

KAPPA DETROIT FOUNDATION

# ANNUAL REPORT

2024-2025

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# WELCOME MESSAGE

Greetings Partners,

We are pleased to share the 2025 Annual Report of the Kappa Detroit Foundation. This report reflects not only the outcomes of our investments but also the collective vision, dedication, and collaboration that drive our mission forward.

This year, we have deepened our commitment to increase partnerships across diverse sectors, and supported initiatives that create lasting impact. Behind every program are the communities and individuals whose resilience and innovation inspire our work.

As you read through these pages, we hope you see the story of progress — measured not just in numbers, but in meaningful change. None of this would be possible without the trust and partnership of our grantees, collaborators, and supporters.

We share this report with gratitude for your continued engagement and with renewed determination to advance the vision we hold in common: a future that is more equitable, sustainable, and just.

Yours in Partnership,

Emmanuel Idowu

President

## OUR MISSION

The Kappa Detroit Foundation, a 501(C) (3) organization, is dedicated to empowering individuals through scholarships, fostering a strong Detroit community, and building lasting partnerships with organizations, businesses, and individuals to promote growth and success.

## OUR VISION

“Inspiring Community Outreach. Growing Strategic Partnerships. Creating a Lasting Legacy for Detroit.”



# MEET OUR LEADERSHIP



**Emmanuel Idowu**  
President



**Robert B. Kelly, Jr.**  
Vice President



**Benjamin L. Smith III**  
Secretary



**Gary A. Ganaway**  
Treasurer



**Terry L. Ward**  
Board Member



**Henry C. Conerway, Jr.**  
Board Member



**Charles A. Hicks**  
Board Member



**Robert G. Bryant, Jr.**  
Board Member



**David L. Montgomery**  
Board Member



**Robert E. Paster, Jr.**  
Board Member



**Charles D. Wilson**  
Board Member



# YEAR AT A GLANCE

The 2024–2025 fiscal year marked a period of purposeful growth, strategic alignment, and community impact for the Kappa Detroit Foundation. Guided by dedicated Executive Leadership and the collective strength of its committees, the Foundation advanced its mission to promote education, service, and civic engagement across the Detroit metropolitan area.

Under the direction of the Board of Directors, the Foundation continued to build upon its legacy through sound governance, financial stewardship, and innovative programming. Executive Leadership emphasized collaboration, transparency, and accountability — ensuring that every initiative and partnership reflected the Foundation's core values of achievement, integrity, and community empowerment.

Each standing committee played a vital role in advancing the Foundation's operational and strategic priorities:

- **Program Committee** – Delivered impactful educational and mentorship initiatives, expanding youth engagement and community outreach.
- **Scholarship Committee** – Awarded scholarships to deserving students, reinforcing the Foundation's commitment to academic excellence and leadership development.
- **Facilities Management Committee** – Maintained and enhanced the Foundation's properties to ensure safe, efficient, and mission-aligned operations.
- **Governance Committee** – Strengthened the Foundation's governance framework by overseeing bylaws, compliance, risk management, and policy implementation to uphold ethical leadership and organizational excellence.
- **Annual Golf Outing Committee** – Executed one of the Foundation's signature fundraising events, strengthening community ties and financial sustainability.
- **Community & Corporate Partnership Committee** – Built and nurtured strategic alliances with corporate, civic, and community partners to expand program reach and resources.
- **Infrastructure & Technology Committee** – Improved digital systems, operational efficiency, and data security to support effective management and communication.
- **Real Estate Analysis & Land Acquisition Committee** – Evaluated and advanced real estate strategies to support the Foundation's long-term growth and community presence.

Together, these committees strengthened the Foundation's capacity to serve, ensuring alignment between vision, execution, and measurable impact.

The Kappa Detroit Foundation concludes the year with deep gratitude for the leadership, partnership, and commitment that continue to drive its success. The collaborative work of the Executive Team and Committees has reinforced the Foundation's position as a pillar of service, education, and community advancement in Detroit.

As the Foundation looks to the future, it remains steadfast in its commitment to honor the past, serve the present, and build for the future. With unified leadership, strategic foresight, and continued community engagement, the Kappa Detroit Foundation stands ready to expand its legacy of achievement and impact for generations to come.



## FINANCIAL REPORT

GARY A. GANAWAY - TREASURER

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DONOR LIST

FINANCIAL SUMMARY

REVENUE OVERVIEW

EXPENDITURES OVERVIEW

# DONOR LIST

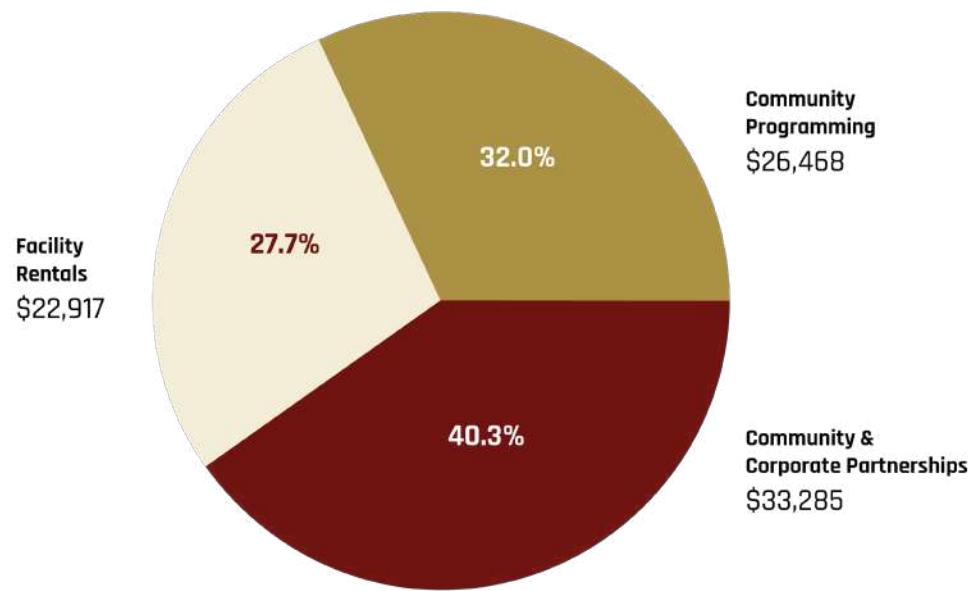
Anderson, Maurice	Ganaway, Gary	Lasenby, Harold	Tomlin, Edward
Arnold, Roderick	Gardner, Victorio	Maddox, Julius	Tucker, Michael
Astere, Asaka	Gibson, Harold	Miller, Ingramar	Underwood, Parrish
Baker, Michael	Glenn, Ernest	Mock, Reggie	Vassar, Luis
Baker, Russell	Greene, Alfred	Montgomery, David	Wallington, Morris
Ball, Antonio	Gregory, Bennie	Moore, Glenn	Ward, Terry
Bingham, Darryl	Hampton, Melvin	Moore, Leon	Watson, Devon
Brooks, Randolph	Harvey, Homer	Moore, Ronald	Wilson, Charles
Bryant Jr., Robert	Hazely, Keith	Morrison, Michael	Womack Jr., Nathaniel
Burke, William	Henderson, Ronald	Overall, John	Wright, Clarence
Cade, Henry	Hicks, Charles	Parks, Marlin	
Caldwell, Kyle	Howard, Thomas	Paster Jr., Robert	
Carter, Mark	Hurst, Greg	Patterson, Darrell	
Chapman, Melvin	Idowu, Emmanuel	Porter Sr., David	
Clark, Mark	Jackson, Edgar	Reese, Bernard	
Coley, Derrick	Jackson, James	Rembert, Shannon	
Conerway Jr., Henry	Johnson, Darius	Richardson, Hayward	
Cook, Franklin	Johnson, John	Robinson, Earnest	
Crofford, Chavell	Jones, Jeffery	Shade, George	
Draper, John	Jones, Langston	Smith, Ben	
Duke, Harrison	Jones, Robert P.	Smith, Kevin	
Dunham, Marvin	Jones, Ted	Solomon, Charles	
Elzy, Mark	Kelly, Robert B.	Stone, Everett	
Frazier, Milton	King, Kevin	Thomas, Milton	
Gaines, Gregory	Kyles, Kevin	Tomlin, E. Kern	

# FINANCIAL SUMMARY

The 2025 fiscal year reflects a period of meaningful community investment, balanced revenue generation, and strategic spending to support KDF's mission. While certain operational areas experienced higher costs, the organization continued to deliver impactful programming and scholarship support through responsible financial stewardship.

## REVENUE OVERVIEW

KDF generated a total of **\$82,670** in revenue across three primary streams:



### 1. COMMUNITY & CORPORATE PARTNERSHIPS - \$33,285

These contributions supported strategic collaborations with corporate, civic, and community partners, expanding program reach, strengthening community engagement, and advancing initiatives aligned with the Foundation's mission.

### 2. COMMUNITY PROGRAMMING - \$26,468

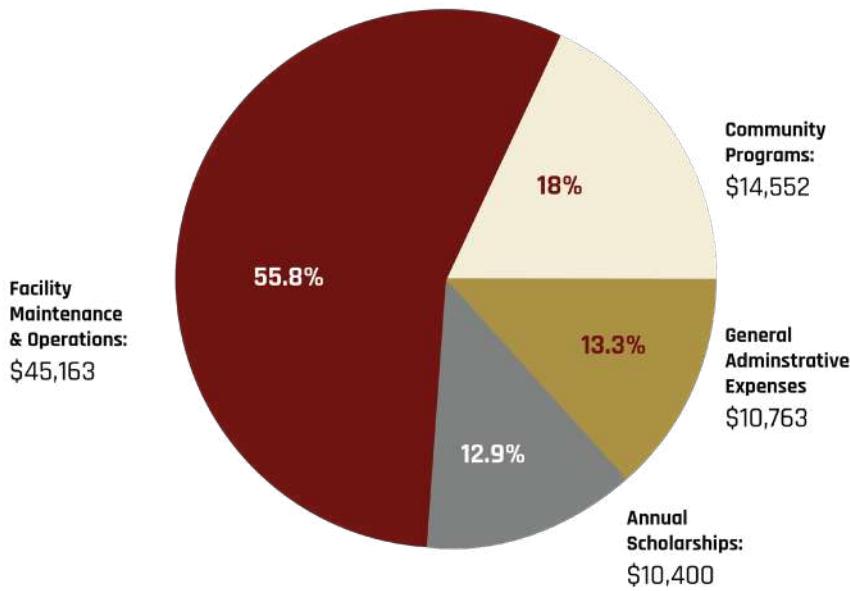
This is driven by workshops, community events, and program-based engagement. Strong participation and community partnerships contributed to this growth.

### 3. FACILITY RENTALS - \$22,917

Rental income continued to be a key operational driver, supporting general administrative and facility-related functions throughout the year.

# EXPENDITURES OVERVIEW

Total expenditures reached **\$80,878**, allocated across four mission-critical categories:



## 1. FACILITY MAINTENANCE - **\$45,163**

The largest expense category, reflecting necessary investments in repairs, upkeep, compliance, and infrastructure required to maintain a safe and functional environment for programs.

## 2. COMMUNITY PROGRAMS - **\$14,552**

Funds supported program delivery, materials, staffing, and outreach—ensuring participants received high-value, accessible services.

## 3. GENERAL ADMINISTRATIVE EXPENSES - **\$10,763**

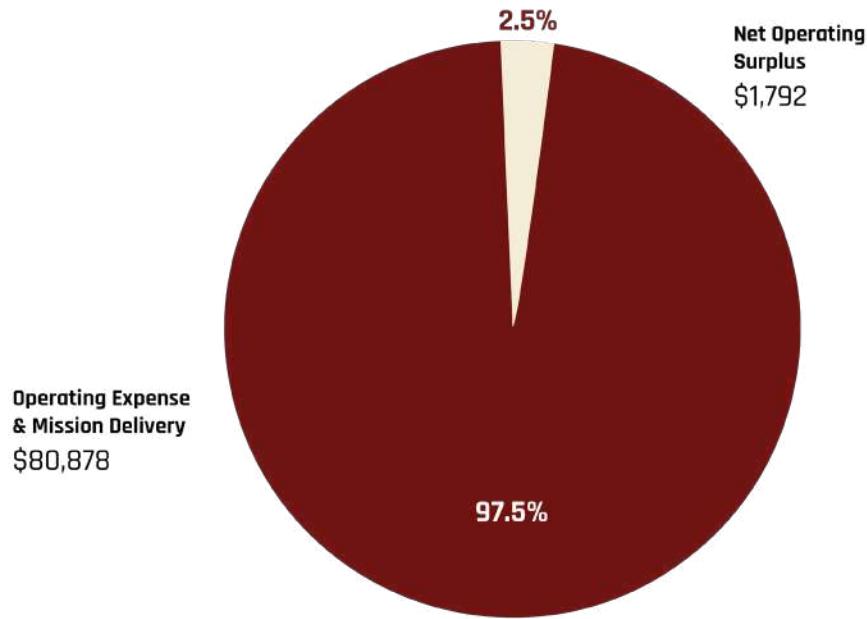
These costs supported essential administrative and operational functions to ensure effective governance and daily operations.

## 4. ANNUAL SCHOLARSHIPS - **\$10,400**

Every donated scholarship dollar was distributed directly to recipients, maintaining transparency and donor intent integrity.

## SURPLUS POSITION & FINANCIAL PERFORMANCE

After all accounts were finalized, KDF closed the 2025 fiscal year with a net operating surplus of \$1,792, reflecting disciplined financial management and sustained mission delivery.



**Community Programming** generated a positive margin, with revenues exceeding expenses, demonstrating strong participation and operational efficiency.

**Facility Rentals** contributed to overall stability, with strategic investments made to maintain safe and functional spaces that support long-term sustainability.

**Scholarships** remained fully balanced, with donations matching distributions exactly and delivering direct impact to recipients.

Overall, 2025 reflects responsible stewardship, strong community engagement, and a financially balanced year that positions KDF for continued growth.

# COMMITTEES

## ▼ COMMITTEE REPORTS

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COMMUNITY AND CORPORATE PARTNERSHIP COMMITTEE	ANNUAL GOLF OUTING INAUGURAL MOTOR CITY 1911
PROJECT I.M.P.A.C.T.	FOUNDATION SPEAKS NEWSLETTER
BYLAWS	KDFDC TECHNOLOGY
COMPLIANCE	REAL ESTATE ANALYSIS & LAND ACQUISITION
PROGRAMS	SCHOLARSHIP
FACILITIES MANAGEMENT	
GOVERNANCE COMMITTEE	

# COMMUNITY AND CORPORATE PARTNERSHIP COMMITTEE (CCPC)

CHARLES D. WILSON

The newly formed Community and Corporate Partnership Committee was tasked with fostering and spearheading meaningful collaborations between our nonprofit organization, the Detroit Alumni Chapter of Kappa Alpha Psi, Inc., local communities, and corporate partners.

Our mission is to bridge the gap between our foundation's objectives and the approved community supported initiatives, facilitating shared value creation that drives both social and economic benefits.

In 2025, CCPC focused on scaling our efforts, expanding our network, and ensuring that our partnerships create a lasting impact on both our communities and corporate partners. The CCPC sought opportunities to increase the visibility and brand awareness of KDF, outside of the fraternity and build upon the work that KDF has accomplished in the community.

## FOCUS AREAS

The CCPC's work is centered around three core focus areas:

- **Community Engagement and Support:** We aim to build strong, long-term relationships with local communities through targeted initiatives that support education, healthcare, economic development, and environmental sustainability. We will work closely with community leaders, organizations, and grassroots initiatives to understand their unique needs and ensure that our partnership strategies align with their goals.
- **Corporate Social Responsibility (CSR) Alignment:** The CCPC focuses on aligning our foundation's objectives with meaningful CSR initiatives that support the community while also delivering business value to our foundation and fraternity. By integrating corporate values into our partnerships, we ensure that both our partners and the communities we serve benefit from sustainable and impactful projects.
- **Sustainability and Impact Measurement:** We are committed to ensuring that our partnerships generate measurable, positive outcomes. Sustainability is a key pillar of our strategy, and we prioritize initiatives that create long-lasting, tangible improvements for communities. Furthermore, we will work with the leadership of the KDF and Finance Committee to implement robust mechanisms to track and assess the impact of our efforts, ensuring continuous improvement and accountability.

## GOALS

Expand Partnership Networks: One of the primary goals for 2025 is to expand and diversify our network of community partners and corporate sponsors.

### Current Partners:



- **Launch High-Impact Community Programs:** Building on our success in 2024, we identified and participated in three high-impact community programs that address pressing challenges.
- **Candidate Meet & Greet** in partnership with the Detroit Alumni Chapter of Kappa Alpha Psi Fraternity, Inc. and Alpha Gamma Lambda Omega Chapter of Alpha Kappa Alpha Sorority Inc. The event was held on June 28, 2025, at the Kappa Foundation Center. Candidates for each of the City of Detroit elected offices attended and had the opportunity to engage with our community stakeholders prior to the primary election.
- **Childhood Hunger Initiative Power Pack (CHIPP) program** in partnership with the Alpha Gamma Lambda Omega Chapter of Alpha Kappa Alpha Sorority Inc. The CHIPP program addresses childhood hunger by providing “Power Packs” for children of selected schools throughout the city of Detroit. Forgotten Harvest provides many of the contents for the “Power Packs”. Members of the KDF volunteered their time to help pack the goods, alongside members of Alpha Kappa Alpha Sorority, Inc.

## GOALS

- **Annual Turkey Drive** in partnership with the Office of the Honorable Major-Elect Mary Sheffield, the CCPC aid in securing corporate partnership for the purchase of turkeys and other nonperishables to be distributed to the community.
- **Foster Foundation Member Volunteerism:** We aim to increase foundation member engagement in volunteer programs, with a target of 20% more participation in volunteer initiatives by 2025. This will foster a culture of social responsibility within the organization and allow employees to directly contribute to the communities where they live and work. This goal has not been achieved, however the committee has been partnering with various DAC committees to increase overall participation by members of our fraternity and foundation.

## PROJECT I.M.P.A.C.T.

The Kappa Detroit Foundation has adopted a strategic multi-year roadmap Project I.M.P.A.C.T. (Infrastructure, Management & Operations, Partnerships, Alignment, Community, & Transformation) The pillars above will dive into foundation concepts that drive our committees to uplift and serve the community.

## STRATEGIC PILLARS AND GOALS

### INFRASTRUCTURE

- Goal: Strengthen organizational and technological capacity.
- Outcomes: Modernize facilities; upgrade digital systems; ensure accessibility for staff and stakeholders.

### MANAGEMENT & OPERATIONS

- Goal: Build efficient, transparent, and accountable systems.
- Outcomes: Streamline internal processes; adopt best practices in governance; implement data-driven decision-making.

## PARTNERSHIPS

- Goal: Expand and deepen cross-sector collaborations.
- Outcomes: Increase number of active partnerships; leverage shared resources; co-develop programs with external partners.

## ALIGNMENT

- Goal: Ensure all initiatives advance mission and long-term strategy.
- Outcomes: Establish clear organizational priorities; align staff roles and budgets with strategic objectives; conduct annual review of program alignment.

## COMMUNITY ENGAGEMENT

- Goal: Center community voices in shaping programs and policies.
- Outcomes: Conduct regular listening sessions; establish community advisory groups; increase participation in program design and evaluation.

## TRANSFORMATION

- Goal: Drive lasting social change and measurable impact.
- Outcomes: Track and report improvements in equity and resilience; measure long-term outcomes beyond immediate services; share lessons learned to influence broader systems.

# BYLAWS

## MICHAEL E. HALL

The Bylaws Committee is responsible for overseeing the development, review, and amendment of the Kappa Detroit Foundation's Bylaws, ensuring they reflect the organization's evolving needs and comply with legal and regulatory requirements. The bylaws serve as the foundation for how the organization is governed, providing structure for the roles and responsibilities of the Board of Directors, staff, and members, as well as outlining procedures for decision-making, meetings, and other organizational operations.

The committee's primary focus is to ensure that the bylaws are clear, effective, and up to date, serving the best interests of the Foundation. This includes reviewing the bylaws regularly to ensure alignment with the Foundation's mission, vision, and strategic goals, as well as considering any changes to the legal or regulatory landscape that may require updates to the governing documents.

In addition, the Bylaws Committee works closely with the Board of Directors to propose amendments as needed, ensuring that the Bylaws facilitate smooth governance while minimizing legal and operational risks. The committee also plays a crucial role in communicating any proposed changes to the membership or stakeholders and ensuring that all amendments are approved according to the prescribed procedures outlined within the bylaws themselves.

The Bylaws Committee plays a critical role in maintaining the integrity and functionality of the Kappa Detroit Foundation's governance framework. Through continuous review and proactive recommendations, the committee ensures that the Foundation's bylaws remain a clear, comprehensive, and legally sound document that supports effective leadership and organizational growth.

By upholding the foundational principles of governance, transparency, and accountability, the Bylaws Committee

ensures that the Foundation operates in a manner consistent with its mission while adapting to new challenges and opportunities. The committee's work is essential in ensuring that the Foundation remains compliant with all applicable laws and regulations while providing a strong governance structure that supports its long-term success.

## COMPLIANCE

LUCIUS VASSAR

The Compliance Committee plays a vital role in ensuring that the Kappa Detroit Foundation adheres to all legal, regulatory, and internal policies, thereby safeguarding its integrity, reputation, and operational effectiveness. This committee is responsible for establishing and maintaining a culture of compliance across all levels of the organization. By focusing on monitoring, assessing, and enforcing compliance requirements, the committee ensures that the Foundation's operations are aligned with applicable laws, industry standards, and ethical practices.

The committee's work encompasses everything from reviewing financial practices to ensuring that all programs, initiatives, and business dealings are compliant with both local and federal regulations. The Compliance Committee also acts as an advisory body to the Board of Directors and senior leadership, providing guidance on emerging legal risks, internal controls, and best practices for corporate governance.

The Compliance Committee ensures that the Kappa Detroit Foundation upholds its commitment to operating with transparency, integrity, and responsibility. By carefully monitoring compliance risks, implementing strong policies, and providing ongoing oversight, the committee plays a pivotal role in protecting the Foundation from legal, financial, and reputational risks.

## PROGRAMS

DAVID MONTGOMERY

The Program Committee oversees the planning, coordination, and execution of the Kappa Detroit Foundation's core initiatives that advance education, mentorship, and community service. Its primary scope includes developing and managing youth-focused programs, scholarship opportunities, and collaborative service projects that align with the Foundation's mission to empower and uplift the Detroit community.

Throughout the year, the Committee maintained a strategic focus on program quality, impact measurement, and community relevance. By fostering partnerships with local organizations and expanding outreach efforts, the Committee ensured that each initiative delivered tangible value and supported the Foundation's long-term vision of sustainable community impact.

The Program Committee concludes the year with measurable progress and strengthened community relationships. Its work continues to demonstrate the Foundation's commitment to fostering leadership, education, and civic responsibility among Detroit's youth and families.

As we look ahead, the Committee remains dedicated to enhancing program delivery, expanding engagement opportunities, and aligning future initiatives with the evolving needs of the communities we serve — ensuring that the Kappa Detroit Foundation remains a trusted force for progress and purpose.

## FACILITIES MANAGEMENT

CLARENCE WRIGHT

The Facilities Management Committee is responsible for overseeing the maintenance, operations, and improvement of properties under the stewardship of the Kappa Detroit Foundation. Its scope includes ensuring that all facilities remain safe, functional, and reflective of the Foundation's values of excellence and stewardship. The Committee also manages vendor relationships, maintenance schedules, capital improvements, and long-term facility planning to preserve the integrity and usability of Foundation assets.

Throughout the past year, the Committee focused on preventive maintenance, cost-efficient operations, and facility enhancements that support the Foundation's community programming and events. Emphasis was placed on sustainability, accessibility, and compliance with all safety and regulatory standards — ensuring that Foundation spaces continue to serve as welcoming environments for youth development, educational initiatives, and civic engagement.

The Facilities Management Committee concludes the year having strengthened the Foundation's infrastructure and operational readiness. Through diligent oversight and forward planning, the Committee ensured that all facilities continue to support the Foundation's mission and strategic goals.

Looking ahead, the Committee remains committed to proactive maintenance, strategic capital investment, and continuous improvement of facilities — ensuring that the Kappa Detroit Foundation's physical spaces remain a source of pride, purpose, and community impact for years to come.

## GOVERNANCE COMMITTEE

TERRY L. WARD

The Governance Committee plays a critical role in ensuring the Kappa Detroit Foundation operates with integrity, transparency, and strong organizational leadership. This committee oversees the Foundation's governance framework, supporting board development, strategic alignment, and effective decision-making.

During the year, the Governance Committee provided direct oversight to the Bylaws and Compliance Sub-Committees, ensuring our governing documents remain current and legally sound while monitoring adherence to regulatory and ethical standards. The Committee also led the implementation of the Foundation's Conflict of Interest Policy, reinforcing our commitment to accountability and responsible stewardship.

A key accomplishment this year included executing a comprehensive Board Member Orientation for newly elected Board Members and Officers, strengthening leadership readiness and ensuring alignment with the Foundation's mission, vision, and governance expectations.

Through its continued oversight and commitment to best practices, the Governance Committee helps safeguard the Foundation's long-term sustainability and reinforces our dedication to ethical leadership and organizational excellence.

## ANNUAL GOLF OUTING

MELVIN HAMPTON

The Annual Golf Outing Committee is responsible for planning, organizing, and executing one of the Kappa Detroit Foundation's premier fundraising and community engagement events. The outing serves as both a charitable initiative and a networking opportunity, bringing together fraternity members, community leaders, sponsors, and supporters to raise funds for the Foundation's educational and community programs.

Throughout the past year, the Committee focused on enhancing the overall participant experience, strengthening sponsorship relationships, and increasing event visibility. Through careful planning, strategic marketing, and collaborative partnerships, the Annual Golf Outing successfully advanced the Foundation's mission while showcasing the spirit of brotherhood, service, and philanthropy that defines the Kappa Detroit Foundation.

The Committee was able to partner with four (4) Southeastern Michigan Chapter Foundations (Ann Arbor, Macomb, Pontiac and Southfield) to raise \$25,000. This event continues to improve each year. Proceeds from the outing directly support each Foundation's scholarship, mentorship, and community outreach programs — reinforcing the event's role as a vital contributor to each entity's charitable objectives.

Looking ahead, the Committee remains committed to building on this momentum by expanding sponsorship opportunities, increasing community participation, and enhancing the event's profile as a signature tradition of the Kappa Detroit Foundation — one that combines fellowship with purpose in service to the greater Detroit community.

## INAUGURAL MOTOR CITY 1911 CUP

EMMANUEL IDOWU

The Inaugural Motor City 1911 Cup marked a historic and spirited occasion celebrating brotherhood, community service, and friendly competition. The event brought together members of Kappa Alpha Psi Fraternity, Inc. and Omega Psi Phi Fraternity, Inc. in a head-to-head Match Play Golf Challenge, showcasing unity through purpose while raising funds for meaningful community causes.

Representing Kappa Alpha Psi Fraternity, Inc., the Kappa Detroit Foundation competed to benefit its youth scholarship and community service programs, while Omega Psi Phi Fraternity, Inc. played on behalf of Homes for Heroic Veterans, an organization supporting housing and resources for military veterans.

The event drew strong participation from fraternity members, community leaders, and local supporters, creating a platform that blended fellowship, philanthropy, and fun. In addition to the spirited competition, attendees enjoyed a day of networking, community engagement, and awareness-building for both foundations' missions.

The success of the Motor City 1911 Cup demonstrated the power of collaboration between two historically Black fraternities rooted in service and leadership. The funds raised will directly support scholarship initiatives, youth mentorship, and community outreach efforts championed by the Kappa Detroit Foundation.

The Inaugural Motor City 1911 Cup stands as a milestone in the Foundation's efforts to expand its community engagement through innovative and collaborative events. Beyond the fairways, the Cup reinforced the spirit of brotherhood, service, and friendly competition that defines Kappa Detroit Foundation's mission. Most importantly, Kappa Alpha Psi Fraternity, Inc. was victorious and won \$1,911 that was donated to the Kappa Detroit Foundation.

Building upon the success of this first tournament, the Kappa Detroit Foundation plans to make the Motor City 1911 Cup an annual tradition, growing its impact, visibility, and fundraising capacity. This event symbolizes how collective purpose can drive positive change — strengthening partnerships, supporting education, and building a stronger Detroit for generations to come.

# FOUNDATION SPEAKS NEWSLETTER

## MARLIN PARKS

The “Foundation Speaks” Quarterly Newsletter Committee serves as the primary communications arm of the Kappa Detroit Foundation, designed to inform, engage, and inspire both members and supporters through consistent storytelling and organizational transparency. Over the past year, the committee successfully delivered quarterly digital newsletters highlighting Foundation programs, scholarship recipients, community impact initiatives, and donor recognition.

Through thoughtful design and content strategy, the newsletter strengthened awareness of Foundation activities, reinforced our mission of service, and encouraged broader participation across alumni and community networks. Collaborative input from committee chairs, program leads, and the communications team ensured that each edition reflected the values and achievements of the Kappa Detroit Foundation.

The “Foundation Speaks” Newsletter continues to be a vital tool for advancing the Foundation’s message and celebrating its impact. Moving forward, the committee aims to expand readership, enhance visual storytelling, and integrate multimedia elements to increase engagement and donor support. By continuing to elevate our communication efforts, we ensure that the story of the Kappa Detroit Foundation legacy and community service remains visible, relevant, and inspiring for future generations.

# KAPPA DETROIT FOUNDATION INFRASTRUCTURE & TECHNOLOGY (KDFIT)

## EXECUTIVE SUMMARY

The Kappa Detroit Foundation Technology Committee (KDFIT) completed a full-scale IT and security upgrade for the client’s facility, enhancing physical safety, digital security, and organizational efficiency. The project included the deployment of a new surveillance system with dedicated 24/7 exterior and internal video recording, installed a firewall along with segmented network traffic, installed new wireless access points, and structured cabling.

Additionally, we established a Microsoft 365 Non-Profit environment, created a custom email domain, and secured official social media accounts to strengthen the organization’s digital presence and protect its brand.

The Objective with these upgrades were to provide comprehensive protection, improved operations, and a professional digital footprint.

### 1. Enhanced the Physical of the Building with a New Digital Camera Systems and Alarm Monitoring

- Upgraded the Security Surveillance Cameras and Video Management System by the following:
- Installed and configured a Milestone System Network Video Recorder (NVR) for centralized camera management.
- Installed Axis Communications digital IP Security Cameras on the Interior, and Exterior of the Building.
- Providing 24/7 video recording.
- Interior cameras configured for monitoring as needed.
- Installed and mounted a 43” monitor with wall mount for real-time live viewing of cameras.

- Installed Ring Business Alarm System to enable Alarm Monitoring and Notifications

Thanks to the Generous donations of Infinite Technologies LLC, and Rocket Security

## 2. Network & Infrastructure

- Deployed a business-grade firewall to protect the network, segment guest/member traffic, and allocate bandwidth for cameras.
- Installed a new Power over Ethernet (PoE) switch to support cameras and other network devices.
- Installed 2 Wi-Fi access points to provide secure and reliable wireless coverage.
- Wired the building with CAT6 cabling to support high-speed network infrastructure.

## 3. Microsoft 365 & Domain Services

- Established the domain @kdf1975.org as the official email and identity platform.
- Created a Microsoft 365 Non-Profit tenant to provide collaboration and security tools.
- Established corporate email accounts for staff and departments.
- Implemented baseline security policies to protect corporate devices and user accounts.
- Configured the following user accounts: Admin, Community Partnerships, Harold Lasenby, KDF President, KDF Rentals, Scholarships, Social Media, Zoom Meetings.

## 4. Social Media Digital Presence & Brand Protection

As part of our strategic communications initiatives, the KDFIT began establishing a strong and cohesive social media presence to enhance brand recognition, increase engagement with stakeholders, and broaden our public reach. This includes securing a dedicated domain name and consistent social media handles across major platforms.

The primary goals of this effort are to:

- Strengthen Branding: Create a unified and recognizable digital identity that reflects the mission, values, and work of the Foundation.
- Build Community & Followers: Engage with a wider audience by sharing impactful stories, program updates, and events, while encouraging dialogue and connection among supporters.
- Enhance Transparency & Communication: Use social platforms as a tool to provide timely and relevant information to stakeholders, partners, and the broader public.
- Support Outreach & Fundraising: Leverage digital channels to support awareness campaigns, fundraising efforts, and community-building initiatives.

By establishing an intentional and strategic online presence, the KDFIT aims to better serve its mission and amplify the impact of its work in the community and beyond.

- Secured and established kdf1975.org as our domain
- Provided several official kdf1975.org email accounts.
- Secured and locked down official social media handles:
  - **Twitter/X:** @1975KDF
  - **Facebook:** Kappa Detroit Foundation Center
  - **Instagram:** @1975KDF

- **LinkedIn:** Detroit Kappa Foundation Center
- **BlueSky:** @1975kdf.bsky. social

# REAL ESTATE ANALYSIS & LAND ACQUISITION

## EXECUTIVE SUMMARY

Over the past year, the Real Estate Analysis and Land Acquisition Committee has made significant progress toward strengthening KDF's presence in the Detroit community through strategic property acquisition, neighborhood stabilization, and long-term planning for community-centered spaces. These efforts not only advance KDF's mission but also ensure that our physical footprint supports our programming and service to the community.

## KEY ACCOMPLISHMENTS

### **1. Acquisition of 3907 Canton Street**

- Successfully secured approval from the City of Detroit and finalized the acquisition of the vacant parcel adjacent to KDF headquarters.
- Primary goals achieved include reducing neighborhood blight, deterring illegal dumping, and ensuring a safe environment for Kappa League youth programming
- The parcel is under consideration for both short-term community use (green space, gardens, park-like seating, public art, Kappa League engagement) and long-term utility as ancillary parking for large-scale events.

### **2. Property Tax Exemption Filings**

- Filed the Charitable Organization Property Tax Exemption Form for 3907 Canton (May 2025).
- Initiated tax exemption process for 259 & 281 Erskine, requiring additional coordination due to deed and ownership complexities.
- Coordinated with City Assessor's office to protect nonprofit tax status and avoid future financial liabilities.

### **3. Neighborhood Stabilization & Protection of KDF Assets**

- Advocated for and achieved expedited demolition of 3731 Canton, a blighted structure adjacent to KDF's property.
- Resolved urgent delinquent property tax issues for 259 & 281 Erskine, as well as 269 Erskine (Kappa Kastle), preventing forfeiture and foreclosure. Committee co-chairs advanced personal funds to cover arrears, demonstrating strong commitment to safeguarding KDF assets.
- Collected and archived official deeds for all KDF and DAC properties, creating a reliable internal record for future governance.

## COMMUNITY IMPACT

- Youth Safety & Engagement: Acquisition of 3907 Canton directly supports the safety of 30–40 Kappa League participants who gather weekly at headquarters.
- Neighborhood Revitalization: Removal of blight and beautification initiatives strengthen community pride and contribute to a safer, cleaner environment.
- Event Capacity & Community Service: Long-term vision for expanded parking capacity will enhance KDF's ability to host health fairs, turkey drives, and other large-scale events that benefit the broader Detroit community.
- Organizational Stewardship: Tax-exemption efforts protect KDF's nonprofit resources, ensuring more funds remain available for mission-driven programming.

## CHALLENGES

- Property Ownership Complexity: Lack of clear deed transfers between DAC and KDF for 259 & 281 Erskine complicated exemption filings and raised broader governance questions about property ownership.
- Delinquent Tax Liabilities: Discovery of forfeiture and delinquency status for Erskine parcels required immediate intervention and placed strain on leadership to resolve.
- Administrative Oversight Risks: Public records inconsistencies (different naming variations for ownership) highlight the need for improved record-keeping and coordination between KDF and DAC.

## FUTURE PLANS

### **1. Short-Term Use of 3907 Canton**

- Develop a plan for interim beautification and community engagement (gardens, park area, monuments, youth-led projects).
- Install signage identifying KDF ownership prior to City Assessor inspection.

### **2. Property Tax Exemption Completion**

- Finalize exemption applications for 259 & 281 Erskine, contingent on resolving ownership transfer questions.

### **3. Strategic Property Acquisitions**

- Continue identifying nearby vacant parcels available at nominal cost using aerial mapping and prioritization tools.
- Prepare a property acquisition strategy and present recommendations to the Board.

### **4. Governance & Records Management**

- Establish centralized storage of deeds, tax filings, and exemption documentation.
- Clarify ownership status of all KDF/DAC properties to prevent future legal or financial risk.

## SCHOLARSHIP

### EXECUTIVE SUMMARY

The primary focus of the scholarship committee is to annually coordinate and execute the scholarship program ensuring graduating high school senior and the community at large are awarded merit based scholarships to assist in collegiate financing goals and/or efforts impacting community uplift.

### ACCOMPLISHMENTS

The Scholarship committee reviewed 36 applications and awarded ten scholarships as a result of the selection process.

## SCHOLARSHIP RECIPIENTS



# COMMITTEE REPORTS



KALEL GARRET  
HOME SCHOOL | MICHIGAN STATE UNIVERSITY

**2025 KAPPA DETROIT FOUNDATION  
SCHOLARSHIP  
RECIPIENT**



MADISON WILLIAMS  
CASS TECHNICAL H.S. | HAMPTON UNIVERSITY

**2025 KAPPA DETROIT FOUNDATION  
SCHOLARSHIP  
RECIPIENT**



MI' KAHLYNN WEST  
CASS TECHNICAL H.S. | HOWARD UNIVERSITY

**2025 KAPPA DETROIT FOUNDATION  
SCHOLARSHIP  
RECIPIENT**



MILTON JENNINGS  
CASS TECHNICAL H.S. | STANFORD UNIVERSITY

**2025 KAPPA DETROIT FOUNDATION  
SCHOLARSHIP  
RECIPIENT**



MUSAMMAT AKTAR  
CASS TECHNICAL H.S. | COLUMBIA UNIVERSITY

**2025 KAPPA DETROIT FOUNDATION  
SCHOLARSHIP  
RECIPIENT**



NYLA TERRELL  
CASS TECHNICAL H.S. | VIRGINIA STATE UNIVERSITY

**2025 KAPPA DETROIT FOUNDATION  
SCHOLARSHIP  
RECIPIENT**

# 2024-25 IMAGE GALLERY



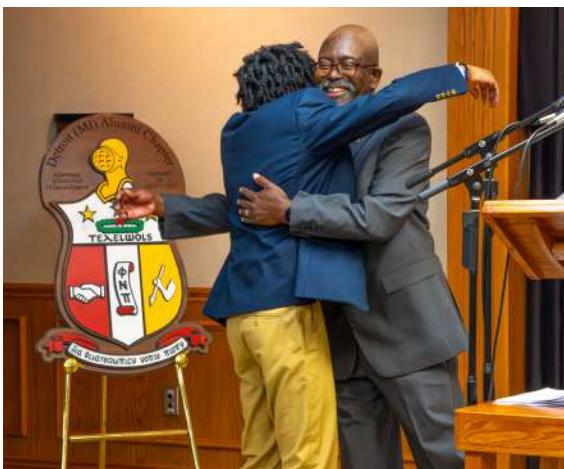
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