



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Sherri L. Daniels, Vice Chair

Brooke VandeBerg and Ald. Milele Coggs

Thursday, March 10, 2022

1:30 PM

Virtual Mtg Call-in: 1-877-309-2073

Access Code: 397-370-117#

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.

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=937853&GUID=0CD67CE9-D244-4D81-BF70-4D69CCE5DF60&Options=info|&Search=>

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information contact the Housing Authority ADA Coordinator, Patricia Schmidtnecht at 414-286-5100, (FAX) 414-286-3456, (TDD) 414-286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212

Call to Order

Meeting called to order at 1:30 p.m.

Roll Call

Present: 4 - Wagner, Coggs, Reed Daniels, VandeBerg

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. [R13298](#) Approval of the minutes of the regular meeting held on February 9, 2022

Sponsors: THE CHAIR

Attachments: [February 9, 2022 HACM Minutes](#)

A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Motion be APPROVED This motion PREVAILED by Voice Vote

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

2. [R13299](#) Approval of the minutes of the special meeting held on February 16, 2022

Sponsors: THE CHAIR

Attachments: [February 16, 2022 HACM Minutes - Special Mtg](#)

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

3. [R13300](#) Resolution approving the write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$50,637.95

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2020 to September 30, 2020. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Sponsors: THE CHAIR

Attachments: [2020 - 3rd QTR - Project Level Write Off Analysis Report](#)

A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

4. [R13301](#) Resolution approving the write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$14,868.35

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2020 to September 30, 2020. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Sponsors: THE CHAIR

Attachments: [2020 - 3rd QTR - BNS- Project Level Write Off Analysis Report](#)

A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

5. [R13302](#) Resolution approving the write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$18,969.38

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2020 to December 31, 2020. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Sponsors: THE CHAIR

Attachments: [2020 - 4th QTR - Low Income - Project Level Write Off Analysis Report](#)

A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

6. [R13303](#) Resolution approving the write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$9,657.46

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2020 to December 31, 2020. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Sponsors: THE CHAIR

Attachments: [2020 - 4th QTR - BNS - Project Level Write Off Analysis Report](#)

A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

7. [R13304](#) Resolution approving the write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$68,913.08

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2021 to March 31, 2021. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Sponsors: THE CHAIR

Attachments: [2021 - 1st QTR -Low Income - Project Level Write Off Analysis Report](#)

A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

8. [R13305](#) Resolution approving the write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$6,624.10

This resolution will authorize the write-off of delinquent former resident accounts for the period January 1, 2021 to March 31, 2021. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Sponsors: THE CHAIR

Attachments: [2021 - 1st QTR - BNS - Project Level Write Off Analysis Report](#)

A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

9. [R13306](#) Resolution approving the write-off of delinquent former resident accounts for various Housing Authority developments in the amount of \$19,606.68

This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2021 to June 30, 2021. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns

Sponsors: THE CHAIR

Attachments: [2021 - 2nd QTR -Low Income - Project Level Write Off Analysis Report](#)

A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

10. [R13307](#) Resolution approving the write-off of delinquent former resident accounts for Southlawn, Northlawn and Berryland in the amount of \$19,944.16
- This resolution will authorize the write-off of delinquent former resident accounts for the period April 1, 2021 to June 30, 2021. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgements, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns
- Sponsors:** THE CHAIR
- Attachments:** [2021 - 2nd QTR - BNS - Project Level Write Off Analysis Report](#)
- A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote
- Aye:** 4 - Wagner, Coggs, Reed Daniels, and VandeBerg
- No:** 0
11. [R13314](#) Resolution approving rooftop antenna lease at Westlawn Gardens Management and maintenance office with PCs for People Ohio, LLC
- Sponsors:** THE CHAIR
- Attachments:** [Westlawn Rooftop Antenna Lease Agreement](#)
[Background Info on PCs for People Antenna Lease at WLG](#)
- A motion was made Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote
- Aye:** 4 - Wagner, Coggs, Reed Daniels, and VandeBerg
- No:** 0

B. REPORTS AND DISCUSSION ITEMS

1. [R13297](#)

Resolution approving the appointment of Willie L. Hines, Jr. to the position of Secretary-Executive Director of the Housing Authority of the City of Milwaukee (HACM)

Sponsors: THE CHAIR

Mr. Willie L. Hines, Jr. was appointed Secretary-Executive Director in a unanimous decision by the Housing Authority of the City of Milwaukee Board of Commissioners.

Chair Wagner congratulated Mr. Hines on his appointment and welcomed him to the position stating that not only was he a product of public housing, but that he was one of the best individuals Chair Wagner has known to fulfill that capacity.

Mr. Hines thanked the Chair and the Commissioners, stating he is very honored to be selected as the Secretary-Executive Director of the Housing Authority of the City of Milwaukee (HACM) and he believes HACM has provided an outstanding platform in which he has thrived. He looks forward to working with the Board, staff and partners to continue providing innovative housing solutions for HACM residents and to continue fulfilling HACM's mission.

A motion was made by Brooke VandeBerg, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

2. [R13309](#)

Presentation of Section 3 New Final Rule

Sponsors: THE CHAIR

Attachments: [Section 3 Executive Summary](#)
[Section 3 Compliance Policy Doc](#)
[Section-3-FAQs](#)
[Section 3 New Final Rule Overview](#)

Kent Britton, HACM's Procurement and Contract Director, referenced February's Board meeting when J. Keith Swiney of Motivation, Inc. was introduced and there was discussion of HUD's updated Section 3 rule. Mr. Britton continued that based on the Board's questions last month, he and Mr. Swiney had since provided additional information to the Commissioners and offered them an opportunity for training before the new Section 3 policy would go before the HACM Board for approval today. There were no Commissioner questions about the presentation.

Mr. Britton introduced Konita Jude, HACM's new Contract Compliance Officer. Mr. Britton provided background information on how the Emerging Business Enterprise / Section 3 position had been merged with HACM's compliance position and where he thought the role might evolve in future. Commissioner Coggs noted that equity and inclusion efforts must be robust, more than just titles.

3. [R13310](#) Resolution approving the adoption of a new Section 3 policy

Sponsors: THE CHAIR

Attachments: [Section 3 Compliance Policy Doc](#)

Kent Britton, HACM's Procurement and Contract Director, gave a brief overview of the item.

A motion was made by Brooke VandeBerg, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

4. [R13311](#) Resolution approving the proposal of and awarding a contract to the Wisconsin Women's Business Initiative Corporation for financial education training and individual development account management

Sponsors: THE CHAIR

Attachments: [WWBIC 2022 Proposal](#)
[WWBIC Exception to bidding 2022](#)

Ken Barbeau, HACM's Director of Community Services, explained the attachments.

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Wagner, Coggs, Reed Daniels, and VandeBerg

No: 0

5. [R13312](#) Resolution approving an award of increased contract amount to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Westlawn Renaissance VII project in an amount not to exceed \$32.70 million

Sponsors: THE CHAIR

Attachments: [Brief on Increase in WR VII Contract Amount](#)
[WR VII Project Description](#)
[WR7 Revised Project Sources & Uses](#)
[Townhouse G703 Final](#)
[Townhouse Bid Final](#)
[3.4 G703 Final](#)
[3.4 Bid Final](#)

Fernando Aniban, HACM's Chief Financial Officer, presented information detailing the reason for the increase and the need for the approved increased contract amount.

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - Wagner, Reed Daniels, and VandeBerg

No: 0

Abstain: 1 - Coggs

6. [R13313](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Monthly Update](#)
[RAP Board Presentation](#)

Greg Anderson, Travaux's Senior Asset Manager, discussed the Monthly Recovery Plan Update, summarizing the document included with the agenda.

Jackie Martinez, HACM's Section 8 Program Director, presented a status report on goals, metrics, and waitlist volumes for the Housing Choice, Project Based and Veteran's (VASH) Voucher programs.

Adjournment

There being no further business, Vice Chair Daniels made a motion to adjourn the meeting at 2:35 p.m. Commissioner VandeBerg 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, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

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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.