



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, and Ald. Sharlen Moore

Wednesday, July 23, 2025

1:00 PM

Mitchell Court Apartments
2600 West National Avenue, Milwaukee, WI

PUBLIC LISTENING SESSION

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 was called to order at 1:00 p.m.

Roll Call

Present: 5 - Gotzler, Yepez Klassen, Moore, Hayslett, Burrell

1. [R13617](#) Public Listening Session

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.

Sponsors: THE CHAIR

Five interested persons were each provided two minutes to share their comments during the general Public Listening Session. A summary of each person's comment follows.

Shirley Frazier, Mitchell Court – Ms. Frazier expressed concern regarding the presence in her building of a pit bull that has been designated as a service animal. She noted that the breed is known for aggressive behavior and requested that appropriate action be taken to address the situation. Ms. Frazier did mention that she has talked with the manager and is trying to come to a mutual agreement over the situation.

Chris Logan, Mitchell Court – Ms. Logan reported experiencing low water pressure in her apartment, which is located on the 10th floor.

Kim Gartner, Mitchell Court – Ms. Gartner questioned why younger adults are residing in the building if it is designated as a senior housing facility.

Rosa Mojica, Mitchell Court – Ms. Mojica shared that she is very pleased with her apartment and the administration. However, she expressed concern about a neighbor who plays loud music at all hours of the day and night. She also requested permission to install garden boxes in the future so she can plant flowers on the property.

Patty Doherty, Legislative Aide to Alderwoman Zamarripa, shared that the Alderwoman recently met with the operator of the former La Cueva building, located across the street from Mitchell Court. The operator expressed her intent to purchase the property, indicating a stronger personal investment in its future success in the neighborhood. Ms. Doherty said that Alderwoman Zamarripa made it clear to the operator that she would only support the issuance of any licenses if strict conditions are met—specifically, the business must close by midnight every night and exclude all entertainment elements from its operations, including live bands, dancing, DJs, and nightclub activities. Ms. Doherty stressed that residents should report any concerns or complaints directly to both the police and the Alderwoman's office.

In Chair Hayslett's absence, Vice Chair Gotzler expressed appreciation to the Mitchell Court Resident Organization and residents for attending the listening session. The Vice Chair also requested that executive staff and management in attendance introduce themselves, noting that there are many new faces within the organization.

2. [R13618](#)

Resolution approving an award of contract to ECS Midwest LLC (Windsor, CT) (Assigneeby TRC Environmental Corp.) for building facade inspections and repairs at various sites in amount not to exceed \$280,000 (Official Notice 57947)

Sponsors: THE CHAIR

Attachments: [ECS Midwest LLC \(Windsor, CT\) Official Notice 57947](#)

Alison Woznicki, Vice President of Construction for Travaux, explained that ECS Midwest LLC had been the successful bidder for an earlier Request for Proposal for Building Façade Inspections and Repairs at Various Sites. They have completed the first phase, inspection and assessment across seven HACM properties to determine the current state of the façades. The second phase will involve determining what repairs and renovations are needed in order to satisfy the requirements of the City of Milwaukee Code of Ordinances and developing the design solutions needed based on what was discovered during the first inspection phase, as well as overseeing the construction management of the project. ECS Midwest LLC will produce full documentation and construction-ready plans, which will be used by Travaux to separately procure contractors to perform the necessary repairs. The contract for phase one was \$132,000. The amount for the phase two designs and oversight has been set as not-to-exceed \$280,000, and the work may be split into separate contracts for each development. Since the total for their work will exceed the \$250,000 threshold requiring Board approval, staff has brought the item to the Board. In response to questions from Commissioners, Ms. Woznicki further clarified that the costs related to phase two were able to be determined as a result of the findings during the first inspection phase.

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

Aye: 5 - Gotzler, Yopez Klassen, Moore, Hayslett, and Burrell

No: 0

Adjournment

There being no further business, Commissioner Burrell made a motion to adjourn the meeting at 1:40 p.m. Commissioner Moore seconded the motion. There being no objections, the motion carried.

Minutes prepared by: Patricia Dee and Maria Martinez-Planas

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.