



# City of Milwaukee

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

## Meeting Agenda

### HOUSING AUTHORITY

*MARK WAGNER, CHAIR*

*Ricardo Diaz, Vice Chair*

*Sherri L. Daniels, Hon. M. Joseph Donald, Lena Mitchell,*

*Michael Van Alstine, and James N. Witkowiak*

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Thursday, December 14, 2017

1:30 PM

City Hall, Room 301B, 200 East Wells Street

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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

#### Roll Call

#### A. APPROVAL OF THE CONSENT AGENDA

1. [R 12912](#) Approval of the minutes of the regular meeting held on November 8th, 2017  
*Attachments:* [November 8, 2017 HACM Minutes.pdf](#)
2. [R 12913](#) Approval of the minutes of the special meeting held on November 17, 2017  
*Attachments:* [November 17, 2017 HACM Minutes.pdf](#)
3. [R 12914](#) Resolution approving the submission of a tax credit application to the Wisconsin Housing and Economic Development Authority for College Court East and Mixed Finance Development Proposal
4. [R 12915](#) Resolution approving the submission of a tax credit application to the Wisconsin Housing and Economic Development Authority for Holton Terrace and Mixed Finance Development Proposal
5. [R 12916](#) Resolution approving the development, financing, use of low income tax credits and conversion of 84 units of housing in the Westlawn public housing development (Westlawn Renaissance III Project - Mixed-Income, Mixed-Use and Mixed-Finance project that includes 94 apartments)
6. [R 12917](#) Resolution approving the write-off of delinquent former resident accounts for various low rent public housing developments in the amount of \$26,761.96

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2017 to June 30, 2017. Although these

accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

**Attachments:** [Write-Off 2017Q2 Summary – Low Rent Public Hsg 11-10-17.pdf](#)

7. [R 12918](#) Resolution approving the write-off of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$7,057.78

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2017 to June 30, 2017. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

**Attachments:** [Write-Off 2017Q2 Summary – Low Rent Public Hsg 11-10-17.pdf](#)

8. [R 12919](#) Motion to approve the proposed 2018 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee

**Attachments:** [2018 HACM Board Schedule - Tentative.pdf](#)

9. [R 12920](#) Resolution approving the appointment of Antonio M. Pérez to the Travaux Board of Directors

10. [R 12921](#) Resolution approving Amendment No. 2 to Contract No. 15-015 Professional Service Industries, Inc. (Waukesha, WI) for Professional Services to Provide Hazardous Materials and Environmental Hazards Management Consulting Services at Various Sites

HACM is requesting to exercise its option to renew the contract for one year, the second and last renewal option pursuant to the terms of the contract. The current contract authority is \$500,000 not to exceed, expiring 12/31/2017. The amendment is for a time extension only, to 12/31/2018. No additional contract authority dollars are required at this time.

**Attachments:** [Analysis-Recommendation Amend #2 Contract 15-015 PSI HazMat & Enviro Hz](#)

11. [R 12922](#) Resolution approving an award of contract to Dakota Intertek Corporation (New Berlin, WI) for Phase Three Building Demolition, Hazardous Materials Abatement and Site Clearance of Westlawn Phase 2 in an amount of \$1,677,157.68 (Official Notice No. 57826)

**Attachments:** [IFB Tab & Attachment 57826 Westlawn Phase Three Demolition Dakota Intertel](#)

12. [R 12923](#) Resolution approving an award of contract to Rams Contracting, Ltd. (Lannon, WI) for Phase Four Building Demolition, Hazardous Materials Abatement and Site Clearance of Westlawn Phase 2 in an amount of \$1,371,000.00 (Official Notice No. 57827)

**Attachments:** [IFB Tab & Attachment 57827 Westlawn Phase Four Demolition Rams Contract](#)

13. [R 12924](#) Resolution approving an award of contract to Bohmann & Vick Incorporated (Brookfield, WI) for Storm Water Retention Structures at Westlawn Phase 2 in an amount of \$1,695,000.00 (Official Notice No. 57828)

**Attachments:** [IFB Tab & Attachment 57828 Storm Water Structures Bohmann & Vick.pdf](#)

### 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.)

### B. REPORTS AND DISCUSSION ITEMS

1. [R 12925](#) Resolution approving the execution of various easements and agreements relative to Westlawn Gardens

**Attachments:** [Westlawn BMP Const and Maint Costs from TOG.pdf](#)

[Westlawn Gardens West Interim Easement TOG 10 27 2017 -- 22094707 v1.r](#)

[Westlawn West Final Plat 10-26-17 from TOG.pdf](#)

[Westlawn Gardens-West Storm Water Management Facility and MEWS Maintenance](#)

[Westlawn Gardens-West Out of Program Agreement TOG 10 27 2017 -- 2209](#)

[Westlawn Gardens-West Declaration of Restrictions and Covenants TOG 10 27](#)

[Westlawn Gardens-West Access Easement TOG 10 27 2017 -- 22094668 v1.r](#)

[Westlawn Exhibit A List of HACM Documents Subject to Future Board Approval](#)

2. [R 12926](#) Resolution approving HACM's 2018 Fiscal Operating Budgets that include the Section 8 Housing Choice Voucher Program, Homeownership Program, Berryland, Northlawn and Southlawn (non-subsidized affordable housing) developments, Low Income Rent Public Housing Program and Central Office Cost Center

The Secretary-Executive Director is required to submit an annual operating budget for approval by the Board.

**Attachments:** [Budget - 2018 Budget Summaries revised 11-27-17.pdf](#)

[Budget - 2018 Section 8 Operating Budget - Blue.pdf](#)

[Budget - 2018 Homeownership Prog Operating Budget - Revised 11-27-17 - Green.pdf](#)

[Budget - 2018 BNS Operating Budget - Yellow.pdf](#)

[Budget - 2018 Public Housing Site Budgets Revised 11-27-17 - White.pdf](#)

[Budget - 2018 COCC Operating Budget - Pink.pdf](#)

3. [R 12927](#) Report from the Secretary-Executive Director

**Attachments:** [Cellular Total Income 11-20-17.pdf](#)

[Ald José Pérez 11-28-17 Inquiry re Travaux & HACM 11-29-17 Response.pdf](#)

[NAHRO Thank You Ltr to Lena Mitchell for Service 10-30-17.pdf](#)

[Make Your Money Talk Graduation 121217.pdf](#)

## **Adjournment**

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, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.