

MINUTES

COMMUNITY DEVELOPMENT ALLIANCE

BOARD OF DIRECTORS

September 25, 2024

5:30 – 7:30 PM

Members in attendance: T. Bond, A. Brennan, L. Crump, K. Higgins, M. Harris, J. Hines, A. Mitcham, A. Rodriguez, G. Stilp

Members Excused: T. Rivera, T. Scott

On Leave: J. Harris

- I. Approval of \$1,644,594 TID Contribution to Emem Group & Affiliates & Approval of \$695,406 TID Contribution to Milwaukee Habitat for Humanity & Affiliates.

Resolution 2024-05

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

(a) Grant agreements with philanthropic donors;

(b) Impact investment agreements with impact investors, including without limitation, a \$600,000 loan agreement with Milwaukee Development Corporation;

(c) Developer Agreements and related documents with the City of Milwaukee; and

(d) TID Contribution Agreements, including without limitation a \$1,644,594 TID loan to Emem Group its subsidiaries and affiliates; and a \$695,406 contribution to Milwaukee Habitat for Humanity its subsidiaries or affiliates.

Motion: G. Stilp, 2nd: A. Brennan. Passed 9-0

- II. Amani Coordinated Backbone TID (CBT) Update.

Resolution 2024-06

The Community Development Alliance supports Amani United in the development of a Coordinated Backbone TID in Amani and authorizes CDA staff to:

(a) Allocate staff resources to developing the project
(b) Enter into technical assistance contracts that are budgeted expenses or directly related to a restricted grant for the project
(c) Enter into philanthropic agreements to support the project
Prior to entering into final development agreements and contribution agreements, the Chief Alliance Executive will seek separate Board Approval.

Motion: K. Higgins, 2nd M. Harris. Passed 9-0

III. Harambee CBT Update.

Resolution 2024-07

The Community Development Alliance supports Early Childhood Educators in the development of a Coordinated Backbone TID in Harambee and authorizes CDA staff to:

(a) Allocate staff resources to developing the project

(b) Enter into technical assistance contracts that are budgeted expenses or directly related to a restricted grant for the project

(c) Enter into philanthropic agreements to support the project

Prior to entering into final development agreements and contribution agreements, the Chief Alliance Executive will seek separate Board Approval.

Motion: K. Higgins, 2nd G. Stilp. Passed 9-0

IV. DPA/Counseling Update

Reviewed information in Presentation. No Action.

V. Bill of Rights & City/County Housing Taskforce

Reviewed information in Presentation. No Action.

VI. Other Business

Reviewed information on Section 8 to Homeownership & Section 8 to Homeownership. No Action.

VII. Approval of June 25, 2024 Minutes & Adjourn

Motion: K. Higgins, 2nd L. Crump. Passed 9-0