

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

Board Members Attending: A. Brennan, K. Higgins, A. Mitchum, 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.868176

The.CDA.Board.accepts.the.audit.presented.at.the.78-7282Board.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.documentsj..

(7st.Kj.Higgins?8nd.Aj.Brennan?Approved.46)

III. Approval of 2026 Operating Budget (10 min)

Resolution.868177

The.CDA.Board.adopts.the.8682Operating.Budget.presented.at.the.78-7282.
Board.meeting;

(7st.Kj.Higgins?8nd.Tj.Scott?Approved.46)

IV. Chief Alliance Executive Update (15 min)

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

Resolution.868178

The.CDA.Board.authorizes.the.purchase.of.8.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;..
(7st.A;Brennan?8nd.T;Scott?Approved.4_6)

VI. CDA Employee Homeownership Benefit (5 min)

Held.to.January.4?8682Meeting

VII. Consent Agenda (5 min)

Resolution.8681_70

The.CDA.Board.adopts.the.September.8680.minutes?77-96.Statement.of.
Financial.Position?and.Substitute.Resolution.-8681_64

(7st.A;Brennan?8nd.A;Mitchem?Approved.3_6_7.(Crump))

Amended.Resolution.for.Resolution.-.8681_64;..

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.P71_1P7;2million.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.P3337_58.
contribution.to.Envision.Growth.its.subsidiaries.and.affiliates.and.a.
P876387464contribution.to.Milwaukee.Habitat.for.Humanity.its.
subsidiaries.or.affiliates;..

(7st.A;Brennan?8nd.A;Mitchem?Approved.3_6_7.(Crump))

VIII. CAE Evaluation (20 min)

Held.to January.428682Meeting

IX. Board Evaluation Reminder (5 min)

Held.to January.428682Meeting

X. Adjourn