

MINUTES

COMMUNITY DEVELOPMENT ALLIANCE

BOARD OF DIRECTORS

March 18, 2025

5:30 – 7:30 PM

Members in attendance: T. Bond, K. Higgins, A. Mitcham, A. Rodriguez, T. Scott, L. Crump, D. Smith

Members absent: A. Brennan, J. Hines, Tammy Rivera

I. 2025 Board Leadership

*Resolution 2025-1*

- *The CDA Board approves the following directors for Board Leadership for a term of 1 year, starting March 18, 2025:*
  - *Chair: Tim Scott (RACH Representative)*
  - *Vice Chair: Amelia Mitchem (Developer’s Roundtable Representative)*
  - *Secretary: Drea Rodriguez (RACH Representative)*
- *For Board Succession planning purposes, the goal is that after a 1 year term, the Vice Chair will become the Chair, the Secretary will become the Vice Chair, and a new Secretary will be elected.*

*Motion: K. Higgins, 2<sup>nd</sup> T. Bond. Passed 6-0*

II. Approval of Demetria Smith to Board of Directors

*Resolution 2025-2*

*The CDA Board approves Demetria Smith as a member of the CDA Board of Directors, as a representative of the Funder’s Council for a 3-year term starting March 18, 2025.*

*Motion: L. Crump, 2<sup>nd</sup> K. Higgins. Passed 6-0*



III. Resident Council Update

*Reviewed information in Presentation. No Action.*

IV. Employee Handbook

*Resolution 2025-3*

*The CDA Board adopts the employee handbook dated March 18, 2025, with the following amendments:*

- 1. Employees will be reimbursed for mileage to all meetings, even in the city limits, but not for travel to and from home to work.*
- 2. The General Services Administration per diem rates for meals and incidentals will be used.*
- 3. A definition of Secondary Caregiver will be added for the purposes of parental leave.*

*Motion: T. Bond, 2<sup>nd</sup> L. Crump. Passed 7-0*

V. Executive Director Update

*Reviewed information in Presentation.*

VI. 2025 Policy Objectives (40 min)

*Resolution 2025-4*

*CDA will hold office hours over the next two weeks for board members that would like additional information. CDA staff will send out a notice by email asking for CDA Board Members to vote on the below proposed resolution 2025-6 by April 7, 2025. If there is not a majority vote by email by April 7, 2025, CDA Board will hold a special meeting.*

*Proposed Resolution 2025-7*

- The CDA Board adopts the 2025 Policy Objectives.*
- Additional Input will be gathered on the Homeowner and Future Homeowner Bill of Rights (HBOR) – Phase I and more details will be presented to RACH and Board in June for final approval of the HBOR – Phase I.*

- *CDA will add to its official values: (i) Prioritizing Homeowners over Investors, and (ii) Protecting Families Vulnerable to Displacement.*
- *CDA will add as a 5<sup>th</sup> Objective: Policy to protect families vulnerable to displacement*

*Motion: D. Smith, 2<sup>nd</sup> A. Mitcham Passed 6-1*

VII. Updated Resolution on Housing Insecurity for Partners (10 min)

*Resolution 2025-5*

- *On December 3, 2024, the CDA Board passed resolution 2024-14 authorizing \$150,000 to the Dominican Center to address housing insecurity of Amani resident employees working on housing efforts.*
- *A more efficient resolution to this issue has been identified.*
- *Resolution 2024-14 is rescinded*
- *CDA Chief Alliance Executive is authorized to make a grant of up to \$50,000 to Milwaukee Christian Center (MCC) to discount the MCC home in Amani to make it affordable for an Amani resident employee working on housing efforts; and a grant of up to \$50,000 to Acts Housing for an affordable first or second mortgage to an Amani resident employee working on housing efforts.*

*Motion: L.Crump, 2<sup>nd</sup> A. Mitcham. Passed 5-0-2 sustained (D.Smith and K.Higgins)*

VIII. Approval of December 3, 2024 Minutes & Adjourn

*Resolution 2025-6*

*The minutes of the December 3, 2024 Board Meeting are approved and the March 18, 2025. Board Meeting is adjourned.*

*Motion: L. Crump, 2<sup>nd</sup> K. Higgins Passed 7-1*

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