WALNUTWAY CONSERVATION CORPORATION
BOARD OF DIRECTORS
Meeting Agenda
July 20, 2026
4:00 pm

I.Call to order

II.Minutes — June 15, 2026 board meeting (for approval)

III.Financial update

a.Financial Report — YTD through July 2026

b.Ritz Holman — CFO support engaged; Renee on board, initial meetings starting

c.Cash position and grants pipeline

Over $1M in the bank. Q3–Q4 funding in view from Energy Foundation, Daybreak Fund, and others.

IV.SDC / MIRACLE Community Solar update

a.SDC parcel — Partnership with MLK EDC ($1.8M offer status)

FCI good-faith negotiation posture.

b.MIRACLE — safe harbor is the key resource

Project must be complete by December 31, 2027 to secure safe harbor for tax credits.

c.Site pipeline — feasibility studies complete on multiple sites

North Division rooftop feasibility complete (Reflo); additional sites carrying completed feasibility work.

d.Daybreak Fund — invitation to submit full proposal

V.Property & Housing update

a.2429 N 8th St, Milwaukee — done; on the market, awaiting buyer

b.Albany property — in progress; drywall going in now

c.Innovation & Wellness Commons — UNCC planning to move out in ~60 days

Board discussion: re-tenanting plan and interim operations for the Commons.

d.Blue Skies Landscaping — new truck financing (BOARD APPROVAL REQUESTED)

Not-to-exceed $50,000; target ~$600/month payment, minimal down — similar structure to prior vehicle finance.

VI.Policy, PSC & Coalition

a.WEPCO rate case 5-UR-112 — IC work plans filed to PSC (July 17)

Four expert lanes engaged: MWH (counsel), Synapse (cost-shift verification), AEC (EJ/affordability), Colton + Cicero (ROE standard); Karen Lusson (NCLC) advising. Direct testimony due Aug. 10.

b.WEBB — strategic direction is set

We have a clear strategic direction for the WEBB. Environmental justice work is clear.

c.Vote With Wisdom — Gubernatorial Forum, candidate scorecard, what's next

North Division forum drew closer to 200. Candidate scorecard live. Next: move with a broader coalition to seek policy commitments.

VII.Staff Transitions

a.Bryan — transition

Team stepping up to cover; next-step plan in place — details in ED report.

b.Yolanda — transition

Coverage plan and next steps — details in ED report.

VIII. Planing and general operations

a. Earn & Learn — students placed with Walnut Way this summer

A few Earn & Learn students onboarded; supporting Blue Skies and Commons operations.

b. Harvest Day — planning continues

What we do / how we do it under discussion; plan-before-the-plan process kicking off.

c. Confirmed funding — moving into plan-before-the-plan

McKnight Foundation: $1,000,000 confirmed. HUD earmark piece (~$400K+): fully confirmed. Building the deployment plan now.

IX. Open Items

a. Lindsay Heights NID — wrapping up

NID confirmed moving away from Walnut Way as fiscal agent and away from Walnut Way property. Currently working with our auditor to wrap up their audit; wind-down expected soon.

X. Adjourn Meeting

WALNUT WAY CONSERVATION CORPORATION

BOARD OF DIRECTORS

Meeting Minutes

June 15, 2026 — 4:00 pm

Board members present: LaVonda Graham, Dea Wright, Heidi Moore, Emoina Barnett, Xavion McCoy

Quorum: Confirmed

I.Call to Order

The meeting was called to order and a quorum was confirmed.

II.Financial Update

The board reviewed the year-to-date financial report. As of June 15, 2026, the organization held approximately $511,000 across all accounts, with a cash-flow balance of roughly $498,000. Year-to-date income totaled about $1.22M, driven primarily by grants and contributions (~$777K, including PSC and Zilber support) and earned service revenues (~$387K), with additional real estate income of ~$52K. Year-to-date expenses tracked in line with expectations across professional services, program delivery, maintenance and rehab, and grants to partner organizations. The board also reviewed the proposal from Ritz Holman for CFO support and discussed next steps for engaging that firm.

III.SDC Offer to Purchase — $1.8M (Partnership with MLK EDC)

The board discussed the proposed $1.8M offer to purchase the former SDC parcel in partnership with MLK EDC, and the connection to the MIRACLE community-solar strategy. The item was reviewed for informational purposes; no board action was taken.

IV.Housing Update

The board received an update on the 2429 N 8th Street property (MLS 1966691), including status and marketing posture, and on the 4-Plex housing project. No board action was taken.

V.Strategic Planning, Staff Development & Board Development

The board discussed the current strategic planning direction, staff development priorities, and board development needs. No board action was taken.

VI.Open Items

Open items were noted for continued attention and follow-up at the July meeting.

VII.Adjournment

There being no further business, the meeting was adjourned.

— Draft minutes for review and approval at the July 20, 2026 Board Meeting —

Walnut Way Conservation Corp

Balance Sheet

As of Jul 20, 2026

	Total
Assets	
Current Assets	
Bank Accounts	
10010 Self-Help CU - Checking_9897	134.51
10015 Seaway Bank MM - 0081902601	0.00
10020 Seaway Bank - Money Market-8680	0.00
10022 Self-Help CU MM_3117	818.49
10025 Seaway Bank - CD 0870	0.00
10028 BMO Harris Bank 9157	424,662.99
10030 Columbia Svgs & Loan-CD 2648	4,631.98
10040 PayPal Account	35,134.90
10045 Wells Fargo Bank, N.A.-Saving	0.00
10046 WWCC Wells Fargo -7015	0.00
10055 Petty Cash - Farmers Market	0.00
10056 Operating Account	0.00
10061 Cash on hand	0.00
QuickBooks Checking Account	15,834.85
Total for Bank Accounts	**$481,217.72**
Accounts Receivable	
10120 Pledges Receivable	388,443.54
10125 Grants Receivable	0.00
10130 Accounts Receivable	119,409.85
Total for Accounts Receivable	**$507,853.39**
Other Current Assets	
10121 Present Value Discount P/R	0.00
10131 Allowance for Uncollectible	-21,550.70
10140 Accounts Receivable - Other	56,057.80
10141 Employee Advances	0.00
10150 Pay Pal Donations Receivable	0.00
10155 EBT/Fondy $ Coins - Receivable	0.00
10160 Gift Cards - Unused	0.00
10200 Other Assets	0.00
10210 Prepaid Expenses	0.00
10215 Deposits	0.00
10220 Due to/from Wellness Commons	0.00
12000 Undeposited Funds	10,705.84

Walnut Way Conservation Corp

Balance Sheet

As of Jul 20, 2026

	Total
12100 Inventory-Items for Renovation	0.00
32005 Owner's Contribution	0.00
Payroll Refunds	0.00
QuickBooks Tax Holding Account	11,823.91
Uncategorized Asset	0.00
Total for Other Current Assets	**$57,036.85**
Total for Current Assets	**$1,046,107.96**
Fixed Assets	
10500 Community Center Land & Buildng	$0.00
10510 Furnace & Fixtures	0.00
10530 Building	72,428.97
10532 Land - 2133-35 N 17th St	6.50
10533 Land - 2125 N 17th	6.50
10534 Land - 2318 N 16th	41.00
10535 Land-2139 N 17th Street	41.00
10540 Building Improvement	152,146.13
Total for 10500 Community Center Land & Buildng	**$224,670.10**
10520 Capital Equipment	292,379.16
10536 Land - Atlas Building	15,200.00
10537 Land - 1432 W. Fond du Lac	11,905.00
10600 Housing Land & Buildings	
10570 2350 N 16th- Land	2,000.00
10571 2350 N 16th - Building	0.00
10572 2350 N 16th - Bldg Improvments	139,655.45
10573 2350 N 16th- Furn & Fixtures	0.00
10580 2344-46 N 16th - Land	2,000.00
10581 2344-46 N 16th - Bldg Improvmnt	151,176.92
10582 2344-46 N 16th- Furn & Fixtures	0.00
10585 2625-7 N 15th - Land	0.00
10587 2625-7 N 15th - Bldg Imprv	0.00
10588 2625-7 N 15th - Furn & Fixtures	0.00
10590 2205-7 5 N 16th- Land	0.00
10591 2205-7 N 16th - Bldg Improv.	0.00
10592 2205-7 N 16th - Furn & Fixtures	0.00
10595 2429 N 9th - Land	506.00
Total for 10600 Housing Land & Buildings	**$295,338.37**

Walnut Way Conservation Corp

Balance Sheet

As of Jul 20, 2026

	Total
10700 Atlas Building - Blue Skies	159,800.00
10701 Atlas - Personal Property - Blue Skies	100,000.00
10750 Wellness Commons Land & Bldg	
10760 1609 W North Ave - Land	103,000.00
10761 1615-17 W North Ave	2,356,353.83
10762 Land - 1615-17 W North Avenue	5,400.00
10763 1730 W North Ave	0.00
10764 1609 W North ave	3,291,991.08
10765 Building Improvement	141,550.63
10775 Security Systems	18,234.01
Total for 10750 Wellness Commons Land & Bldg	**$5,916,529.55**
10770 Leasehold Improvements	0.00
10771 Leasehold Improvements - IWC	4,000.00
10776 Equipment and Furniture - Wellness Common	11,732.28
10790 Accumulated Depreciation	-470,151.33
10791 Accum Deprec - Wellness Commons	-1,092,467.58
10799 Construction In Progress	$0.00
10800 2350 N 16th- Constr in Progress	0.00
10801 2344-6 N 16th-Constr in Progres	0.00
10802 2205-7 N 16th Constr in Progres	0.00
10803 2625-7 N 15th Constr in Progres	0.00
10804 2429 N 9th- Constr In Progres	0.00
10805 2240-42 N 17th - Const in Prog	0.00
10806 Wellness Commons LLC	0.00
Total for 10799 Construction In Progress	**$0.00**
Total for Fixed Assets	**$5,468,935.55**
Other Assets	
10135 Notes Receivable	
10036 Notes Receivable - Angel Cruz-Z	0.00
10037 Note Receivable - LindaThao	0.00
Total for 10135 Notes Receivable	**$0.00**
10620 Security Deposits Asset	0.00

Walnut Way Conservation Corp

Balance Sheet

As of Jul 20, 2026

	Total
16001 Right-of-Use Asset - Brother Printer	14,008.99
18000 Investment in IWC LLC	0.00
19000 Due to / from Wellness Commons	0.00
Total for Other Assets	**$14,008.99**
Total for Assets	**$6,529,052.50**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
20006 Accrued Payables	0.00
20010 Accounts Payable	185,559.60
Accounts Payable (A/P)	5,300.00
Total for Accounts Payable	**$190,859.60**
Credit Cards	
20011 BMO Master Card 8255	-44.30
20013 BMO Credit Card - 1047	0.00
20014 BMO Credit Card - 1271	0.00
20016 BP Credit Card - 9894	0.00
20017 Amazon Credit	4,045.23
20018 Home Depot - 5300	-7,064.27
20019 American Express - 21000	-66,600.63
Total for Credit Cards	**-$69,663.97**
Other Current Liabilities	
20005 Other Payables - Audit	0.00
20015 Accounts Payable - Other	5,904.00
20020 Payroll Liabilities	-$234.30
21001 25 dental in	140.99
21002 25 vision ins	-53.44
21003 Child Suppor	-357.82
21004 Child Support	$567.70
1	-23.98
2	128.87

	Total
Total for 21004 Child Support	**$672.59**
21005 Child Support 2	513.80
21006 Federal Taxes (941/944)	5,694.30
21008 Medical Insurance - SimplyInsured	2,400.00
21009 Rent & Security Deposit	500.00
21010 S125 Health Insurance	7,635.84
21011 WI Income Tax	427.92
Annual R & D Child Support	390.00
Annual R& D Child Support	-130.00
Annual R&D Child Support	0.00
Artisan and Truckers Casualty Co. Garnishment	1,592.46
child support	137.68
Child Support 1	759.75
child support 3	-1.04
Child Support DDRG 2 09	80.66
Child Support JD & TD	67.86
Child Support LLG 6 13	0.00
child-support	17.53
childsupport	-478.64
Comenity Bank garnishment - final payment	0.00
cs	420.03
cs1	8.00
cs2	1,252.60
DAK Properties	0.00
Dept. of Revenue	499.18
Dobberstein Law Firm	227.40
Dobberstein Law Firm - Short Term Financial Americash Loans	0.00
Federal Unemployment (940)	117.37
final unemployment payment	0.00
Midland Credit Final Payment	0.00
Midland Credit Management	0.00
Short Term Financial LLC.	0.00
Summit Credit Union	3.00
UI Deduction	0.00

Walnut Way Conservation Corp

Balance Sheet

As of Jul 20, 2026

	Total
unemployment levy	2,847.82
Unemployment Over Payment	-2,673.96
Waukesha County Collection Division	0.00
WI Dept. Of Revenue	-540.95
WI SUI Employer	1,412.82
WW PB Kohn Law	618.05
Total for 20020 Payroll Liabilities	**$23,967.50**
20021 Gift Card Outstanding	0.00
20025 Employee Deduction - Health Ins	0.00
20027 Employee Reimbursement	0.00
20030 Accrued Expenses	0.00
20031 Accrued Payroll Salaries & FICA	0.00
20040 Housing Security Deposits	4,825.00
20050 Deferred Revenue	0.00
20055 Legacy Line of Credit	0.00
20056 FCI Loan	0.00
20058 Investment in WCLLC - Payable	0.00
20107 Accrued Real Estate Taxes	0.00
20108 Prepaid Rent	3,825.00
22046 Outpost Member Funds in Trust	0.00
23001 Sales Tax Agency Payable	996.72
23002 Tips	0.00
23003 Wisconsin Department of Revenue Payable	$0.00
25500 *Sales Tax Payable	0.00
Total for 23003 Wisconsin Department of Revenue Payable	**$0.00**
26001 Lease Liability - Brother Printer	14,913.51
Direct Deposit Payable	0.00
Out Of Scope Agency Payable	0.00
Repayment	
Advancement	-150.00
Total for Repayment	**-$150.00**
Total for Other Current Liabilities	**$54,281.73**
Total for Current Liabilities	**$175,477.36**

Walnut Way Conservation Corp

Balance Sheet

As of Jul 20, 2026

	Total
Long-term Liabilities	
20060 Mortgage Payable	282,228.29
20065 NSP Note Payable	0.00
20070 Kiva Loan	0.00
20080 Kubota Note Payable	0.00
20081 Ally - Ram Truck Loan	23,789.89
20085 IFF Mortgage - Wellness Commons	0.00
20086 IFF Mortgage - Atlas Building	225,084.51
20091 Loan Issuance Cost	-2,360.70
22203 Loan Origination Costs	-6,193.62
Total for Long-term Liabilities	**$522,548.37**
Total for Liabilities	**$698,025.73**
Equity	
30000 Opening Balance Equity	0.00
31000 Prior Period Adjustments	0.00
31200 Unrestricted Net Assets- Adjust	0.00
31500 Temp. Restricted Net Assets	0.00
33000 Retained Earnings	0.00
32000 Unrestricted Net Assets	5,921,260.22
Net Income	-90,233.45
Total for Equity	**$5,831,026.77**
Total for Liabilities and Equity	**$6,529,052.50**

Walnut Way Conservation Corp

Profit and Loss

January 1-July 20, 2026

	Total
Income	
40100 Grants & Contributions	$1,313.28
40011 Government Grants / Allocations	$87,500.22
40011A Public Service Commission	108,968.31
Total for 40011 Government Grants / Allocations	**$196,468.53**
40111 Foundation Grants	$0.00
40111A Zilber Family Foundation	300,000.00
40111E Greater Milwaukee Foundation	25,000.00
40111U Crown Family Foundation	150,000.00
40111Z McKnight Foundation	150,000.00
Total for 40111 Foundation Grants	**$625,000.00**
40112 Corporate Grants & Sponsorships	
40113 Individual Contributions	6,408.92
Total for 40112 Corporate Grants & Sponsorships	**$6,408.92**
Total for 40100 Grants & Contributions	**$829,190.73**
40200 Earned Revenues	
40222 Taste of Lindsay Heights Cafe	890.79
40228 Services	363,854.85
Total for 40200 Earned Revenues	**$364,745.64**
40510 Miscellaneous Revenue	$5,991.44
40511 Expense Refunds	611.24
Total for 40510 Miscellaneous Revenue	**$6,602.68**
40600 Real Estate / Property Management	
40610 Commercial Rental Income	46,432.68
40630 Residential Rental Income	19,900.00
40650 Real Estate / Property Sale(s) Proceeds	159,238.02
Total for 40600 Real Estate / Property Management	**$225,570.70**
Total for Income	**$1,426,109.75**
Cost of Goods Sold	
50000 Cost of Goods Sold	762.50
Total for Cost of Goods Sold	**$762.50**
Gross Profit	**$1,425,347.25**
Expenses	
50610 WPSC-Solar Feasibility Study	3,225.00

Walnut Way Conservation Corp

Profit and Loss

January 1-July 20, 2026

	Total
50950 Administration / Operational Cost	$44.63
50200 Professional Fees & Services	$30,052.40
50525 Consultation/Contract Services	$85,420.00
50510 Accounting	50,123.00
50515 Auditing	970.00
50516 IT Infrastructure, Enginering / Web Services	110,837.20
50517 General Contractor(s) / Project Management	65,500.00
50520 Legal	51,723.50
50525C Subcontracted Serv./ Civic	18,750.00
50525G EJII Consulting / Intern Team	51,200.00
50841A EJII Steering Committee	2,000.00
66913 QuickBooks Payments Fees	5,862.63
Total for 50525 Consultation/Contract Services	**$442,386.33**
50550 Safety & Security Service	$29,921.49
50551 Alarms - Safety & Security	806.40
Total for 50550 Safety & Security Service	**$30,727.89**
Total for 50200 Professional Fees & Services	**$503,166.62**
50225 Office Expense	$631.18
50225A Telephone/Internet	13,023.60
50225B Printing & Copying	6,602.00
50225E Vehicle Expense	16,652.29
50249 Training Stipend	5,000.00
50529 Harvest Day Expenses	10,000.00
50533 Membership Dues	113.68
50540 Office Supplies	1,875.33
50542 Rent/Facility/Booth Fees	380.00
50545 Utilities	50,980.83
50596 Travel	157.08
66910 Bank Service Charges	$29.07
66912 Square Fees	162.51
Total for 66910 Bank Service Charges	**$191.58**
Total for 50225 Office Expense	**$105,607.57**
50400 Equipment	
50401 Equipment Loan/Lease	4,119.87
50413 Equipment - WIFI / ISP	3,500.00
Total for 50400 Equipment	**$7,619.87**

Walnut Way Conservation Corp

Profit and Loss

January 1-July 20, 2026

	Total
50500 Taxes, Fees, Permits, Licenses	$644.95
50531 Other fees	149.28
50532 License & Permits	657.40
50536 License & Permits - IWC	3,909.50
50570 Closing Cost	5,335.28
50575 Property Tax	3,861.38
Total for 50500 Taxes, Fees, Permits, Licenses	**$14,557.79**
50527 Catering & Refreshments	$744.43
50537 Catering & Refreshments	1,532.92
Total for 50527 Catering & Refreshments	**$2,277.35**
50528 Advertising/Publicity	$2,971.86
50539 Advertising/Publicity	8,335.74
Total for 50528 Advertising/Publicity	**$11,307.60**
50535 Insurance	$13,490.55
50218 Worker's Compensation Insurance	10,038.00
50546 Insurance - IWC	14,538.66
Total for 50535 Insurance	**$38,067.21**
50560 Maintenance & Repairs	$2,544.31
50525H Affordable Housing Rehab, Repair and Construction	108,605.92
50560A General - Maintenance & Repairs - Service	19,326.26
50560B IWC - Maintenance / Repairs / Service / Supplies	444.84
50560C Maintenance & Repair - Serv IWC	2,866.21
Total for 50560 Maintenance & Repairs	**$133,787.54**
50591 Staff Development	
50538 Conference / Courses / Workshops	3,500.00
Total for 50591 Staff Development	**$3,500.00**
50840 Grants to other Organizations	$85,925.00
50840A EJII Grantee	7,538.95
Total for 50840 Grants to other Organizations	**$93,463.95**
5300 Projects and Programs	
50300 Supplies	$92.95
50410 Program / Project - Supplies	21,057.88
50434 Plants/Seeds/Soil	5,220.60
Total for 50300 Supplies	**$26,371.43**
Total for 5300 Projects and Programs	**$26,371.43**
Total for 50950 Administration / Operational Cost	**$939,771.56**

Walnut Way Conservation Corp

Profit and Loss

January 1-July 20, 2026

	Total
Payroll Expenses	
70000 Wages	$486,674.00
50999 Unclassified Expenses	16,681.74
Company Contributions	
Health Insurance	14,340.39
Reimbursements-1	3,954.76
Total for Company Contributions	**$18,295.15**
Taxes	50,933.25
Total for 70000 Wages	**$572,584.14**
Total for Payroll Expenses	**$572,584.14**
Total for Expenses	**$1,515,580.70**
Net Operating Income	**-$90,233.45**
Net Income	**-$90,233.45**