



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

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

Wednesday, October 30, 2024

4:00 PM

City Hall, Room 301-B

SPECIAL MEETING

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 4:10 p.m.

Roll Call

Present: 4 - Reed Daniels, VandeBerg, Yopez Klassen, Luckett

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.)

B. REPORTS AND DISCUSSION ITEMS

1. [R13514](#) Public Listening Session regarding item #R13506 which is a Resolution approving an award of contract to CVR Associates, Inc. for the management and operation of the Housing Choice Voucher Program

Sponsors: THE CHAIR

Patricia Dee, HACM's Administrative Services Supervisor, provided an overview of the process for the public listening session regarding item R13506, a resolution approving an award of contract to CVR Associates, Inc. for the management and operation of the Housing Choice Voucher program. She stated the purpose of the session is to give interested persons a reasonable opportunity to be heard and to present their views regarding the resolution to the HACM Board of Commissioners and that members of the public would each be given two minutes to speak about the resolution.

Two interested persons provided comment during the public hearing. A summary of each person's comment follows.

Mr. Fendt: Stated that he was strongly opposed to awarding an outside vendor the management of the Housing Choice Voucher Program. He asked that the Board request more time before deciding on the resolution.

Mr. Toney: Agreed with the previous speaker about not outsourcing the management of the Housing Choice Voucher Program to a firm not based in Milwaukee. He inquired about the number of companies that were considered in the RFP process, the diversity of the staff at the prospective company and what would the awarded firm bring to Milwaukee.

Vice Chair VandeBerg summarized the comments received by the Board from Karen Gotzler, a Mayoral appointee to the Housing Authority Board of Commissioners currently in the midst of the confirmation process. She shared that Ms. Gotzler believes the review committee was effective in making a good choice and in general, supports the recommendation of the Committee. She commented that as an employer, HACM should want to retain and award employees with HACM salary and benefits who have performed well in their roles and demonstrated a strong commitment to the mission.

- 2. The Board may receive a motion to convene in closed session pursuant to Section 19.85(1)(e) Wis. Stats. to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, for discussion with the City Attorney's Office related to item R13506; and pursuant to Section 19.85(1)(g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session.**

Commissioner Yépez Klassen made a motion to convene in closed session at 4:27 p.m. Commissioner Lockett seconded the motion. There being no objections, the motion carried.

Acting Chair VandeBerg convened the Housing Authority Board in closed session pursuant to Section 19.85(1)(e) Wis. Stats. to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, for discussion with the City Attorney's Office related to Item R13506; and pursuant to Section 19.85(1)(g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session.

Commissioner Yépez Klassen made a motion to reconvene in open session at 5:25 p.m. Commissioner Lockett seconded the motion. There being no objections, the motion carried.

- 3. [R13506](#) Resolution approving an award of contract to CVR Associates, Inc. for**

the management and operation of the Housing Choice Voucher Program

Sponsors: THE CHAIR

Attachments: [Summary of the Housing Choice Voucher RFP](#)
[CVR Survey Chicago Housing Authority - South Office REDACTED](#)
[CVR Survey NYSHCR Inspections - 2023-2024 REDACTED](#)
[CVR Survey Chicago Housing Authority - Owner Service REDACTED](#)
[CVR Owner's Symposium Handout and CVR Responses](#)

Ken Barbeau, HACM's Chief Operating Officer – Program Services, and Dena Hunt, HACM's Chief Operating Officer – Real Estate and Housing, answered Commissioners' questions about the utilization of subcontractors, the surveying of tenants and landlords for feedback on services, and the training and hiring of current HCV program staff.

A motion was made by Commissioner Yopez Klassen, seconded by Commissioner Luckett, that this Housing Authority resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - VandeBerg, Reed Daniels, Yopez Klassen, and Luckett

No: 0

Adjournment

There being no further business, Commissioner Yopez Klassen made a motion to adjourn the meeting at 5:50 p.m. Commissioner Luckett seconded the motion. There being no objections, the motion carried.

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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.