



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

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

Howard Snyder, and James Nelson, Sr.

Thursday, March 5, 2026

4:00 PM

Lapham Park and Townhomes at Carver Park
Community Services Multipurpose Room
650 W. Reservoir Ave., Milwaukee, WI 53212

Public Listening Session

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.

Street Parking is available on West Reservoir Avenue, North Seventh Street and West Land Place.

Call to Order

Meeting called to order at 4:20 p.m.

Roll Call

Chair Charlotte Hayslett opened the meeting by thanking the Lapham Park Resident Council, represented by Council President Carrie Spears, Vice President Vincent Blakemore, Treasurer Phyllis Jones and Sargent-at-Arms Janet Roy, for hosting the Board of Commissioners. She acknowledged the Lapham Park and Townhomes at Carver Park Manager, Cordella (Kim) Young, Assistant Manager Lawanda Shaw and staff, and the HACM / Travaux staff from the Executive Office, Community Services, Information Technology, Central Maintenance, and Public Safety Departments for all of their work for today's meeting.

Present: 4 - Gotzler, Yopez Klassen, Moore, Hayslett

Excused: 3 - Snyder, Burrell, Nelson

1. [R13740](#) Public Listening Session

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

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 and to ensure the widest breadth of input, 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, and those comments will be shared with the Board of Commissioners.

Those wishing to provide written comment via mail should send their correspondence to: Attention Public Comment, Housing Authority of the City of Milwaukee, P.O. Box 324, Milwaukee WI 53201-0324. In order to be included in this meeting, all written comments for this meeting must be received two days before the meeting. If any comments are received after that date, they will be shared with the Board of Commissioners as soon as it is feasible.

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 and 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 this meeting.

Sponsors: THE CHAIR

Nine interested persons provided a two-minute comment during the general Public Listening Session. A summary of each person's comment follows.

Ms. Gross on behalf of Mr. Harrell – Lapham Park, Resident Leader: Informed the Board that there is a resident, who by Doctor's orders and a letter, needs to soak in a bathtub for health reasons. There seems to be an issue in accommodating the transfer to a unit with a bathtub.

Ms. Gross – Lapham Park: Voiced her concern regarding the elderly and the young residing in the same building. She stated that the elderly residents are afraid of some of the younger residents because they are knocking on people's doors and asking for money and doing other things related to drugs and not being evicted. Ms. Gross also stated that her Section 8 recertification notice was sent by email and she missed seeing it because she doesn't access her email that often. She requested that a letter, listing all the documents required, be sent letting the residents know when it is time to recertify their Section 8.

Ms. Spears – Lapham Park, RO President: Commented that there are both younger and older disabled people living in the building and the young ones work during the day, so some of the issues are caused by the elderly. She requested that potential residents be given a tour of the building, prior to moving in, to see if it is a place that they want to live. Ms. Spears also asked for the return of the Maintenance Staff. She stated that all the buildings should return to having dedicated staff on hand.

Mr. Miscevic – Lapham Park: Mentioned that the Maintenance Pod System is not working. He also stated that the building security is not good and residents have been assaulted by non-residents. Mr. Miscevic requested that the Section 8 Program and

Property Management work together in the recertification process – if Property Management has all of the documents, they could send a statement to Section 8 that there are no changes, etc.

Mr. Sawyer – Highland Gardens, RO President, RAB: Noted that items that have already been negotiated between HACM and the Resident Councils are not being adhered to and requested the Resident Advisory Board (RAB) be advised when there are meetings regarding the Section 8 Program, because RAB represents all residents. He highlighted the fact that there is no grievance policy and that some of the people evicted may need to be reinstated into the Section 8 program – he does not like how the participants are being treated.

Ms. Reed – Lapham Park: Commented that she is a new resident to Lapham Park and does not understand why there is a lobby without chairs and a community room that cannot be used because it flooded and now has mold. Ms. Reed stated that she would have appreciated a note on each resident's door regarding the Public Listening Session because it is important and not all residents can make it downtown for the regular meetings.

Mr. Terrill Litt – Cherry Court, RO President, RAB: Informed the Board that policies are not being followed. He explained that his building has assigned parking, but no one is following the policies found in their leases and in the resident handbook. He would like the site manager to take authority over the situation.

Ms. Cotton – Lapham Park: Commented she is afraid to call the police on the drug dealers. When the police come to the building, they go straight to the door of the caller, so everyone knows who made the report. Ms. Cotton also stated that many residents are not picking up after their dogs outside and that residents are walking through the mess.

Ms. Jones-Harris – Lapham Park: Complimented the Site Manager, Kim Young, for doing a great job. She stated that Ms. Young has cleaned up Lapham Park – keeping people from drinking and smoking around the building. Ms. Jones-Harris continued stating that security checks every floor and is doing a good job and many things are being done right.

Adjournment

There being no further business, Commissioner Moore made a motion to adjourn the meeting at 4:49 p.m. Commissioner Yopez Klassen seconded the motion. There being no objections, the motion carried.

Minutes prepared by: T. Larson and Patricia Dee

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.

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.