

MINUTES

COMMUNITY DEVELOPMENT ALLIANCE

BOARD OF DIRECTORS

MARCH 24, 2026

5:30 – 7:30 PM

HOMEOWNERSHIP LAB, 3800 W LISBON AVENUE, MILWAUKEE, WI, 53208

Attending: A. Mitcham, D. Rodriguez, T. Bond, A. Brennan, K. Higgins, J. Hines, T. Rivera, D. Smith

Excused: L. Crump, T. Scott, A. Spencer

I. Executive Director Update

II. Amani Homeownership Initiative & TID

Resolution 2026-3

The Chief Alliance Executive (CAE) is authorized to execute all documents on behalf of CDA, that the CAE deems necessary to implement the Amani Coordinated Backbone TID. This includes without limitation:

A. Grant agreements with philanthropic donors;

B. Impact investment agreements with impact investors or lenders, including without limitation, a \$1.9 million loan agreement with a lender.

C. Developer Agreements and related documents with the City of Milwaukee; and

D. TID Contribution Agreements, including without limitation a \$1.4 Million contribution to Milwaukee Habitat for Humanity, a \$1.8 Million contribution to Emem Group its subsidiaries or affiliates, a contribution of \$40,000/home constructed for Milwaukee Community Crossroads, and a contribution of \$40,000 to Ezekial Community Development Corporation.

(1st: J. Hines, 2nd: D. Rodriguez, 6-0-2 (K. Higgins, T. Rivera)

III. Selection of Conference Topic

Resolution # 2026-4.

The CDA 2026 annual conference will be Thriving in Place: Advancing Homebuyer Support for Stronger Neighborhoods.

(1st: D. Smith, 2nd: J. Hines, 8-0)

IV. Consent Agenda

- a. Approval of Data You Can Use Contract.
- b. Approval of Athena Communications Contract.
- c. Approval of Decemer 16, 2025 Minutes
- d. Approval of January 25, 2026 Minutes
- e. Approval of Q4 2025 Financial Statements

Resolution # 2026-5

The Board Approves the above Consent Agenda items.

(1st: K. Higgins, 2nd: J. Hines, 8-0)

V. Governance

Resolution #2026-6

The Board allocates up to \$10,000 for a Governance consultant to assist the Board with the the following scope of work:

(a) Assessing our current governance practices, (b) Clarifying board roles and structure (including Communication Agreement), (c) designing a thoughtful ED evaluation approach, (d) recommending a small set of core governance processes, and (e) outlining practical next steps.

The CAE will finalize contract with consultant and coordinate with consultant to complete the scope of work with significant involvement of the Board which may include additional meeting times or a retreat.

(1st: D. Smith, 2nd: D. Rodriguez, 8-0)

VI. Communication Agreement

Resolution # 2026-6

Guiding Principles & Agreements

Our communication is centered on five core agreements that foster trust, respect, and mutual understanding across diverse cultures and time zones.

- *Stay Engaged: Actively participate and remain attentive to the task or discussion*
- *Speak Your Truth: Share honest opinions while ensuring information is validated before sharing.*
- *Listen for Understanding: Strive to fully understand others' viewpoints before responding.*

- *Honor Confidentiality: Respect the privacy of sensitive information shared within the team or in a professional context.*
- *Be Transparent: Communicate openly about decisions, challenges, and progress to maintain trust and accountability.*

These agreements are the foundation for every interaction and are vital to the health of our team and the integrity of our mission.

(1st: A. Brennan, 2nd: J. Hines, 8-0)

VII. Adjourn

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