



# City of Milwaukee

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

## Meeting Minutes

### HOUSING AUTHORITY

*SHERRI L. DANIELS, Chair*  
*Brooke VandeBerg, Vice Chair*  
*Darian Lockett and Irma Yopez Klassen*

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Wednesday, January 10, 2024

1:30 PM

City Hall, Room 301-B

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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 1:37 p.m.*

#### Roll Call

**Present:** 3 - Reed Daniels, VandeBerg, Lockett

**Excused:** 1 - Yopez Klassen

#### 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. [R13458](#) Approval of the minutes of the special meeting held on December 5, 2023

**Sponsors:** THE CHAIR

**Attachments:** [December 5, 2023 Special Meeting Minutes](#)

A motion was made Brooke VandeBerg, seconded by Darian Lockett, that this Motion be APPROVED This motion PREVAILED by Voice Vote

2. [R13459](#) Approval of the minutes of the regular meeting held on December 13, 2023

**Sponsors:** THE CHAIR

**Attachments:** [December 13, 2023 Meeting Minutes](#)

A motion was made Brooke VandeBerg, seconded by Darian Lockett, that this Motion be APPROVED This motion PREVAILED by Voice Vote

**B. REPORTS AND DISCUSSION ITEMS**

1. [R13460](#) Resolution approving HACM's 2024 Section 8 Program Operating Budget

**Sponsors:** THE CHAIR

**Attachments:** [HUD 2024 HCV Operating Budget Approval Letter 20231220 WI002](#)  
[HCVCM-9 FO Approval](#)  
[Section 8 Work Plan 2024-2025](#)  
[2024 RAP Budget with Additional Scenario Analysis 12-15-23](#)  
[HCV Leasing and Spending Projection WI002 - 11.29.2023 2YT](#)

*Fernando Aniban, HACM's Assistant Secretary, presented the 2024 Section 8 Program Operating Budget, summarizing the documents included with the agenda. Commissioners asked questions about software and the fees for Contract Services.*

**A motion was made by Brooke VandeBerg, seconded by Darian Lockett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 3 - VandeBerg, Reed Daniels, and Lockett

**No:** 0

**Excused:** 1 - Yepez Klassen

2. [R13461](#) Resolution approving the award of contracts to AJ Development Group LLC (Milwaukee, WI), Insulation Technologies Incorporated (Milwaukee, WI), Lakeside Remodeling LLC (Franksville, WI), and Integral Construction and Development LLC (Mequon, WI) as General Contractors for various repairs at Scattered Sites for services on an as-needed basis in an amount not-to-exceed \$175,000.00 for each firm and for a total award amount not-to-exceed \$700,000.00 (Official Notice 58114)

**Sponsors:** THE CHAIR

**Attachments:** [Bid Tab 58114 Various General Contractors for Various Repairs-Scattered Sites](#)

*Warren Jones, Travaux's Vice President of Construction, provided examples of the types of work that the general contractors would be providing to various Scattered Sites units, such as roofing and painting. Commissioners asked if the units were occupied, what the contract commitment would be for the general contractors and if the total award amount was included in the 2024 budget.*

**A motion was made by Brooke VandeBerg, seconded by Darian Lockett, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 3 - VandeBerg, Reed Daniels, and Lockett

**No:** 0

**Excused:** 1 - Yepez Klassen

3. [R13462](#) Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [Recovery Plan Monthly Update](#)  
[Rent Assistance Program - Status of HUD Review](#)  
[Supportive Services Highlights](#)

*Gregory Anderson, Travaux's Vice President of Asset Management, presented the Recovery Plan Monthly Update included with the agenda. Commissioners asked questions about the number of evictions, both pending and those in December.*

*Ken Barbeau, HACM's Chief Operating Officer – Program Services, and Jackie Martinez, HACM's Section 8 Program Director, presented the Rent Assistance Program Status of HUD Review document included with the agenda. Commissioners asked for a clarification in meaning between the allocation and the utilization of vouchers.*

*Mr. Barbeau summarized the Supportive Services Highlight document included with the agenda.*

## Adjournment

*There being no further business, the Chair adjourned the meeting at 2:30 p.m. with the consent of the other Commissioners in attendance.*

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.