



City of Milwaukee

P.O. Box 324
Milwaukee, WI 53201-0324

Meeting Minutes

HOUSING AUTHORITY

SHERRI L. DANIELS, Chair
Brooke VandeBerg, Vice Chair
Darian Lockett and Irma Yopez Klassen

Wednesday, July 10, 2024

1:30 PM

Link: <https://meet.goto.com/845228205>

Access Code: 845-228-205#

Call-in: (877) 309-2073

The mission of the Housing Authority of the City of Milwaukee (HACM) is to foster strong, resilient and inclusive communities by providing a continuum of high-quality housing options that support self-sufficiency, good quality of life, and the opportunity to thrive.

Call to Order

Meeting called to order at 1:36 p.m.

Roll Call

Present: 3 - VandeBerg, Yopez Klassen, Lockett

Excused: 1 - Reed Daniels

A. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA – ITEMS RECOMMENDED FOR APPROVAL

(All items listed under the Consent Agenda will be enacted by one motion unless a Commissioner requires otherwise, in which event, the item will be removed from the Consent Agenda and considered separately.)

1. [R13487](#) Approval of the minutes of the regular meeting held on May 8, 2024

Sponsors: THE CHAIR

Attachments: [May 8, 2024 Meeting Minutes](#)

A motion was made by Irma C. Yopez Klassen, seconded by Darian Lockett, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 3 - VandeBerg, Yopez Klassen, and Lockett

No: 0

Excused: 1 - Reed Daniels

B. REPORTS AND DISCUSSION ITEMS

1. [R13488](#) Resolution approving the sale of a vacant lot located at 1519 North 13th Street to the City of Milwaukee in the amount of \$20,000

Sponsors: THE CHAIR

Attachments: [HUD Letter of Approval of Disposition of 1519 N 13th](#)
[Title Report for 1519 N 13th St](#)
[Common Council Certified Resolution 240252](#)
[Resolution 13431 for Disposition of Vacant Lot at 1519 N 13th St](#)
[Resolution 13403 for Disposition of Vacant Lot at 1519 N 13th St](#)
[Map of 1519 N 13th St](#)

Jeanne Dawson, HACM Program Specialist, explained that the City of Milwaukee approached HACM regarding the vacant lot at 1519 North 13th Street to purchase it at the assessed value and then include it as part of their sale of an adjoining parcel for a potential surface parking lot at a new Milwaukee County facility. The submission to the U.S. Department of Housing and Urban Development (HUD) of a disposition for 1519 North 13th Street received approval from the HACM Board in November of 2023 as Resolution 13431 and has since been approved by HUD.

A motion was made by Irma C. Yopez Klassen, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - VandeBerg, Yopez Klassen, and Luckett

No: 0

Excused: 1 - Reed Daniels

2. [R13489](#) Resolution approving the submission by the Housing Authority of the City of Milwaukee to the U.S. Department of Housing and Urban Development of a disposition application for the sale of vacant land at 1510 West State Street and 1518 West State Street at Fair Market Value

Sponsors: THE CHAIR

Attachments: [Narrative with Map for 1510 and 1518 W State St](#)

Jeanne Dawson, HACM Program Specialist, summarized the proposal for the disposition of the vacant lots located at 1510 and 1518 West State Street. Ms. Dawson answered the Commissioners' questions about how the land might be used, whether there are any potential buyers and how long the disposition process takes. She agreed to provide updates as the disposition and sale progresses.

A motion was made by Irma C. Yopez Klassen, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - VandeBerg, Yopez Klassen, and Luckett

No: 0

Excused: 1 - Reed Daniels

3. [R13490](#)

Resolution approving an award of contract to William Sackerson Construction Company, Inc. (Cudahy, WI) for Elevator Modernization at College Court in an amount of \$2,225,000.00 (Official Notice 58131)

Sponsors: THE CHAIR

Attachments: [Bid Tab 58131 WM. Sackerson Elevator Modernization at College Ct.](#)

Warren Jones, Travaux's Vice President of Construction, provided a summary of the bid documents included with the agenda. Commissioners asked questions about what concerns led to the need for the modernization, where the funds for the project would be derived and what plans were in place to minimize the impact on residents while the elevators were being updated.

A motion was made by Darian Luckett, seconded by Irma C. Yepez Klassen, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - VandeBerg, Yepez Klassen, and Luckett

No: 0

Excused: 1 - Reed Daniels

4. [R13491](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [HUD Communication and Summary of CAP Progress](#)
[Things We've Done the Last Few Years](#)
[Development Activities Status Report](#)
[Rent Assistance Program Update](#)
[Recovery Plan Monthly Update](#)
[Public Housing Occupancy & Work Order Report](#)
[Affordable Housing Occupancy & Work Order Report](#)
[Market Rate Housing Occupancy & Work Order Report](#)

Ken Barbeau, HACM's Chief Operating Officer of Program Services, summarized the HUD Communications and Summary of Corrective Action Plan Progress document from the agenda. Commissioners asked questions about the evaluation process for the Section 8 Request for Proposal finalists and offered suggestions regarding due diligence and examination of the financial viability of the respondents.

Willie L. Hines, Jr., HACM's Secretary-Executive Director, discussed a summary document, Things We've Done in the Last Few Years, included with the agenda. Commissioners asked questions about the activities of HACM's Public Safety department and how the new strategies being deployed were addressing resident concerns.

Gregory Anderson, Travaux's Vice President of Asset Management, summarized the Recovery Plan Monthly Update included with the agenda.

The potential closing of some of HACM's waitlists were discussed and Commissioners asked questions about the volume of the Public Housing waitlist, the frequency in which the waitlist was reviewed, and how HACM stayed in contact with potential residents.

Adjournment

There being no further business, Commissioner Yopez Klassen made a motion to adjourn the meeting at 2:58 p.m. Commissioner Luckett seconded the motion. There being no objections, the motion carried.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Housing Authority ADA Coordinator, Marquette Treadway at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

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Be hereby notified that three (3) members of the Crucible, Inc. Board of Directors may be present at the meeting of the HACM Board of Commissioners, as some members serve on both boards. While a quorum of the Crucible, Inc. Board may be present at the HACM meeting, they will not exercise the responsibilities, authority, or duties vested in the Crucible, Inc. Board of Directors.