

MINUTES  
COMMUNITY DEVELOPMENT ALLIANCE  
BOARD OF DIRECTORS  
December 16, 2025  
5:30 – 7:30 PM

Board Members Attending: A. Brennan, K. Higgins, A. Mitcham, T. Scott, J. Hines, L. Crump, D. Rodriguez, T. Bond  
Staff Attending: Teig Whaley-Smith, CAE  
Guest Attending: Erica Blumberg, A&O CPA

I. Resident Council Update (5 min)

II. Review of Draft Audit (15 min)

*Resolution 2025-10*

*The CDA Board accepts the audit presented at the 12/16/26 Board meeting and authorizes Chief Alliance Executive (CAE) and CDA Board Vice Chair/Treasurer to execute documents required to complete the audit and file appropriate tax returns and other documents.*

*(1<sup>st</sup> K. Higgins, 2<sup>nd</sup> A. Brennan, Approved 8-0)*

III. Approval of 2026 Operating Budget (10 min)

*Resolution 2025-11*

*The CDA Board adopts the 2026 Operating Budget presented at the 12/16/26 Board meeting.*

*(1<sup>st</sup> K. Higgins, 2<sup>nd</sup> T. Scott, Approved 8-0)*

IV. Chief Alliance Executive Update (15 min)

V. Rent to own model for 2 ECE Homes (15 min)

*Resolution 2025-12*

*The CDA Board authorizes the purchase of 2 homes for lease-to-purchase and authorizes the Chief Alliance Executive to enter into the appropriate agreements to:*

- *Borrow the funds necessary to execute the model,*
  - *sales agreements with sellers,*
  - *Lease-to-purchase agreements with resident buyers,*
  - *Property management agreements, and*
  - *Other documentation necessary to execute the intent of the model.*
- Provided that any home in the model has the support of the neighborhood organization that the home is located in.*  
*(1<sup>st</sup> A. Brennan, 2<sup>nd</sup> T. Scott, Approved 8-0)*

VI. CDA Employee Homeownership Benefit (5 min)

*Held to January 8, 2026 Meeting*

VII. Consent Agenda (5 min)

*Resolution 2025-14*

*The CDA Board adopts the September 2024 minutes, 11/30 Statement of Financial Position, and Substitute Resolution #2025-08*

*(1<sup>st</sup> A. Brennan, 2<sup>nd</sup> A. Mitchem, Approved 7-0-1 (Crump))*

*Amended Resolution for Resolution # 2025-08.*

*The Chief Alliance Executive (CAE) is authorized to execute all documents on behalf of CDA, that the CAE deems necessary to implement the Harambee 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 ~~\$1.5~~ \$1.6 million loan agreement with WHEDA, or substitute lender.*
- C. Developer Agreements and related documents with the City of Milwaukee; and*
- D. TID Contribution Agreements, including without limitation a \$777,192 contribution to Envision Growth its subsidiaries and affiliates; and a \$2,072,808 contribution to Milwaukee Habitat for Humanity its subsidiaries or affiliates.*

*(1<sup>st</sup> A. Brennan, 2<sup>nd</sup> A. Mitcham, Approved 7-0-1 (Crump))*

VIII. CAE Evaluation (20 min)

*Held to January 8, 2026 Meeting*

IX. Board Evaluation Reminder (5 min)

*Held to January 8, 2026 Meeting*

X. Adjourn