



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

SHERRI L. DANIELS, Chair

Vacant, Vice Chair

*Irma Yopez Klassen, Karen Gotzler, Jackie Burrell, Charlotte
Hayslett and Ald. Sharlen Moore*

Wednesday, December 11, 2024

1:30 PM

City Hall, Room 301-A

ANNUAL BOARD 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

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. [R13527](#) Approval of the minutes of the regular meeting held on November 21, 2024

Attachments: [November 21, 2024 Meeting Minutes](#)

2. [R13528](#) Resolution approving the third quarter 2023 write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$94,260.75.

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2023 to September 30, 2023. 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: [Narrative for Write off Items](#)

[2023 3rd QTR- Low Income PH Write-Off Analysis Report for 07-2023 to 09-2023](#)

3. [R13529](#) Resolution approving the fourth quarter 2023 write-off of delinquent former

resident accounts for various Housing Authority developments in the amount of \$173,769.11.

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2023 to December 30, 2023. 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: [Narrative for Write off Items](#)

[2023 4th QTR PH Low Income Write Off Analysis Report for 10-2023 to 12-2023](#)

4. [R13530](#) Resolution approving the first quarter 2024 write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$202,469.03

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2024 to March 31, 2024. 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: [Narrative for Write off Items](#)

[2024 1st QTR - PH Low Income - Write Off Analysis Report for 01-2024 to 03-2024](#)

5. [R13531](#) Resolution approving the second quarter 2024 write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$231,208.67

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2024 to June 30, 2024. 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: [Narrative for Write off Items](#)

[2024 2nd QTR - PH Low Income - Write Off Analysis Report for 04-2024 to 06-2024](#)

6. [R13532](#) Resolution approving the third quarter 2023 write-off of delinquent former resident accounts for Southlawn, Northlawn, and Berryland in the amount of \$18,254.38.

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2023, to September 30, 2023. 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: [Narrative for Write off Items](#)

[2023 3rd QTR BNS - VETS - Write Off Report for 07-2023 to 09-2023](#)

7. [R13533](#) Resolution approving the fourth quarter 2023 write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$41,032.49.

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2023 to December 31, 2023. 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: [Narrative for Write off Items](#)

[2023 4th QTR BNS - VETS - Write Off for 10-2023 to 12-2023](#)

8. [R13534](#) Resolution approving the first quarter 2024 write-off of delinquent former resident accounts for Southlawn, Northlawn, and Berryland in the amount of \$181,298.27.

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2024, to March 31, 2024. 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: [Narrative for Write off Items](#)

[2024 1st QTR - BNS - VETS - Write Off for 01-2024 to 03-2024](#)

9. [R13535](#) Resolution approving the second quarter 2024 write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$61,483.82

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2024, to June 30, 2024. 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: [Narrative for Write off Items](#)

[2024 2nd QTR - BNS - VETS - Write Off for 04-2024 to 06-2024](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13536](#) Election of Chair
2. [R13537](#) Election of Vice Chair
3. [R13538](#) Resolution approving the appointment of Karen Gotzler to the Travaux Board of Directors
Attachments: [Resume Karen Gotzler](#)
4. [R13539](#) Resolution approving HACM's 2025 Fiscal Operating Budgets that include the Consolidated Budget, the Central Office Cost Center, the Section 8 Housing Choice Voucher Program, the Berryland, Northlawn, and Southlawn (unsubsidized affordable housing) developments, the Public Housing Program, and Low Income Housing Tax Credit Housing (Affordable Housing) Projects
Attachments: [2025 Summary of the Operating Budget](#)
[2025 Consolidated Budget](#)
[2025 COCC Operating Budget Comparison Report](#)
[2025 Affordable LLC Op Budget-CR-FA](#)
[2025 Public Housing Operating Budget Comparison Report](#)
[2025 RAP Budget](#)
[2025 VETS Operating Budget Comparison Report](#)
5. [R13540](#) Resolution approving an award of contract to KPH Environmental Corp. (Milwaukee, WI) for hazardous materials abatement services at various sites in amount not-to-exceed \$500,000 (Official Notice 58147)
Attachments: [Bid Tab 58147 KPH Environmental Corp](#)
6. [R13541](#) Resolution approving final Amendment #6 in the amount of \$120,000 to Purchase Order RAP122527 with Nan McKay and Associates (El Cajon, CA) for professional services provided to the Housing Authority of the City of Milwaukee's Housing Choice Voucher program related to certain Independent Entity (IE) services for HACM-owned developments, initial eligibility of applicants, and recertifications of existing participants

In April 2024, Amendment #5 added \$300,000 based on an estimate of the number of reexaminations processed for the voucher program and the number of applicants that submitted initial eligibility information that needed to be processed. More participants submitted information and were processed than originally estimated, resulting in an additional \$120,000 owed to Nan McKay during the period. The initial eligibility and reexamination work was completed by September 30, 2024, and the IE services continue until 12/31/2024. After that date, this PO will end and it will be up to CVR Associates as to whether they wish to continue any contract services with them for IE services.
7. [R13542](#) Presentation: Compensation Committee Model Update

8. [R13543](#) A motion to approve the proposed 2025 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee
Attachments: [2025 HACM Board Schedule - Tentative](#)
9. [R13544](#) Discussion Regarding Future Management
10. [R13545](#) Report from the Secretary-Executive Director
Attachments: [Development Activities Travaux Board Presentation](#)
[Rent Assistance Program Update](#)
[Monthly Recovery Report](#)
[Public Housing Occupancy & Work Order Reports](#)
[Affordable LLC Occupancy & Work Order Reports](#)
[Market Rate Occupancy & Work Order Reports](#)

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, Marquette Treadway 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>.

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.