



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Sherri L. Daniels, Vice Chair

Darian Luckett, Brooke VandeBerg, and Irma Yepez Klassen

Wednesday, May 10, 2023

1:30 PM

City Hall, Room 301-A

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 1:34 p.m.

Roll Call

Present: 5 - Wagner, Reed Daniels, VandeBerg, Yepez 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.)

1. [R13393](#) Approval of the minutes of the regular meeting held on April 12, 2023

Sponsors: THE CHAIR

Attachments: [April 12, 2023 Meeting Minutes](#)

This Motion was **APPROVED**

B. REPORTS AND DISCUSSION ITEMS

1. [R13394](#) Presentation of the First Quarter Financial Reports for the period ending March 31st, 2023

Sponsors: THE CHAIR

Attachments: [Discussion Points](#)
[First Quarter Financial Report](#)

Rick Koffarnus, HACM's Finance Director, presented the financial reports for the First Quarter of 2023, summarizing the documents included with the agenda.

Fernando Aniban, HACM's Assistant Secretary, introduced Kazoua Xiong, HACM's Financial System Analyst, stating Ms. Xiong would be providing Section 8 updates to the HACM Board when the quarterly financials are presented.

2. [R13395](#) Resolution authorizing the creation of an instrumentality to serve as the owner of Section 202 Assisted Units at Convent Hill

Sponsors: THE CHAIR

Fernando Aniban, HACM's Assistant Secretary, explained that Convent Hill was partially funded by and has units that are Section 202, a U. S. Department of Housing and Urban Development (HUD) program to help expand the supply of affordable housing with supportive services for the elderly, so there are different restrictions. One of those restrictions is that after the 15-year compliance period is completed, ownership can only be transferred to a new non-profit entity.

A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Reed Daniels, Yepez Klassen, and Luckett

No: 0

Excused: 1 - VandeBerg

3. [R13396](#) Resolution authorizing the addition of Juneteenth as an additional paid holiday by the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

Fernando Aniban, HACM's Assistant Secretary, explained that the City of Milwaukee added the Juneteenth holiday in 2022 and that this is the first year it is being officially observed. While HACM is not obligated to follow the City of Milwaukee's benefits, in this instance HACM will match the City as it believes that the holiday is a valuable addition.

A motion was made by Sherri Reed Daniels, seconded by Darian Luckett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Reed Daniels, Yepez Klassen, and Luckett

No: 0

Excused: 1 - VandeBerg

4. [R13397](#) Resolution approving an award of contract to the Otis Elevator Company (Milwaukee, WI) for maintenance and repair at various sites in an amount not to exceed \$1,000,000.00 (Official Notice 58107)

Sponsors: THE CHAIR

Attachments: [Bid Tab 58107 Otis Elevator Maintenance and Repair at Various Sites](#)

Warren Jones, Travaux's Vice President of Construction, stated that the original request for bids produced two other respondents; however, one was more expensive and the other did not have the staffing necessary to service HACM properties. Commissioners asked questions about the listed maintenance amounts, allowances for repairs and if Otis Elevator Company would have better access to elevator parts in the future. Mr. Jones answered the Commissioners' questions and stated the elevator industry has had challenges procuring parts, and while not yet back to where it was pre-pandemic, the turnaround time has improved this past year.

A motion was made by Darian Luckett, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Wagner, Reed Daniels, VandeBerg, Yopez Klassen, and Luckett

No: 0

5. [R13398](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Monthly Update](#)
[Supportive Services Board Report](#)
[Staff Training and Development Update](#)
[REAC Scores from Previous Years](#)
[CMERS Pension Plan - Soft Closure Email](#)
[Employer Contributions to Pension Plan](#)
[Stable Contribution Breakdown By Employer](#)
[WHEDA Press Release - Highland Gardens](#)

Gregory Anderson, Travaux's Vice President of Asset Management, summarized the Recovery Plan Monthly Update included with the agenda. He informed the Board that a meeting with HUD last month resulted in more items being added to future reports. Willie L. Hines, Jr., HACM's Secretary-Executive Director, stated that the new items will be a part of the report presented to the Board.

Gregory Anderson, Travaux's Vice President of Asset Management, summarized the Real Estate Assessment Center (REAC) metrics, included with the agenda, in response to Commissioners' questions from last month's meeting.

Ken Barbeau, HACM's Chief Operating Officer of Program Services, presented the Supportive Services Highlight from the agenda, including a brief summary and metrics on the programs within it. Mr. Barbeau concluded with a story of a HACM Housing Choice Voucher participant who had been renting a car so she could work as an Uber driver. She utilized the Make Your Money Talk match savings and started saving money towards the purchase of a vehicle. Now, with a new vehicle purchased from those savings, she can reduce her current overhead and, in the future, will be able to pay down debt, increasing her overall savings.

Fernando Aniban, HACM's Assistant Secretary, introduced Jordan Primakow, the City of Milwaukee's Senior Intergovernmental Relations Manager, to summarize the information included with the agenda about the potential soft closure of the City of Milwaukee's CMERS Pension Plan, the proposed shift into the Wisconsin Retirement

System (WRS) and the related legislation to assist in offsetting related costs. Mr. Primakow explained that 80% of the participants in the City's pension plan were made up of City employees, including the Police and Fire Departments, and the rest of the participants were non-city employers of which, HACM's participants made up 0.7% of the plan. Mr. Primakow informed the Board that the proposed soft closure of the CMERS plan would not affect current employees or their pensions. Existing participants would stay in the CMERS plan and all new employees, hired after a certain date, would be enrolled in WRS. He also explained that the proposed Sales Tax legislation would aid in offsetting the expected deficit in future pension obligations. Commissioners asked questions about the amortization amount of the deficit and how long the proposed Sales Tax would be in effect. Mr. Primakow answered the Commissioners' questions and explained that some of the information is not known at this time as the legislation has not yet been finalized or voted on. If the Sales Tax legislation is not passed, the City of Milwaukee would not perform the soft closure and the CMERS Pension Plan would not transition over to WRS. Willie L. Hines, Jr., HACM's Secretary-Executive Director, stated that as new information was received, he would keep the Board informed.

Adjournment

There being no further business, Commissioner Daniels made a motion to adjourn the meeting at 3:07 p.m. Commissioner Lockett 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.

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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.