



# 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, Ald. Sharlen Moore,*

*Howard Snyder, and James Nelson, Sr.*

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Friday, January 30, 2026

3:00 PM

City Hall, Room 301-B

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#### 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 3:17 p.m.*

#### Roll Call

**Present:** 7 - Gotzler, Snyder, Yepez Klassen, Moore, Hayslett, Burrell, Nelson

1. [R13724](#) Discussion regarding the candidates for the position of Secretary-Executive Director and the process going forward, possibly including the process of evaluation, number of stages of evaluation and number of candidates at each stage, determination of rating and ranking criteria, interview questions and format, and the rating and ranking of candidates

**Sponsors:** THE CHAIR

*Patricia Dee, HACM's Administrative Services Supervisor, reminded the Board of Commissioners that the Executive Search Committee presented a shortlist of candidates for the Board's consideration that was received at the HACM Board's January 21st meeting, and that the Board had wanted the time since to review all the candidates and the work performed by the Committee. She added that at the January 21st meeting it seemed that the ideal goal for today's meeting would be to determine which candidates the Board themselves would want to interview, and possibly discuss other steps of the recruitment and evaluation process.*

*Greg Kruse, HACM's Counsel, reminded the Commissioners about what discussion should be in Open Session and what discussion could be in closed session, and reminded them that the closed session language was on the Agenda so the Board could utilize the closed session, but that it was optional.*

*Chair Hayslett acknowledge the large amount of information the Board received and*

*the goal that the Board had reviewed the materials. She suggested that the Board start the discussion with how many candidates the Committee would like to bring forward, and who those candidates might be.*

*Chair suggested that each Commissioner provide their top three candidates and a tally be taken. Four candidates in total were offered up by the Board: Berdie Cowser, Harold S. Ince, Jr., Keon Jackson and Ralph Jordan.*

*It was originally proposed that the Board would bring in three candidates from out of town. The list of candidates put forward include three candidates from out of town and one from the Milwaukee area, therefore the Board agreed that the four candidates should be brought forward to interview. Following this discussion, it is expected that the resolution moving forward those candidates, Item Number 2., R13725, will be amended to include their names.*

*Stan Quy of The Organizational Leadership Edge (TOLE) spoke about his suggested his timeframes for notifying the candidates and performing background checks, which would be the next steps, as well as beginning discussions with Chair Hayslett regarding logistics and exercises for the Board evaluations. Chair Hayslett confirmed she has already begun working with staff and stakeholders regarding next steps, and requested that as those events are put in place that the Commissioners make themselves as available for the process as possible.*

*Commissioner Moore asked about notices for the evaluation meetings. It was confirmed that the meetings with public attendance will be communicated broadly. It was also explained that it will be important for the Commissioners to let staff know about their attendance, so counsel and staff can determine appropriate noticing of any Commissioner gathering as needed.*

**The Board may receive a motion to convene in closed session to evaluate applicants for the position of Secretary-Executive Director of the Housing Authority of the City of Milwaukee, pursuant to Section 19.85(1)(c) Wis. Stats. to consider employment, promotion, compensation or performance evaluation data of any public employe over which the governmental body has jurisdiction or exercises responsibility. The Board will then reconvene in open session concerning any such item following the closed session.**

2. [R13725](#) Resolution directing the Chair of the Board of Commissioners of the Housing Authority of the City of Milwaukee and Staff to take any approved or appropriate steps to advance the recruitment and evaluation process, including but not limited to moving forward selected candidates

**Sponsors:** THE CHAIR

*After the discussion under Item Number 1, R13724, the resolution was amended to insert the names Berdie Cowser, Harold S. Ince, Jr., Keon Jackson and Ralph Jordan into the paragraph listing the candidates who are to be brought forward by the HACM Board.*

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

**Aye:** 7 - Gotzler, Snyder, Yepez Klassen, Moore, Hayslett, Burrell, and Nelson

**No:** 0

*As amended.*

**This Housing Authority Resolution was ADOPTED**

**Aye:** 7 - Gotzler, Snyder, Yepez Klassen, Moore, Hayslett, Burrell, and Nelson

**No:** 0

**3. [R13726](#)**

Resolution approving the Housing Authority of the City of Milwaukee’s Fiscal 2026 Operating Budget for the Public Housing Program and for the Section 8 Housing Choice Voucher Program

**Sponsors:** THE CHAIR

**Attachments:** [2026 Budget - Public Housing Operating Budget.pdf](#)  
[2026 Budget - Section 8 Housing Choice Voucher Program Budget - Pink.pdf](#)

*Ken Barbeau, HACM’s Interim Secretary-Executive Director, explained the process used to create the Public Housing and Section 8 budgets attached to the agenda including some of the real 2026 numbers it was based on, as well as information like where the expenditures are found, the shift in the location of the maintenance salaries, to reflect the reorganized department*

*Mr. Barbeau answered Commissioners’ question regarding cost allocations, which properties are budgeted to run a deficit, what developments are expected to have higher maintenance issues this year, and how the Section 8 budget is different this year, in the second year of the contract with CVR. Vice Chair Gotzler pointed out that a budget is a plan and that they can be adjusted as the year progressed. Commissioner Snyder explained that he would be abstaining on the vote as he would feel more confident after the Board’s Finance Committee is in place and able to work with and review the work of the Accounting department. Both agreed that it is important that a Chief Financial Officer be hired as soon as possible. Commissioner Moore acknowledged the importance of HUD’s deadlines regarding budgets. Commissioner Yépez-Klassen was interested in the pension payments, which will be part of the Central Office Cost Center budget. Mr. Barbeau will continue to offer time with the Commissioners as the rest of the budgets are developed.*

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

**Aye:** 6 - Gotzler, Yepez Klassen, Moore, Hayslett, Burrell, and Nelson

**No:** 0

**Abstain:** 1 - Snyder

**Adjournment**

*There being no further business, Commissioner Burrell made a motion to adjourn the*

*meeting at 4:20 p.m. Commissioner Yopez-Klassen seconded the motion. There being no objections, the motion carried.*

*Minutes prepared by Patricia Dee.*

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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.