Gretchen Klock, David Kovarik, Brian Larson, Heidi Lichtenberger, Lucy Newell, Jada Porter, Leslie Rauer, Vicky Smith, Martha Trotter, Adalee Wasikonis, Rocco Zuccherro

(CMAP Board Member Nina Idemudia arrived at 9:39 a.m. CMAP Board Member Jada Curry arrived at 9:41 a.m.)

2.0 Agenda Changes and Announcements

There were no changes to the agenda.

2.01 Executive Director's report

[26-013](#)

Attachments: [Memo - Executive director report 2.11.26](#)

Executive Director Erin Aleman reported that CMAP successfully completed its federal certification review, receiving positive feedback and recognition for best practices. No findings are anticipated, and the final report will be shared when available.

Aleman highlighted her recent participation in the National Association of Regional Councils Conference in Washington, D.C., where she met with Senator Duckworth, Congressman Garcia, Congresswoman Delia Ramirez, and staff from Senator Durbin and Representative Underwood's offices. The meetings focused on federal transportation priorities, including surface transportation reauthorization, stable funding, safety initiatives, and support for a robust regional economy.

She announced that CMAP and the Regional Transportation Authority will open the next call for technical assistance projects on March 30, 2026, with applications closing April 17 and awards expected early summer. CMAP also released Phase 1 data from its My Daily Travel household survey, the first post-pandemic dataset on regional travel behavior, now available on the CMAP Data Hub.

Additional updates included CMAP's partnership on a five-part virtual series addressing shared water resources, an upcoming seminar on stormwater management strategies, and participation in a Lake County housing summit focused on advancing regional housing action.

Before proceeding to the agenda, Chair Gerald Bennett recognized Leanne Redden for her years of service as a non-voting member of the CMAP Board, representing the MPO Policy Committee - a role she will be retiring from. Bennett expressed appreciation for her 15 years of dedication, noting her contributions to collaboration and regional planning efforts. On behalf of the Board, he presented a token of appreciation.

The Executive Director's report was presented.

CONSENT AGENDA

Approval of the Group Vote

A motion was made by Member Carolyn Schofield, seconded by Member Richard Reinbold, to approve agenda items 3.01 through 4.01 under the Consent Agenda. The motion carried by the following vote:

Aye: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Paul Hoefert, Nina Idemudia, John Noak, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: Gary Grasso

Non-Voting: Kouros Mohammadian and Leanne Redden

3.0 Approval of Minutes

3.01 Minutes from January 14, 2026

[26-015](#)

Attachments: [CMAP Board meeting minutes 01.14.26](#)

Agenda items 3.01 through 4.01 were approved under the Consent Agenda.

4.0 Other Items for Approval

4.01 Report on Line of Credit (LOC) utilization

[26-020](#)

Attachments: [Memo - LOC report - Feb 2026](#)

Agenda items 3.01 through 4.01 were approved under the Consent Agenda.

REGULAR AGENDA

5.0 Items for Approval

5.01 Presentation of the FY2025 financial audit

[26-018](#)

Attachments: [Memo - Financial Audit](#)
[Attachment 1: FY25 Final Audit and Single Audit](#)
[Attachment 2: FY25 Board Communication](#)

Martha Trotter from Sikich LLP presented the results of the audit for the fiscal year ended June 30, 2025. She reported that the audit procedures were completed and the annual financial report, independent auditor's report, and single audit were issued. The agency received a clean, unmodified opinion, the highest level of assurance, confirming that CMAP's financial statements are accurate and in compliance with generally accepted accounting principles.

Trotter noted the implementation of GASB Statement No. 101 related to compensated absences, which required additional analysis and resulted in a restatement of beginning balances as of July 1, 2023. This change did not affect the audit opinion. She highlighted that the agency reported an operating loss of \$811,718, largely due to anticipated increases in contractual expenses for projects and system implementation. The restatement reduced net position by \$298,677.

The single audit was also completed with no material weaknesses, significant deficiencies, or instances of noncompliance identified. Two major federal programs were tested due to significant grant activity, and all compliance requirements were met. Trotter commended CMAP staff for their cooperation, particularly during the transition to a new ERP system, which added complexity to the audit process.

She also referenced the separate board communication packet, which includes required disclosures under auditing standards. Adjustments related to GASB 87 and GASB 96 were made for lease and IT subscription reporting, but these did not materially affect the financial statements. Overall, the audit was completed successfully with no issues of note.

A motion was made by Member Nancy Rotering, seconded by Member Frank Beal to accept and file the FY2025 financial audit. The motion carried by the following roll call vote:

Aye: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Paul Hoefert, Nina Idemudia, John Noak, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: Gary Grasso

Non-Voting: Kourous Mohammadian and Leanne Redden

5.02 Proposed FY2027 CMAP budget and work plan

[26-019](#)

Attachments: [Memo - FY2027 budget and work plan](#)
[FY27 CMAP proposed budget and regional work plan](#)

Executive Director Erin Aleman and Deputy Finance Director Vas Boykovskyy presented CMAP's proposed FY27 budget and work plan. Aleman provided an overview of CMAP's funding structure, noting that federal Metropolitan Planning (PL) funds flow through IDOT as Unified Work Program (UWP) funds and require a 20% local match, which CMAP meets through contributions from IDOT, counties, the Tollway, and municipalities.

Boykovskyy reported that CMAP's FY27 projected revenue is \$44.3 million, slightly lower than the prior year, with federal UWP funding representing 63% of the budget. Approximately \$700,000 will be allocated to reserves to support future grant opportunities requiring local match commitments. He highlighted key changes, including \$2.5 million allocated for the I-290 Blue Line corridor development office, the conclusion of the Safe Streets for All program after FY26, and anticipated approval of \$2 million in Regional Planning Act funding for non-transportation work.

Local contributions have grown significantly over the past five years, from \$845,000 in FY22 to \$1.8 million in FY26, with a 98% collection rate. CMAP also continues to secure grant funding from partners such as the MacArthur Foundation, IDNR, IEPA, U.S. EPA, and U.S. Department of Energy. FY27 expenses are projected at \$43.6 million, a 4% decrease from FY26, with personnel and benefits, consultants, and contractual services comprising 62% of total expenditures. CMAP anticipates adding one FTE by the end of FY27.

The total FY27 UWP budget is \$35 million, including \$28 million in federal funds and \$7 million in state and local matching funds. Of this, \$6.7 million will be awarded to external agencies through core and competitive programs, with \$28.3 million supporting CMAP's MPO activities and operations. Boykovskyy also noted that the competitive program is a five-year initiative for one-time projects scored under the UWP methodology developed in 2023.

Aleman reviewed highlights of the FY27 work plan, which includes 30 program areas addressing federal MPO requirements and state regional planning priorities such as technical assistance, safety, resilience, mobility, and housing. The Board was asked to approve the FY27 budget and work plan.

A motion was made by Member John Noak, seconded by Member Nancy Rotering to approve the FY2027 budget and work plan. The motion carried by the following roll call vote:

Aye: Gerald Bennett, Frank Beal, Matthew Brolley, Jada Curry, Paul Hoefert, Nina Idemudia, John Noak, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: Gary Grasso

Non-Voting: Kouros Mohammadian and Leanne Redden

6.0 Information Items

6.01 Regional Transportation Plan (RTP) update

[26-035](#)

Attachments: [Memo - Regional Transportation Plan update](#)

Julie Reschke, Senior Policy Analyst, provided a brief update on the Regional Transportation Plan (RTP). She reported that the RTP questionnaire has closed, receiving nearly 1,800 responses from across all seven counties in the CMAP region. Several policy briefs have been published on CMAP's website, covering topics such as asset management, intercity bus and rail, and the potential for a road usage charge in northeastern Illinois.

The project team is updating the RTP's list of capital projects and refining revenue and expenditure forecasts to ensure fiscal constraint. At the March meeting, the Board will review a draft list of RTP strategies and priority investments, leading to a public comment period in June and a vote on adoption in October.

The RTP update was presented.

6.02 The Century Plan update

[26-022](#)

Attachments: [Memo - The Century Plan update](#)

Elizabeth Scott, Principal on CMAP's Policy Team, and Julie Reschke, Senior Policy Analyst, provided an in-depth update on the Century Plan. Scott reminded the Board that CMAP launched the planning process with the State of the Region event in November and emphasized that 2026 will focus on developing the substance of the plan, while 2027 will be dedicated to articulating and finalizing it for regional adoption. She noted that this is a critical and generative phase of the project, aimed at shaping a long-term vision for Northeastern Illinois.

Scott referenced January's discussion with Amy Liu of Brookings, which explored how regions can "organize for impact" through cross-sector collaboration and strategic capacity building. She highlighted that while the region has significant assets-such as its transportation network, economic base, and natural resources-it also faces challenges and trade-offs that require thoughtful planning. The Century Plan process will incorporate both regional data and local perspectives to ensure strategies are grounded in community realities.

Julie Reschke then summarized key findings from the State of the Region report, which serves as a foundation for the Century Plan. The report focuses on areas where CMAP and its partners can influence outcomes, including transportation, economy, housing, climate, and quality of life. Reschke noted that Northeastern Illinois has unique strengths that position it competitively on a national and global scale. The region's economy, valued at \$742 billion in 2023, surpasses that of 39 U.S. states and ranks among the top 25 economies worldwide if considered independently. This economic strength is supported by an extensive transportation network and abundant natural resources, including Lake Michigan and over 200,000 acres of protected land.

However, Reschke outlined several emerging challenges. The region's population is aging, with the share of residents aged 65 and older increasing while the proportion of children declines. This demographic shift will impact housing, transportation, and workforce needs for decades to come. Economic growth has slowed compared to peer regions, and while the economy is highly diversified-providing resilience against sector-specific downturns-it also recovers more slowly from broad disruptions. Recent job growth has been concentrated in local clusters such as healthcare and retail, while traded clusters that drive global competitiveness have stagnated. Additionally, most living-wage jobs now require a bachelor's degree, yet only 44% of residents hold that level of education, creating equity and workforce challenges.

Reschke also highlighted affordability concerns. Between 2000 and 2023, the regional cost of living increased by 63%, with housing costs rising sharply - homeownership costs up 80% and rents nearly doubling. Nearly half of renters and one-quarter of homeowners are cost burdened, spending more than 30% of income on housing. Transportation costs remain high, with most residents driving despite the region's strong transit network, adding to household financial strain.

The Century Plan process will use these insights to guide conversations about priorities and strategies. CMAP will engage local communities throughout 2026 to contextualize regional trends and identify actionable solutions. A draft framework will be developed later this year, with public engagement planned for 2027 and final adoption targeted for the end of that year. The full State of the Region report is available for review, and CMAP encourages Board members to explore its findings as a

starting point for future discussions.

Board members expressed appreciation for the presentation and discussed key challenges and opportunities highlighted in the State of the Region report. Members emphasized the need for collaboration with the State of Illinois on issues such as education, taxation, and investment to support regional competitiveness. Several comments focused on housing and transportation linkages, with suggestions for CMAP to provide policy guidance to municipalities, particularly around affordable housing and transit access for seniors and youth.

Concerns were raised about workforce trends, including the decline in jobs for workers without college degrees, automation's impact on manufacturing, and the need for certificate programs and skill-based hiring.

Members noted that CMAP's Century Plan should serve as a practical guide for local leaders, addressing land use, housing, and economic development strategies. The discussion also highlighted outmigration, housing affordability, and the importance of attracting high-paying industries to the region. Members agreed that the plan must prioritize aging demographics, affordability, workforce readiness, and competitiveness while engaging state partners on broader policy issues.

Elizabeth Scott outlined next steps in the Century Plan process. Beginning in March, CMAP will conduct outreach across all Councils of Government (COGs) and the City of Chicago to engage local communities in discussions about regional trends and priorities. These sessions will compare regional data with local conditions and identify urgent issues from a community perspective. CMAP will also review existing local planning efforts to align them with emerging trends and explore opportunities to provide additional resources.

Scott noted that CMAP will host a series of topical events throughout 2026, starting with a housing summit in Lake County. Future events will address climate action, water resources, and land use in the context of technological change. These conversations will help CMAP determine which issues are most critical for the region's future and shape strategies for the Century Plan.

The Century Plan update was presented.

6.03 Legislative update

[26-010](#)

Attachments: [Memo - Legislative update](#)

Chair Gerald Bennett departed the meeting early, and Anne Sheahan assumed the chair for the final agenda item. Kasia Hart, Principal with CMAP's Intergovernmental Affairs team, provided a legislative update.

Hart reported that Congress recently passed the remaining FY26 appropriations package, which includes \$25.1 billion in discretionary funding for USDOT. While slightly reduced from last year due to rescissions, core highway and transit formula programs were largely protected. Some unobligated IIJA discretionary funds were reallocated to construction-ready programs, though Illinois was minimally impacted due to timely obligation of funds. Hart noted that discussions on surface transportation reauthorization are progressing, with House markup anticipated in March and Senate committees drafting language for April or May. She emphasized the importance of maintaining IIJA funding levels given ongoing regional needs.

At the state level, Kasia Hart highlighted significant legislative activity following the General Assembly's bill filing deadline. A trailer bill for the NITA Act is expected, focusing on technical corrections. Several bills aligned with CMAP's transportation safety priorities were introduced, including measures to allow municipalities to lower speed limits, expand safety education in schools, and impose restrictions on repeat speeding offenders. Upcoming deadlines include March 13 for Senate bills and March 27 for House bills. Hart also noted that the Governor's FY27 budget address will occur next week, and CMAP will review its alignment with regional priorities. No questions were raised.

The legislative update was presented.

7.0 Other Business

There was no other business before the CMAP Board.

8.0 Public Comment

This is an opportunity for comments from members of the audience.

Garland Armstrong, speaking virtually from Des Moines, Iowa, offered remarks. He emphasized the importance of ensuring ADA compliance and improving communication for individuals with limited English proficiency, including translation of materials to enhance accessibility. Armstrong also highlighted the need for affordable housing for seniors and people with disabilities, noting the importance of providing resources to support these populations.

9.0 Next Meeting

The next meeting is scheduled for March 11, 2026.

10.0 Adjournment

A motion was made by Member Nancy Rotering, seconded by Member Richard Reinbold, to adjourn the meeting. The motion carried by the following vote:

Aye: Frank Beal, Matthew Brolley, Jada Curry, Paul Hoefert, Nina Idemudia, John Noak, Richard Reinbold, Nancy Rotering, Joanna Ruiz, Carolyn Schofield, Anne Sheahan, Matthew Walsh and Jung Yoon

Absent: Gary Grasso

Non-Voting: Kouros Mohammadian and Leanne Redden

Not Present: Gerald Bennett

The meeting was adjourned at 10:59 a.m.

Minutes prepared by Maren Lutterbach using Microsoft Copilot M365.