



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, Brooke VandeBerg,

Gloria Lott, and Susan Lloyd

Wednesday, October 16, 2019

1:30 PM

City Hall, Room 301-A, 200 East Wells Street

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

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. [R13087](#) Approval of the minutes of the regular meeting held on September 12, 2019
Attachments: [HACM Minutes for 9-12-19.pdf](#)
2. [R13088](#) Resolution authorizing the write-off of delinquent former resident accounts for low rent public housing authority developments in the amount of \$149,399.37

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2018 to December 31, 2018, third and fourth quarter for low rent public housing developments. 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: [2018 Qtr 3-4 Write Off Analysis Report Low Rent 07-1-2018 to 12-31-2018.pdf](#)
[Write-Off Graph April 2018-March 2019 collection analysis .pdf](#)

3. [R13089](#) Resolution authorizing the write-off of delinquent former resident accounts

for middle-income developments in the amount of \$29,599.25

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2018 to December 31, 2018, third and fourth quarter for middle-income developments. 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: [2018 Qtr-3rd and 4th Write Off Analysis Report Vets 07-2018 to 12-2018.pdf](#)
[Write-Off Graph April 2018-March 2019 collection analysis .pdf](#)

4. [R13090](#) Resolution authorizing the write-off of delinquent former resident accounts for low rent public housing authority developments in the amount of \$54,571.66

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2019 to March 31, 2019, first quarter for low rent public housing developments. 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: [2019 1Qtr Write Off Analysis Report Low Rent 01-2019 to 03-2019.pdf](#)
[Write-Off Graph April 2018-March 2019 collection analysis .pdf](#)

5. [R13091](#) Resolution authorizing the write-off of delinquent former resident accounts for middle-income housing authority developments in the amount of \$14,378.33

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2019 to March 31, 2019, first quarter for middle-income developments. 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: [2019 1Qtr Write Off Analysis Report Vets 01-2019 to 03-2019.pdf](#)
[Write-Off Graph April 2018-March 2019 collection analysis .pdf](#)

6. [R13092](#) Resolution approving award of contract to Continuum Architects + Planner SC (Milwaukee, WI), for architectural, engineering, and related services for RAD rehabilitation at Becher Court in the amount of \$320,500.00

Attachments: [Continuum Architects-Arch_Eng_Related Serv-Becher Crt.pdf](#)

7. [R13093](#) Resolution approving award of contract for Korb and Associates Architects

(Milwaukee, WI) architectural, engineering, and related services for Convent Hill South in the amount of \$257,080.00

Attachments: [Korb Assoc Arch Eng Related Serv Convent Hill South.pdf](#)

[Board Presentation for Korb billing.pdf](#)

[Korb Ach Letter of Agreement 10-11-19 \(4\).pdf](#)

[Korb Arch_Updated Time Line Convent South Progress 2019 October - Board.p](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13094](#) Public Hearing on the Housing Authority's Agency Plan for 2020
2. [R13095](#) Resolution approving the submission of the Housing Authority's Agency Plan for 2020 and the Capitol Fund program for 2019-2023
3. [R13096](#) Resolution approving the Incorporation of Endeavor Inc. a Housing Authority of the City of Milwaukee community and supportive services entity
Attachments: [Endeavor Inc Company Profile-FA.pdf](#)
4. [R13097](#) Resolution approving the execution of a Limited Term Conservation Easement relative to Westlawn Gardens
Attachments: [Limited Term Conservation Easement.pdf](#)
[Conservation Easement Area Map.pdf](#)
5. [R13098](#) Presentation of the 2018 Audited Financial Statements
Attachments: [Executive Summary Baker Tilly Presentation.pdf](#)
[Communication Report - Final.pdf](#)
[Financial Statements-by Baker Tilly - Final.pdf](#)
6. [R13099](#) Presentation on HACM's Recovery Plan
7. [R13100](#) Report from the Secretary-Executive Director
Attachments: [Milw ERS Ltr re True-Up of Actuarial Contributions due 01-31-20.pdf](#)
[CLPHA FY20 Comparative Funding Chart 09-19-19.pdf](#)
[Soldiers Home - Home Depot Ltr & \\$400K Grant Check Rec'd 09-13-19.pdf](#)
[HAI Group Letter 4-1-2019.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 Schmidtkecht 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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