



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

Irma Yopez Klassen, Jackie Burrell, and Ald. Sharlen Moore

Wednesday, February 12, 2025

4:00 PM

City Hall, Room 301-B

Live Stream Link:

https://milwaukee.granicus.com/player/camera/4?publish_id=6&redirect=true

City of Milwaukee Livestream One

Cable Subscriber Options: Spectrum: Channel 25 and AT&T Channel 99

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. [R13559](#) Approval of the minutes of the regular meeting held on January 8, 2025.

Attachments: [HACM Meeting Minutes for January 8, 2025](#)

2. [R13568](#) Approval of the minutes of the special meeting held on January 31, 2025

Attachments: [HACM Special Meeting Minutes January 31, 2025](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13560](#) Presentation of drafts for the Fourth Quarter Financial Reports for the period ending December 31, 2024

Attachments: [Fourth Quarter Financial Report - December 31, 2024](#)

2. [R13561](#) Resolution approving an award of contract to Selzer-Ornst Construction Company (Milwaukee, WI) for elevator modernization at Lincoln Court, in the amount of \$884,662.00 (Official Notice 58148)
Attachments: [Selzer-Ornst Construction Company Elevator Modern Lincoln Crt](#)
3. [R13562](#) Resolution approving an award of contract to Selzer-Ornst Construction Company (Milwaukee, WI) for elevator modernization at Mitchell Court, in the amount of \$924,159.00 (Official Notice 58149)
Attachments: [Selzer-Ornst Construction Company Elevator Modernization Mitchell Crt](#)
4. [R13563](#) Resolution to modify the previously authorized offer to purchase and related documents and instruments for the sale of 421 East Locust Street to Kinship Mke, Inc.
Attachments: [Kinship Mke Inc Second Amendment to Offer to Purchase - 421 East Locust St From File No. R13508-421 East Locust St Milwaukee WI Offer to Purchase-Rel From File No. R13508-Offer to Purchase-Addendum A-421 East Locust St Kins From File No. R13508-Restrictive Covenants 421 East Locust St](#)
5. [R13564](#) Discussion of the total anticipated cost for the national search for a new Secretary-Executive Director and an update on the submittal of that RFP and its deadlines.
6. **The Board may receive a motion to convene in closed session 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.**
7. [R13565](#) Resolution approving the Housing Authority of the City of Milwaukee to enter into a Settlement Agreement in “Carmella Holloway, et al., Plaintiffs, v. Housing Authority of the City of Milwaukee, Defendant,” Milwaukee County Circuit Court Case No. 24CV6939.
Attachments: [College Court Proposed Settlement Agreement](#)
8. [R13566](#) Public Listening Session

Persons who wish to comment may do so in person or via the internet. The Listening Session is an opportunity for the public to provide input to the Board, for the Board to receive that information for consideration.

Those wishing to speak in person should register in-person at the meeting and will be called in the order in which they signed up. As a courtesy to others, all speakers will be limited to speak for two minutes.

Those wishing to provide written comment in person may provide the

comments to the staffer who is also registering speakers.

Those wishing to provide comment via the internet must do so prior to 11am the day of the Board Meeting, by visiting the City's eComment system by accessing this agenda, once made available, at <http://milwaukee.legistar.com/calendar>. After 11am the day of the Board Meeting, no further comment will be able to be taken via the internet for the meeting.

9. [R13567](#) Report from the Secretary-Executive Director

Attachments: [Summary & Data of DNS Violations Report](#)

[Rent Assistance Program Update](#)

[HACM Public Safety January 8th Action Items](#)

[HACM Public Safety Service Complaint Process](#)

[HACM Public Safety Complaint Form](#)

[HACM Public Safety Dept HQ Stats](#)

[Monthly Recovery Report](#)

[Public Housing 12Mo Occupancy & 2 Mth Wrk Order Reports](#)

[Public Housing Occupancy & Work Order Reports](#)

[Affordable LLC - 12Mo Occupancy & 2 Mth Wrk Order Reports](#)

[Affordable LLC Occupancy & Work Order Reports](#)

[Market Rate - 12Mo Occupancy & 2 Mth 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.