



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, Ald. Sharlen Moore, Howard Snyder, and James Nelson, Sr.

Wednesday, November 12, 2025

4:00 PM

City Hall, Room 301-A

Live Stream Link:

<https://milwaukee.granicus.com/player/camera/5?redirect=true>

Meeting Link for Live Stream – City of Milwaukee Live Stream Two

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. [R13660](#) Approval of the minutes of the regular Board meeting held on October 8, 2025

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

2. [R13661](#) Approval of the Public Listening Session held on October 22, 2025

Attachments: [HACM Minutes for PLS_WLG-Victory Manor October 22, 2025](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13662](#) Resolution approving an Amendment to Section 4.1 of the Convent Hill 202 Holdings, Inc. Bylaws to permit the Housing Authority to specify a person other than the Assistant Secretary-Director to serve as a Director

Attachments: [Amended Bylaws Convent Hill 202 Holdings Inc. - Redline](#)

[Amended Bylaws Convent Hill 202 Holdings Inc. - Changes Accepted](#)

2. [R13663](#) Resolution to appoint Convent Hill 202 Holdings, Inc. Directors
3. [R13664](#) Resolution approving an Amendment to Section 5.1 of the Travaux, Inc. Bylaws to permit a person other than a Director to serve as Vice President
Attachments: [Amended Bylaws Travaux Inc Section 5.1 Redline](#)
[Amended Bylaws Travaux Inc Section 5.1 Accepted Changes](#)
4. [R13665](#) Resolution approving the first quarter 2025 write-off of delinquent former resident accounts for low-income Housing Authority developments in the amount of \$95,914.63

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2025 to March 31, 2025. Although these accounts are written-off for accounting purposes, the City Attorney's Office seeks judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, may be sent to the Department of Revenue to intercept tax returns
Attachments: [First Quarter - Low Income - Write Off Jan 1,2025 - Mar 31, 2025](#)
5. [R13666](#) Resolution approving the first quarter 2025 write-off of delinquent former resident accounts for Southlawn, Northlawn, and Berryland in the amount of \$21,615.12

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2025, to March 31, 2025. Although these accounts are written-off for accounting purposes, the City Attorney's Office seeks judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, may be sent to the Department of Revenue to intercept tax returns
Attachments: [First Quarter - BNS -Write Off Jan 1 2025 - Mar 31 2025](#)
6. [R13667](#) Resolution approving a Change Order to Purchase Order No. 868 with DMJ Services LLC (dba Action Heating Cooling and Plumbing, (Milwaukee WI) for furnace installation at the Northlawn development and various HACM locations in an amount not to exceed \$600,000
Attachments: [PO# 868 - DMJ Services DBA - Action Heating Cooling & Plumbing](#)
7. [R13668](#) Resolution approving a Change Order to Purchase Order No. 837 with Auer Steel and Heating Supply Company Incorporated (Milwaukee, WI) for various parts and equipment related to the August 9th, 2025 flooding to be used throughout various locations for the Housing Authority City of Milwaukee at an estimated yearly amount of \$350,000.000
Attachments: [PO# 837- Auer Steel Heating Supply Company Incorporated](#)
8. [R13669](#) Resolution approving the 2026 Schedule of Utility Allowances and 2026

Schedule of Payment Standards for the Housing Choice Voucher Program, with both effective January 1, 2026

Attachments: [2026 Schedule of Utility Allowances Milwaukee WI-HUD](#)
[2026 Payment Standards Hsg. Auth. Milwaukee, WI](#)

9. [R13670](#) Public Listening Session - General Comments

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 prior to their next regular meeting.

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.

10. [R13671](#) Presentation of the October Travaux Board Meeting

Attachments: [October 30, 2025 Travaux Board Agenda](#)
[Travaux Meeting Minutes for September 25, 2025](#)
[2a. Travaux Inc. - Articles of Incorporation - redlined](#)
[2b. Travaux Inc. - Amended and Restated Bylaws changes accepted](#)
[3a. Audit Reports Holton Terrace LLC DRAFT](#)
[3b. Audit Reports Merrill Park LLC DRAFT](#)
[3c. Audit Reports Merrill Park LLC Recommendations & Suggestions](#)
[3d. Travaux Projects 10.21.25](#)

[3e. Highland Gardens G703 Buyout tracking 10-17-2025](#)

[3f. Public Housing 12Mo Occupancy & 2Mth Worth Order Reports Oct 2024 -S](#)

[3g. Affordable LLC -12Mo Occupancy & 2Mths Work Order Reports Oct 2024 -](#)

[3h. Market Rate -12Mo Occupancy & 2Mth Work Order Reports Oct 2024 - Sep](#)

11. [R13672](#) Presentation of the October Agendas and Documents of the HACM Board Executive Search Committee

Attachments: [Exec Search Committee Stakeholder Forum Agenda 10.15.25](#)

[Exec Search Committee Stakeholder Forum Agenda 10.17.25](#)

[Exec Search Committee Agenda 10.21.25](#)

[Exec Search Committee Meeting Minutes 09.23.25](#)

12. [R13673](#) Report from the Secretary-Executive Director

Attachments: [Public Safety Analytics and Initiatives Report](#)

[CVR Monthly Report September 2025](#)

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 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.