



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

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

Tuesday, June 24, 2025

5:15 PM

City Hall, Room 301-B

SPECIAL MEETING

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 5:22 p.m.

Roll Call

Present: 5 - Gotzler, Yepez Klassen, Moore, Hayslett, Burrell

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.)

B. REPORTS AND DISCUSSION ITEMS

1. [R13604](#) Resolution approving amendments to the Housing Authority of the City of Milwaukee Bylaws

Sponsors: THE CHAIR

Attachments: [HACM Amended and Restated Bylaws - Redline](#)
[HACM Amended and Restated Bylaws - All Changes Accepted](#)

Ken Barbeau, HACM's Interim Secretary-Executive Director, explained that this review and update of the HACM Bylaws were the result of one of tasks on the Sustainability Plan issued by the U.S. Department of Housing and Urban Development's (HUD). Tom Gartner, counsel at Michael Best & Friedrich, explained that the Bylaws drafts included with the agenda are the same as the hard copies provided at the June 11th HACM Board Meeting, allowing the Commissioners time to review the drafts. The main

additions clarify the relationships and responsibilities between HACM and its instrumentalities. Staff has heard from HUD that their initial impressions are that the changes made meet their requirements in the Sustainability Plan and believe they will have no objections to the amendments in the attached drafts.

Chair Hayslett thanked all those involved in the updates of HACM's Bylaws.

A motion was made by ALD. MOORE, seconded by Jackie Burrell, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Gotzler, Moore, Hayslett, and Burrell

No: 0

Excused: 1 - Yepez Klassen

2. [R13605](#)

Resolution approving amended and restated Bylaws and Articles of Incorporation for Travaux, Inc.

Sponsors: THE CHAIR

Attachments: [Travaux Inc. Restated Articles of Incorporation - Redline](#)
[Travaux Inc. Restated Articles of Incorporation - All Changes Accepted](#)
[Travaux Inc. Amended and Restated Bylaws - Redline](#)
[Travaux Inc. Amended and Restated Bylaws - All Changes Accepted](#)

Ken Barbeau, HACM's Interim Secretary-Executive Director, explained that the U.S. Department of Housing and Urban Development's (HUD) Sustainability Plan recommended an update to the Bylaws of each of HACM's instrumentalities, one of which is Travaux, Inc. Tom Gartner, counsel at Michael Best & Friedrich, explained that the All-Changes-Accepted version of the Travaux Bylaws is correct, however the Redline has two or three words on the last page which didn't get changed, but that said, the Commissioners could still advance the correct Bylaws. The main changes are related to ensuring the delineation of HACM's and Travaux's duties and responsibilities are consistent across both sets of Bylaws, as well as to making the structure of Travaux Inc., into a non-Member entity, which will make it easier for the staff to administer the organization. This then meant the Articles of Incorporation for Travaux, Inc. also had to be changed to remove the references to a Member entity. Staff has heard from HUD that they have no initial objections or changes to suggest to the amendments made in the attached drafts.

Mr. Barbeau added that the Bylaws and Articles of Incorporation for HACM's other instrumentality, Crucible, Inc., are being amended and will match the changes made to Travaux's documents. It is anticipated that the completed Crucible, Inc. amendments will be brought to the Board for the July 9th Board Meeting, and that staff will share this information with HUD in June's Sustainability Plan update.

Chair Hayslett thanked all those involved in the updates of Travaux's Bylaws and Articles of Incorporation.

A motion was made by Karen Gotzler, seconded by Jackie Burrell, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Gotzler, Moore, Hayslett, and Burrell

No: 0

Excused: 1 - Yepez Klassen

3. [R13606](#)

Resolution approving an award of contract to The Organizational Leadership Edge for Executive Search Firm Services (Official Notice 58150)

Sponsors: THE CHAIR

Attachments: [Executive Search Summary for the Board of Commissioners](#)

Ken Barbeau, HACM's Interim Secretary-Executive Director, provided an overview to the Commissioners regarding the Request for Proposals for an Executive Search Firm and the evaluation process taken to review the respondents, as described in the attached summary. He added that the cost of the firm put forward to the Board would be 17% of the first year's salary of the selected candidate, plus the travel-related expenses for the firm and all candidates.

Commissioners asked about the timeline for the process. Mr. Barbeau stated he believed that the agreement could be finalized as soon as the end of the week.

Vice Chair Gotzler thanked Chair Hayslett for her time, expertise and effort to steward this process, which has enabled such a complex task to have advanced so far in such a short time. She was also pleased to see former HUD Regional Administrator José Galvan involved with the selected firm and looks forward to his Midwestern insight.

Chair Hayslett is eager for the firm to look far, wide and in non-traditional ways to identify the best of the best candidate. She thanked those of the RFP Review Committee and looks forward to bringing together the Executive Search Committee which will identify and build strong relationships with community stakeholders and listen to a wide variety of input during the search.

Commissioner Yépez-Klassen thanked those involved in the RFP Review Committee for all of their work.

A motion was made by Jackie Burrell, seconded by Irma C. Yepez Klassen, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Gotzler, Yepez Klassen, Moore, Hayslett, and Burrell

No: 0

4. [R13607](#)

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 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.

Sponsors: THE CHAIR

No interested persons signed up to provide a two-minute comment during the Public Listening Session and no written comments or eComments were received by their respective deadlines for this meeting.

Adjournment

There being no further business, Commissioner Burrell made a motion to adjourn the meeting at 5:43 p.m. Commissioner Yépez-Klassen 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 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.