



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, June 10, 2026

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.)

- [R13776](#) Approval of the minutes of the Public Listening Session held on May 8, 2026.
Attachments: [HACM Meeting Minutes for Public Listening Session at Merrill Park](#)
- [R13777](#) Approval of the minutes of the regular Board meeting held on May 20, 2026
Attachments: [HACM Meeting Minutes for May 20, 2026](#)
- [R13778](#) As there was no business requiring action for the May 28th meeting of the Travaux Board of Directors, the meeting was canceled, but these documents were shared with the Directors.
Attachments: [Updates on the LLC Audits](#)
[Capital Fund Program Budgets](#)

[Public Housing 12Mo Occupancy & 2Mo Work Order Report](#)

[Affordable Housing 12Mo Occupancy & 2Mo Work Order Report](#)

[Market Rate 12Mo Occupancy & 2Mo Work Order Report](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13779](#) 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 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.

2. [R13780](#) Resolution approving amendment to contract 23-002 to Otis Elevator Company (Milwaukee, WI) for elevator maintenance and repair services at various sites in the amount of \$333,333.00

Staff recommends exercising the option to renew the contract for another year pursuant to the terms of the contract. The current contract authority is a not-to-exceed amount of \$1,000,000.00, expiring May 31, 2026. The amendment will add a not-to-exceed amount of \$333,333.00 to the contract and extend it through May 31, 2027, with the option to extend up to one additional one-year term. All other terms and conditions of the contract

remain in effect.

Attachments: [Otis Elevator Company Contract Amendment Narrative and Locations](#)
[BID TAB Otis Elevator Company Analysis-Recommendation](#)
[Otis Elevator Company Amendment No. 1](#)

3. [R13781](#) Report from the Secretary-Executive Director

-Introduction of Chief Financial Officer, John Larsen
-Update on BDO Activities
4. [R13782](#) Presentation regarding CVR's SEMAP 2025 scores and the Corrective Action Plan

Attachments: [HUD Ltr re: HACM FY25 SEMAP Final Score](#)
[CVR Report - HACM SEMAP 2025 Corrective Action Plan](#)

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.