



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair
Karen Gotzler, Vice Chair
Irma Yepez Klassen, Jackie Burrell, Ald. Sharlen Moore, Howard Snyder, and James Nelson, Sr.

Wednesday, December 10, 2025

4:00 PM

City Hall, Room 301-B

ANNUAL MEETING

Meeting Link for Live Stream– City of Milwaukee Live Stream One for 301B:
https://milwaukee.granicus.com/player/camera/4?publish_id=6&redirect=true

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.)

1. [R13685](#) Approval of the minutes of the regular Board meeting held on November 12, 2025
Attachments: [HACM Meeting Minutes for November 12, 2025](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13686](#) Election of Chair
2. [R13687](#) Election of Vice Chair
3. [R13688](#) A motion to approve the proposed 2026 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee

Attachments: [2026 HACM Board Schedule - Tentative](#)

4. [R13689](#) Resolution approving an award of contract to Berglund Construction Company (Milwaukee, WI) for façade repair at Locust Court in the amount of \$499,000 (Official Notice 58153)

Attachments: [Bid Tab 58153 Berglund Construction Facade @ Locust Crt](#)

5. [R13690](#) Discussion regarding the Creation of a Finance Committee by the Board of Commissioners of the Housing Authority of the City of Milwaukee, including how the Board may model its duties, members, structure, and processes

Attachments: [City Attorney Opinion re Board of Health Creating a Committee](#)

6. [R13663](#) Resolution to appoint Convent Hill 202 Holdings, Inc. Directors

7. [R13691](#) 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 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.

8. The Board may receive a motion to convene in closed session at City Hall Room 301-B, pursuant to Section 19.85(1)(g) Wis. Stats., to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the Closed Session.
9. [R13692](#) Presentation of the November documents from the Travaux Board Meeting
- Attachments:** [1.0 Travaux Board Agenda for November 20, 2025](#)
[1.1 Travaux Meeting Minutes for October 30, 2025](#)
[2.0 T 195 - Amendment to Section 5.1 Travaux Inc. Bylaws Allow Other Than e](#)
[2.1 Travaux Inc. - Amended Bylaws 5.1 - Redline](#)
[2.2 Travaux Inc. - Amended Bylaws 5.1 Accepted Changes](#)
[3.0 Travaux Projects](#)
[3.1 Highland Gardens G703 Buyout tracking](#)
[3.2 Public Housing 12Mo Occupancy & 2Mth Work Order Reports 10.25](#)
[3.3 Affordable LLC -12Mo Occupancy & 2Mth Work Order Reports 10.25](#)
[3.4 Market Rate -12Mo Occupancy & 2Mth Work Order Repots 10.25](#)
10. [R13693](#) Presentation of the agenda and documents from the November HACM Executive Search Committee meeting
- Attachments:** [1.0 Agenda 111125 HACM Exec Search Cmte Agenda](#)
[1.1 Minutes 101725 HACM Exec Search Cmte 2nd Stakeholder Forum Minute](#)
[1.2 Minutes 101525 HACM Exec Search Cmte 1st Stakeholder Forum Minute](#)
[1.3 Minutes 102125 HACM Exec Search Cmte Meeting Minutes](#)
[2.0 TOLE Presentation 111125 Summary of the HACM Stakeholders Survey -](#)
11. [R13694](#) Report from the Secretary-Executive Director
- Attachments:** [HACM HUB Mya Johnson Homeownership Program-Congrats](#)
[Public Safety Analytics and Initiatives Report](#)
[CVR Monthly Report - Oct 25](#)

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.

