



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

Irma Yepez Klassen, Jackie Burrell, Ald. Sharlen Moore,

Howard Snyder, and James Nelson, Sr.

Friday, March 13, 2026

3:30 PM

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

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 3:38 p.m.

Roll Call

Present: 7 - Gotzler, Snyder, Yepez Klassen, Moore, Hayslett, Burrell, Nelson

The Board may receive a motion to convene in closed session to discuss individual candidates for the position of Secretary-Executive Director of the Housing Authority of the City of Milwaukee, pursuant to Section 19.85(1)(c) Wis. Stats. to consider employment, promotion, compensation or performance evaluation data of any public employe over which the governmental body has jurisdiction or exercises responsibility. The Board will then reconvene in open session concerning any such item following the closed session

[R13741](#)

Resolution Approving the Chair of the HACM Board of Commissioners and Her Designees to Proceed with Negotiations with the Candidate Selected for the Position of Secretary-Executive Director

Sponsors: THE CHAIR

Assistant City Attorney and HACM Counsel Greg Kruse explained that the resolution before the Board at the start of the meeting does not yet have a candidate listed, so after discussion and before passage, the Board must amend the resolution to add the name of a candidate and do a first vote approving the insertion of that addition, and then there will be a second motion and vote to approve the resolution as a whole.

Counsel Kruse also explained that during their discussion of this item, the Commissioners have on the agenda an option to go into closed session, and while they are not required to utilize the close session, they have that option if they feel

they need to discuss individual candidates. He reminded them that it is recommended that in such a closed session, a Commissioner should only discuss their thoughts about one particular candidate at a time.

The Commissioners decided to begin their discussion about the candidates within closed session.

Commissioner Moore made a motion to convene in closed session at 3:42 p.m. Commissioner Yépez-Klassen seconded the motion. There being no objections, the motion carried.

Chair Hayslett convened the Housing Authority of the City of Milwaukee Board in closed session pursuant to Section 19.85(1)(c) Wis. Stats. to evaluate applicants for the position of Secretary-Executive Director of the Housing Authority of the City of Milwaukee, to consider employment, promotion, compensation or performance evaluation data of any public employe over which the governmental body has jurisdiction or exercises responsibility. The Board will then reconvene in open session concerning any such item following the closed session.

Commissioner Snyder moved to reconvene in open session. Commissioner Nelson seconded the motion. There being no objections, the motion carried.

Chair Hayslett reconvened the special meeting of the Housing Authority Board at 5:03 p.m.

After discussing each candidate individually, the Board of Commissioners reconvened in open session and Patricia Dee, HACM's Administrative Services Supervisor explained the process for amending this resolution in more detail. A Commissioner could make a motion to amend the resolution to include a specific candidate's name. If seconded, the Board would then vote on that added amendment. If that amendment failed, a Commissioner could make a motion to add a different candidate's name, and once seconded, that amendment would be voted on. Once the Commissioners had approved the insertion of a candidate's name into the resolution, the Commissioners would then move, second and vote on the resolution in its entirety.

The resolution was amended to insert the name of Harold S. Ince, Jr. into the paragraph listing the candidate selected by the HACM Board.

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

Aye: 7 - Gotzler, Snyder, Yepez Klassen, Moore, Hayslett, Burrell, and Nelson

No: 0

The following vote is to Approve the resolution in its entirety, with the language as amended.

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: 7 - Gotzler, Snyder, Yepez Klassen, Moore, Hayslett, Burrell, and Nelson

No: 0

2. [R13742](#) Discussion among the HACM Board of Commissioners regarding the Process of Performance Evaluation for the Secretary-Executive Director

Sponsors: THE CHAIR

Patricia Dee, HACM's Administrative Services Supervisor, started the discussion with a short explanation that, while HACM is negotiating with the candidate to become HACM's next Secretary-Executive Director, the Board will be wanting to develop the performance evaluation model and criteria that will be used for the new Director, so he will be aware of how his performance will be judged. The Commissioners may want to consider their preferences for the manner of the evaluation, the elements to be included within it and the timeframe when the evaluations will occur, especially during the first year.

The Commissioners spoke about what potential models could be used, and the logistics required for those models, utilizing a contract and its possible structure, possibly amending the Bylaws, asking Commissioners to consider what Key Performance Indicators they might want included, the usefulness of a short-term transition plan and considering having some of the evaluation information be public.

It was suggested that the Commissioners take some time to brainstorm ideas as they consider what the final evaluation would incorporate and to provide those ideas to Chair Hayslett and the staff to compile. Chair Hayslett will work with the Human Resources department and Counsel in the development of this process. A draft would then be presented to the Board. The Commissioners felt that course of action was appropriate.

The Commissioners noted their thanks of all of the candidates, to the residents, keyholders staff and public who participated in the forums and provided questions and feedback, to the members of the Executive Search Committee for their work, to Chair Hayslett and the staff for the coordination and transparency of the candidates' visit, and congratulated candidate Berdie Cowser, who has since accepted a position at America Works.

Adjournment

There being no further business, Commissioner Moore motioned to adjourn the meeting at 5:33 p.m. Commissioner Nelson 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 at 286-5824, (FAX) 286-0833, (TDD) 286-3504 or by writing to the Coordinator at PO Box 324, Milwaukee, WI 53201-0324.

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Be hereby notified that three (3) members of the Housing Authority of the City of Milwaukee (HACM) Executive Search Committee or the Crucible, Inc. Board of Directors, or four (4) members of the Travaux, Inc. Board of Directors may be present at the meeting of the HACM Board of Commissioners, as some members serve on more than one board. While quorum of the HACM Executive Search Committee, Crucible, Inc. Board or Travaux, Inc. Board may be present at the HACM Board of Commissioners meeting, they will not exercise the responsibilities, authority, or duties vested in the HACM Executive Search Committee, Crucible, Inc. Board of Directors, or Travaux, Inc. Board of Directors.