



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

SHERRI L. DANIELS, Chair

Vacant, Vice Chair

*Irma Yepez 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

Meeting called to order at 1:30 p.m.

Roll Call

Present: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, Burrell

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

Sponsors: THE CHAIR

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

A motion was made by Karen Gotzler, seconded by ALD. MOORE, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

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

Commissioner Moore requested that resolutions regarding the write-off for delinquent accounts for former residents be pulled from the Consent Agenda for further dialogue. They were discussed after item B.9. in Reports and Discussion Items.

Brad Leak, HACM's Finance Director, and Rick Koffarnus, HACM's Finance Director, presented a brief explanation for the write-off of delinquent, former resident accounts, in addition to the narrative provided with the agenda. Mr. Koffarnus noted that although these accounts are written-off for accounting purposes, the City Attorney's office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns. Commissioners discussed the balances owed for alleged wrong evictions, the submission of quarterly write-off standard practices, and the Employment Income Verification system for residents.

A motion was made by ALD. MOORE, seconded by Jackie Burrell, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Reed Daniels, Gotzler, Yopez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

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

Commissioner Moore requested that resolutions regarding the write-off for delinquent accounts for former residents be pulled from the Consent Agenda for further dialogue. They were discussed after item B.9. in Reports and Discussion Items.

Brad Leak, HACM's Finance Director, and Rick Koffarnus, HACM's Finance Director, presented a brief explanation for the write-off of delinquent, former resident accounts, in addition to the narrative provided with the agenda. Mr. Koffarnus noted that although these accounts are written-off for accounting purposes, the City Attorney's office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns. Commissioners discussed the balances owed for alleged wrong evictions, the submission of quarterly write-off standard practices, and the Employment Income Verification system for residents.

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

Aye: 6 - Reed Daniels, Gotzler, Yopez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

Attachments: [Narrative for Write off Items](#)

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

Commissioner Moore requested that resolutions regarding the write-off for delinquent accounts for former residents be pulled from the Consent Agenda for further dialogue. They were discussed after item B.9. in Reports and Discussion Items.

Brad Leak, HACM's Finance Director, and Rick Koffarnus, HACM's Finance Director, presented a brief explanation for the write-off of delinquent, former resident accounts, in addition to the narrative provided with the agenda. Mr. Koffarnus noted that although these accounts are written-off for accounting purposes, the City Attorney's office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns. Commissioners discussed the balances owed for alleged wrong evictions, the submission of quarterly write-off standard practices, and the Employment Income Verification system for residents.

A motion was made by Karen Gotzler, seconded by ALD. MOORE, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the

following vote:

Aye: 6 - Reed Daniels, Gotzler, Yopez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

Attachments: [Narrative for Write off Items](#)

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

Commissioner Moore requested that resolutions regarding the write-off for delinquent accounts for former residents be pulled from the Consent Agenda for further dialogue. They were discussed after item B.9. in Reports and Discussion Items.

Brad Leak, HACM's Finance Director, and Rick Koffarnus, HACM's Finance Director, presented a brief explanation for the write-off of delinquent, former resident accounts, in addition to the narrative provided with the agenda. Mr. Koffarnus noted that although these accounts are written-off for accounting purposes, the City Attorney's office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns. Commissioners discussed the balances owed for alleged wrong evictions, the submission of quarterly write-off standard practices, and the Employment Income Verification system for residents.

A motion was made by Karen Gotzler, seconded by Jackie Burrell, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Reed Daniels, Gotzler, Yopez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

Attachments: [Narrative for Write off Items](#)

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

Commissioner Moore requested that resolutions regarding the write-off for delinquent accounts for former residents be pulled from the Consent Agenda for further dialogue. They were discussed after item B.9. in Reports and Discussion Items.

Brad Leak, HACM's Finance Director, and Rick Koffarnus, HACM's Finance Director, presented a brief explanation for the write-off of delinquent, former resident accounts, in addition to the narrative provided with the agenda. Mr. Koffarnus noted that although these accounts are written-off for accounting purposes, the City Attorney's office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns. Commissioners discussed the balances owed for alleged wrong evictions, the submission of quarterly write-off standard practices, and the Employment Income Verification system for residents.

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

Aye: 6 - Reed Daniels, Gotzler, Yopez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

Attachments: [Narrative for Write off Items](#)

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

Commissioner Moore requested that resolutions regarding the write-off for delinquent accounts for former residents be pulled from the Consent Agenda for further dialogue. They were discussed after item B.9. in Reports and Discussion Items.

Brad Leak, HACM's Finance Director, and Rick Koffarnus, HACM's Finance Director, presented a brief explanation for the write-off of delinquent, former resident accounts, in addition to the narrative provided with the agenda. Mr. Koffarnus noted that although these accounts are written-off for accounting purposes, the City Attorney's office

obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns. Commissioners discussed the balances owed for alleged wrong evictions, the submission of quarterly write-off standard practices, and the Employment Income Verification system for residents.

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

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

Attachments: [Narrative for Write off Items](#)
[2024 1st QTR - BNS - VETS - Write Off for 01-2024 to 03-2024](#)

Commissioner Moore requested that resolutions regarding the write-off for delinquent accounts for former residents be pulled from the Consent Agenda for further dialogue. They were discussed after item B.9. in Reports and Discussion Items.

Brad Leak, HACM's Finance Director, and Rick Koffarnus, HACM's Finance Director, presented a brief explanation for the write-off of delinquent, former resident accounts, in addition to the narrative provided with the agenda. Mr. Koffarnus noted that although these accounts are written-off for accounting purposes, the City Attorney's office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns. Commissioners discussed the balances owed for alleged wrong evictions, the submission of quarterly write-off standard practices, and the Employment Income Verification system for residents.

A motion was made by ALD. MOORE, seconded by Karen Gotzler, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

Attachments: [Narrative for Write off Items](#)

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

Commissioner Moore requested that resolutions regarding the write-off for delinquent accounts for former residents be pulled from the Consent Agenda for further dialogue. They were discussed after item B.9. in Reports and Discussion Items.

Brad Leak, HACM's Finance Director, and Rick Koffarnus, HACM's Finance Director, presented a brief explanation for the write-off of delinquent, former resident accounts, in addition to the narrative provided with the agenda. Mr. Koffarnus noted that although these accounts are written-off for accounting purposes, the City Attorney's office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns. Commissioners discussed the balances owed for alleged wrong evictions, the submission of quarterly write-off standard practices, and the Employment Income Verification system for residents.

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

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

B. REPORTS AND DISCUSSION ITEMS

1. [R13536](#) Election of Chair

Sponsors: THE CHAIR

Commissioner Moore made a motion to open nominations for the office of Chair and Commissioner Burrell seconded. Commissioner Moore made a motion to nominate Charlotte Hayslett as Chair and Commissioner Yepez-Klassen made a motion to nominate Karen Gotzler as Chair.

There being no further nominations, Commissioner Hayslett made a motion to close the nominations for the office of Chair, and Commissioner Burrell seconded the motion. Commissioner Charlotte Hayslett was elected as Chair, PREVAILING by the following vote:

Chair Hayslett addressed the HACM Board and thanked them for the opportunity to be in this position of service to the agency as well as the

residents and stakeholders.

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

2. [R13537](#) Election of Vice Chair

Sponsors: THE CHAIR

Commissioner Yepez-Klassen made a motion to open nominations for the office of Vice Chair and Commissioner Burrell seconded. Commissioner Moore made a motion to nominate Karen Gotzler for Vice Chair and Commissioner Burrell seconded. Commissioner Yepez-Klassen made a motion to nominate Commissioner Moore for Vice Chair.

There being no further nominations, Commissioner Burrell made a motion to close the nominations for the office of Vice Chair, and Chair Hayslett seconded the motion. Commissioner Karen Gotzler was elected as Vice Chair, **PREVAILING** by the following vote:

Vice Chair Gotzler stated that she was very pleased to be a part of the governing body at such a critical time and is committed to doing what is in the residents' best interest.

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

3. [R13538](#) Resolution approving the appointment of Karen Gotzler to the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [Resume Karen Gotzler](#)

Willie L. Hines, Jr. HACM's Secretary-Executive Director, explained to the Board that HACM has historically had a member of the Housing Authority Board participate as a member of the Travaux Board of Directors so that actions happening on the HACM Board could be communicated to the Travaux Board and vice versa. Previously it was HACM Chair Mark Wagner, who passed away in 2023. Commissioners discussed how many Directors are on the Travaux Board, meeting dates, and times.

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

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

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

Sponsors: THE CHAIR

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](#)
[2025 Resident Advisory Board - Budget Responses](#)

Fernando Aniban, HACM's Assistant Secretary, Brad Leak, HACM's Finance Director, and Pamela Watson, HACM's Financial Analyst, addressed the Commissioners' questions regarding the current budget amounts and when that information would be available. Commissioners requested that the Resident Advisory Board have an opportunity to review and comment on the 2025 Budget before approvals at the next Board meeting. Commissioners also requested that a copy of those comments be included with the agenda for the January Board meeting.

A motion was made by Karen Gotzler, seconded by Charlotte Hayslett, that this Housing Authority Resolution be HELD IN COMMISSION. This motion PREVAILED by the following vote:

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

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)

Sponsors: THE CHAIR

Attachments: [Bid Tab 58147 KPH Environmental Corp](#)

Warren Jones, Travaux's Vice President of Construction, noted that KPH Environmental Corp. (Milwaukee, WI) was the sole respondent of the solicitation and has satisfactorily performed for the Housing Authority of the City of Milwaukee for the past several years. He stated that these services will be for various HACM sites. Mr. Jones answered the Commissioners' questions regarding regular abatement testing, how often reports for abatement are generated, and Emerging Business Enterprise (EBE) participation. Commissioner Moore requested that it be put into the minutes that EBE participation be a regular part of contract discussions as we advance.

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

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

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.

Sponsors: THE CHAIR

Ken Barbeau, HACM's Chief Operation Officer – Program Services, explained that the final Amendment #6 in the amount of \$120,000 is for work already completed. Mr. Barbeau stated that all work ended on September 30, 2024, and the contract with Nan McKay will be terminated on December 31, 2024. Commissioners discussed the final invoicing for Nan McKay and any outstanding work yet to be completed. Commissioner Yepez-Klassen noted that this would be the last time this item would be brought before the Board for additional funding. Commissioner Moore stated that the time has come for the HACM to tighten their processes. Chair Hayslett made a recommendation to put efficiencies into place to prevent this overspending on a contract from happening again moving forward.

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

Aye: 6 - Reed Daniels, Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

7. [R13542](#) Presentation: Compensation Committee Model Update

Sponsors: THE CHAIR

Crystal Reed-Hardy, HACM's Chief Human Resources Officer, stated that in response to the Board's request, Human Resources had begun exploring models for Board oversight of Executive Director duties, compensation and performance review. Ms. Reed-Hardy further informed the Board of her research efforts to collect best practices data from other human resource organizations, such as the Management Resource Association (MRA), and in collaboration with HR professionals across the state who are in the housing field. Ms. Reed-Hardy is suggesting outsourcing the services to an executive compensation firm that would tailor its approach to HACM's board-specific goals and needs, along with appointing a compensation committee to support the Board's objectives. Commissioners discussed the length and cost of a compensation

study. They also discussed pay scales for qualified skills, and the Request for Proposals (RFP) process. Ms. Reed-Hardy informed the Board that she could provide more information related to the cost no later than the February Board meeting. In addition, the information for the agency-wide full compensation study will be done by the second quarter of 2025.

8. [R13543](#)

A motion to approve the proposed 2025 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

Attachments: [2025 HACM Board Schedule - Tentative](#)

Patricia Dee, HACM's Administrative Services Supervisor, presented the Board with the proposed schedule for 2025 tentative dates and times for the HACM Board meetings. Commissioners strongly recommended changing some of the time slots for the Board meetings to a later time, such as 4 pm. They also suggested moving the off-site Public Listening Sessions meetings to different times to be able to engage more with residents. Chair Hayslett would like to see an amended 2025 HACM Meeting Schedule to reflect the new start times for the regular meetings.

Commissioner Yopez-Klassen moved to amend the start time for the regular 2025 HACM Board meetings, Commissioner Moore seconded the motion, there being no objection, the motion carried.

Commissioner Yopez-Klassen moved to amend the start time for the regular 2025 HACM Board meetings, Commissioner Moore seconded the motion, there being no objection, the motion carried.

Aye: 6 - Reed Daniels, Gotzler, Yopez Klassen, Moore, Hayslett, and Burrell

No: 0

9. [R13544](#)

Discussion Regarding Future Management

Sponsors: THE CHAIR

This Communication was NOT ACTED ON

10. [R13545](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

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](#)

Warren Jones, Travaux's Vice President of Construction, gave a presentation provided with the agenda on project updates for 2024. Those areas included Westlawn Gardens Phase 2 – Market Rate Homes Phase 5C, Highland Gardens, and a potential future playground at the Westlawn development. Commissioners discussed the cost of the

playground.

Greg Anderson, Travaux's Vice President of Asset Management, summarized the Recovery Plan Monthly Update included with the agenda. Commissioners discussed the average days vacant for Public, Affordable, and Market Rate Housing, prioritizing vacant units for leasing, resident communication engagement, work orders, and how those orders are processed according to classifications.

Ken Barbeau, HACM's Chief Operation Officer – Program Services, reported on the Section 8 Voucher Utilization metrics, summarizing the documents provided with the agenda. Mr. Barbeau also informed the Board that CVR has given HACM an official start date of January 2, 2025. Commissioners discussed current and future positions with HACM as the RAP department transitions its operations to CVR.

Mr. Hines stated that it has been an honor to serve the City of Milwaukee and its residents as he departs the organization in his last official position. He also stated that he considers himself a fortunate individual to work alongside such a dedicated and passionate team and witness the remarkable growth and achievement within the organization.

Adjournment

There being no further business, Commissioner Yopez-Klassen made a motion to adjourn the meeting at 6:00 p.m. Commissioner Burrell 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.

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.