



# City of Milwaukee

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

## Meeting Agenda

### HOUSING AUTHORITY

**MARK WAGNER, CHAIR**

**Ricardo Diaz, Vice Chair**

**Sherri L. Daniels, Hon. M. Joseph Donald, Brooke VandeBerg,**

**Gloria Lott, and Susan Lloyd**

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Wednesday, November 13, 2019

1:30 PM

City Hall, Room 301-A, 200 East Wells Street

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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. [R13101](#) Approval of the minutes of the regular meeting held on October 16th, 2019  
**Attachments:** [October 16, 2019 HACM Minutes](#)
2. [R13102](#) Resolution Approving the Submission of a Low-Income Housing Tax Credit Application for Westlawn Renaissance IV  
**Attachments:** [Westlawn Renaissance IV & V Site Map](#)
3. [R13103](#) Resolution Approving the Submission of a Low-Income Housing Tax Credit Application for Westlawn Renaissance V  
**Attachments:** [Westlawn Renaissance IV & V Site Map](#)
4. [R13104](#) Resolution Approving the Acquisition of Merrill Park by Merrill Park LLC and Adoption of the Merrill Park LLC Operating Agreement  
**Attachments:** [Attachments re: Acquisition of Merrill Park by Merrill Park LLC & Adoption of Op](#)
5. [R13105](#) Approving the Adoption by Merrill Park Development LLC of the Merrill Park Development LLC Operating Agreement  
**Attachments:** [Attachments re: Adoption by Merrill Park Development LLC of an Operating Agr](#)

6. [R13106](#) Resolution approving Merrill Park Development LLC, as sole and managing member of Merrill Park LLC, to authorize the RAD Conversion of Merrill Park, the execution of all loan documents related to the RAD Conversion of Merrill Park and the admission of the Investor Member and Special Investor Member to Merrill Park LLC  
**Attachments:** [Attachments re: Approving Merrill Park Development LLC to Authorize RAD Cor](#)
7. [R13107](#) Resolution approving the Housing Authority of the City of Milwaukee to take all action necessary in connection with the Rehabilitation RAD Conversion of Merrill Park, including serving as Guarantor for all loans related thereto and as developer for Merrill Park  
**Attachments:** [Attachments re: Merrill Park RAD Conversion - HACM as Guarantor & Develop](#)

## B. REPORTS AND DISCUSSION ITEMS

1. [R13108](#) Resolution appointing Board Members and approving Bylaws for Endeavor, Inc.  
**Attachments:** [Endeavor Inc Bylaws](#)  
[Endeavor Inc Articles of Incorporation](#)  
[Endeavor Inc Company Profile](#)
2. [R13109](#) Resolution approving a Cooperative Agreement-Contract for receipt and furnishing of services, materials and equipment between the Housing Authority of the City of Milwaukee and Endeavor, Inc.  
**Attachments:** [Endeavor Inc & HACM Cooperation Agreement](#)
3. [R13110](#) Resolution approving an award of contract to Travaux, Incorporated (Milwaukee, WI) to be the Construction Manager at Risk / Contractor for the Westlawn Renaissance VI Project in an amount not to exceed \$33.6 million  
**Attachments:** [Westlawn Renaissance VI Project Brief](#)  
[Westlawn Renaissance VI Site Plan](#)
4. [R13111](#) Presentation of the Third Quarter Financial Reports for the period ending September 30, 2019  
**Attachments:** [Financial Reports 2019 Q3 - 09-30-19 - Discussion Points 11-01-19](#)  
[Financial Reports 2019 Q3 - 09-30-19](#)
5. [R13112](#) Report from the Secretary-Executive Director  
**Attachments:** [Nat'l Low Income Hsg Coalition - Senate Passes FY20 Spending Package w- HUD RAD Resource - WI State Fact Sheet 11-05-19](#)  
[WWBIC Make Your Money Talk Q3 2019 Dashboard 11-01-19](#)

## Adjournment

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