

# 2018 Joint Spring / Summer Workshop

## Event and Session Schedule

### **Event Schedule**

**Thursday, June 7, 2018**

Collinsville Gateway Center

8:15 - 8:45 am

Check-in

8:45 - 11:45 am

Morning Sessions

11:45 am - 1:00 pm

Keynote Lunch with Cynthia Bowen,  
APA President - LaSalle Room

1:00 - 5:15 pm

Afternoon Sessions

6:30 - 8:30 pm

Awards Reception at Cahokia Mounds

**Friday, June 8, 2018**

Mobile Workshops

9:00 - 11:30 am

Concurrent Madison County & St. Clair  
County Bus Tours

11:30 am - 1:00 pm

Lunch on your own

1:00 - 3:30 pm

Switch Buses to Continue Bus Tour

### **Session Schedule**

**Thursday, June 7, 2018**

Collinsville Gateway Center

#### **Marquette Room**

8:45 - 10:00 am

Growth Management in Madison County, IL.  
1.25 CM

1:00 - 2:15 pm

The Mounds - America's First Cities | 1.25 CM

2:30 - 3:45 pm

Problem + Crowdsourcing ≠ #PlanningFail  
1.25 CM

#### **Mississippian Room**

8:45 - 10:00 am

IHDA 101 | 1.25 CM

10:15 - 11:45 am

Small Cell Wireless | 1.5 CM LAW

1:00 - 2:15 pm

Financial Housing Development | 1.25 CM

2:30 - 3:45 pm

*Segregation in St. Louis: Dismantling the  
Divide* | 1.25 CM

4:00 - 5:15 pm

Award Session | 1.25 CM



# Location Map



## 2018 Joint Spring / Summer Workshop Sponsors

### Gold



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URBAN PLANNING AND DEVELOPMENT



### Silver

### Bronze



# Session Descriptions

## Marquette Room

8:45 - 10:00 am

### **Growth Management in Madison**

**County, IL.** - Stephen Ibendahl, i5 Group, and Matt Brandmeyer, Madison County, will present the steps they took to complete the Madison County Growth Management Plan.

Speakers - Stephen Ibendahl, Matt Brandmeyer

1:00 - 2:15 pm

### **The Mounds - America's First Cities**

Laura Lyon and Ed Weilbacher with Heartlands Conservancy will present their efforts to elevate the status of the Cahokia Mounds to a national designation within the National Park Service. Although often overlooked, Cahokia Mounds is a World Heritage Site and is considered one of the greatest achievements in the ancient history of our continent.

Speakers - Ed Weilbacher and Laura Lyon

2:30 - 3:45 pm

### **Problem + Crowdsourcing ≠**

**#PlanningFail** - Join this round table discussion as we use our collective planner minds to tackle problems facing our fellow colleagues. This working session will use familiar public engagement tactics to help solve some of today's planning issues. We will try to find ways to better leverage our local community groups. We will look for creative funding sources. AND we will question what ARE truly compatible uses for downtowns.

Speaker - Stephanie Brown

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## Mississippian Room

8:45 - 10:00 am

**IHDA 101** - Learn about the Illinois Housing Development Authority, its mission, and how it uses market analyses and data to facilitate redevelopment across the state.

Speakers - Cliff Bridgeman, Hannah Merry, Emily Mueller, Alan Quick

10:15 - 11:45 am

**Small Cell Wireless** - Understand the legislative process behind this new law and what it means for your community.

Speakers - Joe Bond, Associate Attorney, Cunningham, Vogel & Rost, P.C. and Jimmy Morani, City Administrator, City of Columbia, Illinois.

1:00 - 2:15 pm

**Financing Housing Development** - Mike Lundy, Executive Director for Southwestern Illinois Development Authority will present four examples of affordable housing projects in the Metro East: East Alton, Swansea, Belleville, and Highland.

Speakers - Mike Lundy, John Langa, J. David Dodson, Eric Schauster

2:30 - 3:45 pm

### **Segregation in St. Louis: Dismantling the**

**Divide** - The session will cover a brief history of our region's use of segregation housing policies and practices and provide key recommendations to help rebuild our communities and dismantle our significant divides.

Speakers - Glenn Burleigh, Michelle Witthaus, Gary Newcomer

4:00 - 5:15 pm

**Award Session** - Representatives from the City of Webster Groves (Outstanding Implementation Award for its Educational Campus Zoning), The City Of Fairview Heights (Outstanding Best Planning Practice Award for its Business Assistance Program), and Rise Community Development (Outstanding Plan Making Award for The Gravois Jefferson Historic Neighborhoods Plan) will be on hand to present details of their plans. A Q&A session will follow.

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# Speaker Bios

**Joseph E. Bond** is an associate attorney with Cunningham, Vogel & Rost, P.C. He represents the firm's municipal clients in general municipal issues, telecommunications and rights-of-way issues, and, as an attorney at the firm, has served as a municipal hearing officer. Joe currently serves as City Attorney for the City of St. James, Missouri.

**Matt Brandmeyer** has been a professional planner for 18 years. He currently serves as the Planning and Development Administrator for Madison County. He was previously the Planning Director for Creve Coeur, MO and a Project Planner for Chesterfield, MO. Between that time, Matt worked for The Koman Group, a private real estate developer, and owned his own project management company. Matt currently serves as the Assistant Director of the Illinois State Section of the Illinois APA Chapter and is the Vice President for the St. Louis Metropolitan Section of the Missouri Chapter. Matt has spoken at several conferences and events on stormwater management, land use law, state planning statutes, and zoning codes, and he is co-creator of a 6-part webinar for the APA on planning management which aired nationally in spring 2018. He has a Bachelor's degree in Political Science from Southern Illinois University at Carbondale and a Master's degree in Urban Planning and Real Estate Development from Saint Louis University. He has also completed the Masters of Public Administration curriculum at Southern Illinois University at Edwardsville. Matt has been a member of the American Institute of Certified Planners since 2003.

**Cliff Bridgeman** joined IHDA as Data Analyst in 2017 after 2 years working with various housing advocacy firms, providing data and geospatial analytics to advance affordable housing initiatives throughout Chicago and the metro area. Cliff is drawn to data collection and warehousing to provide effective analytics and data-driven policy recommendations throughout the State of Illinois.

**Stephanie Brown** serves as a project planner for MSA Professional Services, Inc. out of the Champaign Office. She joined MSA after five years as the City of Decatur, Illinois' Development Planner, where she gained municipal experience with historic preservation, community development, sustainable planning, downtown revitalization and creating and implementing municipal regulatory tools. She is passionate about community engagement and enjoys creating unique facilitation plans with communities to ensure a well-informed public. She is motivated to make communities better places to live, work and experience through collective creativity. She has served APA-IL since 2008 when she joined the Illinois State Section as the Region 4 Coordinator. Since that time she served at the Training Coordinator and is now the State Section Director. Aside from her professional life, Ms. Brown is happily married to Farmer Brown and is the mother to 3 adorably intelligent and active children and 1 dog named Peaches. She enjoys

running, playing volleyball, and sipping cocktails with friends in an outdoor setting. Ms. Brown is also a fan of puns and witty humor, so if you see her at the conference, please share a good joke.

**Glenn Burleigh** has been EHO's Community Engagement Specialist, since 2015. Glenn was born in Pine Bluff, AR, and he came to live in St. Louis in 1997, while attending Saint Louis University. Since 2004, Glenn has been an active part of the Missouri progressive movement. Glenn spent many years working for progressive organizations, such as The Missouri Progressive Vote Coalition, SEIU, CWA, and ACORN. Glenn's focus at EHO is raising awareness of Fair Housing laws and the services EHO offers to our clients. Glenn also staffs the St. Louis Equal Housing and Reinvestment Coalition (SLEHCRA), St. Louis' Community Reinvestment Act coalition of which EHO was a founding member organization. He is also engaged in the Audit STL organization which aims to force an audit of St. Louis's finances.

**J. David Dodson** is one of the founding members of Bywater Development Group. He has over three decades of experience in affordable housing and community development in both the non-profit and private sectors. Over the course of his career, David has worked on affordable housing development in communities, large and small, in fourteen states throughout the Midwest and southeast regions of the country.

**Stephen Ibendahl** Principal of The i5Group, brings over 20 years of experience in community and urban planning, public affairs, landscape architecture, and project management. He brings a context sensitive approach to problem solving by engaging a wide range of stakeholders. Past clients include communities, state and federal agencies, neighborhood organizations, schools, and businesses. Stephen brings trusted public engagement and facilitation experience in working with community groups, whether it is a committee of 10 or a standing room only crowd of over 100. Stephen is a member of the American Planning Association (APA), the American Society of Landscape Architects (ASLA) and served as a past national Trustee for ASLA. He currently serves on the Forest Park Advisory Board and the Lafayette Park Advisory Board. He has previously served on the OneSTL Steering Committee, FOCUS St. Louis Sustainability Roadmap Task Force, MSD's Stormwater BMP Work Group, and AIA's Sustainable Design Team. He spends time with his kids by volunteering as a FIRST Lego Robotics league coach, soccer coach, and competing against his cross-country trained daughter in 5Ks.

**John Langa** is Vice President of Economic Development for Bi-State Development. Since 2011, he's lead the organization's economic development efforts in support of regional job creation, tax base enhancement, community development, infrastructure expansion, adaptive reuse of existing infrastructure, transit oriented development and private investment around Bi-State Development's assets, including MetroLink. Prior to joining Bi-State Development, Mr. Langa worked as a real estate broker and developer in the St. Louis region.



# Speaker Bios

**Mike Lundy** is Executive Director for the Southwestern Illinois Development Authority (SWIDA). In this role, his work includes the financing of housing developments, state grants and business loans, and the issuance of over \$1 billion in industrial revenue bonds, TIF bonds, governmental bonds, non-for-profit bonds and solid waste bonds. Prior to joining SWIDA in 2004, Lundy, a Business Management graduate of Southern Illinois University Edwardsville, served three terms as Belleville City Treasurer from 1993-2004.

**Laura Lyon** is a Special Projects Coordinator for Heartlands Conservancy and also serves as VP/Principal at H3 Studio. Laura has a background in urban design, planning, and landscape architecture, as well as graphic design and marketing.

**Hannah Merry** is the Market Analysis Coordinator for the Illinois Housing Development Authority. In this role, Hannah strives to understand the inner workings of the myriad of Illinois' communities. Previously, Hannah worked as a Servicer Communications Analyst in the Hardest Hit Fund department at IHDA. She graduated from the University of Illinois at Chicago with a master's in Urban Planning and Policy.

**Jimmy Morani** is the City Administrator for Columbia, Illinois. He has worked in municipal government for over 10 years, previously serving as the Village Administrator for New Baden, Illinois and the City Administrator for Vandalia, Illinois. Prior to his career in local government, Mr. Morani worked as a policy analyst for the Illinois House of Representatives. He holds a Master's Degree in Public Administration and Bachelor's Degree in Political Science from Southern Illinois University Edwardsville.

**Emily Mueller** is Community Revitalization Specialist for the Illinois Housing Development Authority. She holds a degree in Anthropology and Public Policy. She loves to learn about and work with varying communities to understand their goals, and develop creative strategies to promote sustainable and thriving places.

**Gary Newcomer** a native of South St. Louis City, has always held a passion for exploring and strengthening the rich fabric of neighborhoods in the St. Louis region. He graduated from Boston College and later received a master's degree from Saint Louis University in Urban Planning and Development with a research focus on alleys in St. Louis City. Before starting at CBN, Gary worked on historic redevelopment projects in St. Louis and Davenport, Iowa and specialized in the historic tax credit program. His background in urban planning and historic real estate development have informed his approach to community development and made him a strong believer in place-based solutions for promoting vibrant and inclusive neighborhoods.

**Alan Quick** is Managing Director of Strategic Planning and Reporting (SPAR) for the Illinois Housing Development Authority, working to improve the Authority's decision-making and reporting capabilities via access to and utilization of well-balanced data, research, analytic tools, indicators, and performance measurements that inform market analysis, funding processes, policy, and public information. Alan has been with IHDA since 2001, and has built experience underwriting multifamily loans, cultivated familiarity with a variety of financing sources used in affordable housing development, and has engaged in detailed policy research and analysis. Alan enjoys coffee and driving in the rain listening to doo-wop.

**Eric Schauster** is Assistant Director of Economic Development, Planning & Zoning for the City of Belleville. In this role, he serves as the City's point person for TIF, Enterprise Zone, and Business District incentives, as well as facilitator for the Belleville Community Development Network and the Belleville Neighborhood Partnership, which he co-created. Eric graduated from Southern Illinois University at Carbondale in 1997 with a B.S. in Geography. He was born and raised in Belleville and currently lives there with his wife and two children.

**Ed Weilbacher** Vice-president Building Greener Communities, has over 42 years of experience and serves as Vice President for Building Greener Communities for Heartlands Conservancy. He previously worked for USDA Natural Resources Conservation Service for 36 years and served 22 years as Coordinator assigned to assist Heartlands Conservancy until his retirement in June 2011. In his capacity as Coordinator he assisted many groups and organizations to solve local natural resource problems. He helped form groups and sought consensus on contentious issues. Ed assisted Heartlands Conservancy to expand services and to be a strong regional nonprofit. He maintains an extensive network of relationships with professionals in Federal, State, and local agencies and with many organizations and individuals. Serves as the lead staff for outreach to legislators and funders for the Mounds Feasibility Study. Ed is an expert in southwestern Illinois regional issues and resources. Extensive knowledge in GIS mapping and data utilization including use of LiDAR. In addition Mr. Weilbacher also serves at the General Manager for the Kaskaskia Regional Port District.

**Michelle Witthaus** is the Program Manager for Washington University's For the Sake of All project which seeks to improve the health of all people by eliminating racial inequities that stifle our region's growth. The project focuses on health disparities affecting African Americans in areas of greatest impact: economic opportunity, early childhood education, school-based health, quality neighborhoods, and health care access. Through a growing network of community partners, stakeholders, and citizens, For the Sake of All is able to support innovative and evidence-based strategies to create regional change.



# Keynote Luncheon

Cynthia Bowen, FAICP, APA President

Thursday, June 7  
11:45 am - 1:00 pm  
LaSalle Room

*Our keynote speaker, APA President Cynthia Bowen, FAICP will provide an update on APA's current initiatives and upcoming activities including APA's new housing initiative called Planning HOME. She will also address her professional experience in working with communities about housing issues including gentrification, determining housing mix, and minimizing zoning to promote more mixed use type housing.*



*Cynthia Bowen is the director of planning for Rundell Ernstberger Associates (REA), a national planning, urban design, and land architect firm founded in 1979. An active APA member, Bowen has held a number of leadership positions including president of*

*the APA Indiana Chapter and vice chair and secretary/treasurer of the Chapter Presidents Council. Bowen is a graduate of Ball State University with degrees in urban and regional planning and environmental science and design. Within her community, Bowen has served on many boards and committees.*

Keynote Luncheon Sponsored By:



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# 2018 SLMS Award Winners

## Award for Outstanding Plan Implementation



### Webster Groves, MO: Educational Campus Zoning

*Many communities have discovered that growth of educational institutions has resulted in housing loss*

*and crowded on and off-street parking that leave residents and local businesses with less parking, increased traffic congestion, and erosion of taxable property. Home to a large number of religious and educational institutions, the City of Webster Groves had historically zoned these uses through the Conditional Use Permit (CUP) procedure. That process was becoming increasingly problematic as some institutions were governed by multiple CUPs. Each time a project for the campus was submitted, the CUP process only looked at site-specific issues, rather than the overall impact to the campus and the community.*

*In 2013, the City placed a moratorium on new CUPs for these uses while it studied options for new zoning categories. After a 14 month public meeting process, the City approved the Educational Campus ("EC") Zoning code for larger educational campuses and institutions. The change streamlined the review process for the institutions while helping neighboring properties better understand the project's impact. The EC Zone had its first test when an approximately 83,000 square foot three story Interdisciplinary Sciences building for Webster University was approved in one meeting without the need for a public hearing. The building opened for the 2017-2018 school year.*

*The SLMS Awards Review team was especially impressed that Webster Groves "solved a big problem for the city and what looked like a bureaucratic nightmare for the institutions."*

Special thanks to the 2018 Awards Review Committee members who individually took time to review each of the 2018 award nominees and then met to discuss the eventual winner: **Ada Hood** (City of Ellisville), **Jason Jaggi** (City of Creve Coeur), **Jennifer Yackley** (City of Rock Hill), and **Mike Zeek** (City of Maryland Heights).



## Award for Outstanding Plan Making



### Gravois-Jefferson Historic Neighborhoods Plan

*The Gravois-Jefferson Historic Neighborhoods Plan establishes a vision for a collection of neighborhoods on the south side of the City*

*of St. Louis. The Plan sets out over 300 specific recommendations for achieving that vision, all informed by an intensive public engagement process. The community vision is for "accessible, sustainable, inclusive neighborhoods where families and individuals thrive in a historically rich, engaged community."*

*The study area is defined by Gravois on the north, Jefferson on the east, Meramec (including both sides of the street) on the south, and Grand on the west. Despite the area's myriad of strengths, it continues to struggle with crime and physical deterioration. Unlike many plans which primarily focus on physical development, the Gravois-Jefferson Plan is a comprehensive document that addresses the broader needs of the community: housing, health, transit, streets and walkability, arts and culture, and environment. In commenting why this plan received this prestigious honor, the SLMS Awards Review team commented that they "were impressed at the level of public engagement, how the existing conditions portion was presented as a history, and that issues like education and public health were included. Wonderful photos and graphics as well."*

## Award for Outstanding Best Planning Practice



### City of Fairview Heights Business Assistance Program

*When your city is anchored by the principle retail hub for the entire southern part of the state, how do you effectively deploy economic development tools to spur redevelopment*

*in other districts lacking commensurate demand? For Fairview Heights, the answer was development of a comprehensive Business Assistance Program that bundles several tools into a process that supports meeting clearly-defined goals. Since adoption in 2012, Most of the major redevelopment in Fairview Heights over the past few years has been facilitated through the Business Assistance Program, including the \$32 million redevelopment of Fairview City Centre. The program also helped spur more than \$5 million in public and private improvements for the Lincoln Trail Streetscape Project, which will rebuild public and private rights of way along Market Place and Commerce Lane in the city's second busiest shopping area but which needs substantial reinvestment. In reviewing this submission, the SLMS Awards Review Team comments that Fairview Heights' approach was "not just another incentives program. (It was) wide ranging with a focus on business retention." They also reported that the City of Fairview Heights had come up with a "transferable concept," offering other communities an opportunity to learn from its uniquely tailored experience."*

# 2018 SLMS President's Award

## Peter W. Salsich, Jr.



*The St. Louis Section of the Missouri Chapter of the American Planning Association is pleased to honor Professor Peter W. Salsich with the 2018 Presidents Award. The President's Award is the Section's highest honor, awarded by the SLMS Board to those who have made significant and lasting contributions to the planning profession in the St. Louis region and beyond.*

*Professor Peter W. Salsich joined the SLU LAW faculty in 1969 after two years with the Missouri Office of State and Regional Planning, a year in private practice and a year as a staff attorney with the Legal Aid Society of St. Louis (now Legal Services of Eastern Missouri (LSEM)). For more than 30 years Salsich has devoted his scholarly work to exploring the relationship of land use laws to affordable housing and urban redevelopment. During this time, he has taught countless numbers of students who have gone on to have nation-wide impacts in these areas.*

*While a Legal Services attorney, Professor Salsich collaborated with former state representatives Charles Valier and Jack Schramm in the drafting of legislation to create the Missouri Housing Development Commission (MHDC). The Missouri General Assembly approved the commission in 1969 and Professor Salsich became its first chair. Since its inception, MHDC has invested almost \$4 billion in the production of affordable rental housing and provided homeownership opportunities for thousands of families covering every county of the state.*

*Professor Salsich is the former chair of the American Bar Association's (ABA) Commission on Homelessness and Poverty, former chair of the Ecumenical Housing Production Corporation (now Beyond Housing, Inc.) and former board president of LSEM. He is also a former editor of the ABA's Journal of Affordable Housing and Community Development Law. Salsich was chair of former Mayor Freeman Bosley's Housing Task Force and a member of the Mitchell-Danforth Task Force on the Low Income Housing Tax Credit. He served as co-chair of the FOCUS St. Louis Affordable Workforce Housing Task Force.*

*Professor Salsich is a co-author of casebooks in Housing Law, Land Use Regulation, Property Law and State and Local Government Law, as well as more than 30 articles. He currently teaches Property Law, State and Local Government Law and Housing and Community Development, and has taught Contracts, Land Use Control, Legal Profession and Real Estate Transactions, as well as interdisciplinary courses, Urban/Housing Issues Symposium and Social Responsibility and the Professional. He has taught a Comparative Land Use and Development Law course in the Law School's Madrid program. In addition to his teaching duties, Salsich has served as the associate dean for academic affairs and student services and has a joint appointment in the Department of Public Policy Studies in the College of Public Service.*

