



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Sherri L. Daniels, Vice Chair

**Ald. Milele Coggs, Darian Luckett, Brooke VandeBerg, and
Irma Yopez Klassen**

Thursday, June 9, 2022

1:30 PM

Virtual Conference Call-in: (866) 899-4679

Access code: 777-294-317#

Due to the lack of quorum, the previously scheduled June 9th HACM board meeting has been cancelled.

The next regularly scheduled meeting for HACM is expected to take place Wednesday, July 13th, 2022

Please feel free to contact (414) 286-5824 with any questions

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=981590&GUID=F1EEC6E0-CC53-4B6C-8AD8-9B79DEB5EC19&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 Schmidt knecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212

Call to Order

Roll Call

Present: 3 - Wagner, Coggs, Reed Daniels

Excused: 1 - 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. [R13328](#) Approval of the minutes of the regular meeting held on May 11, 2022

Sponsors: THE CHAIR

Attachments: [HACM Minutes for May 11-2022 Final](#)

This Motion was **NOT ACTED ON**

B. REPORTS AND DISCUSSION ITEMS

1. [R13329](#) Resolution approving an award of contract to Grand Appliances (Brookfield, WI) for the purchase of ranges and refrigerators for the Housing Authority City of Milwaukee properties at an estimated yearly amount of \$450,000.00 (Official Notice 58099)

This contract will be effective June 10, 2022 through June 9, 2023 with the option to be extended for four additional one-year terms upon mutual consent of both parties.

Sponsors: THE CHAIR

Attachments: [Grand Appliances -Bid tab 58099 for Ranges and Refrigerators](#)

2. [R13331](#) Resolution authorizing the use of AIA Document A102-2017 for Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC and Townhomes at Carver Park LLC

This resolution will authorize management to use the AIA document A102-2017 as required by the Wisconsin Housing and Economic Development Authority (WHEDA) as lender and tax allocating agency, instead of the previously approved A133-2009. This changes the role of Travaux, Inc. on the contract from Construction Manager to General Contractor. Both documents, however, requires a Cost Plus with Gross Maximum Price methodology in setting the contract amount. Investors are agreeable to this change.

Sponsors: THE CHAIR

Attachments: [Final A102-2017 21-043 Travaux \(WRV\) General Contractor \(2\)](#)
[Final-A102-2017 21-044 Travaux \(WRVII\) General Contractor](#)
[Final-A102-2017 21-045 Travaux \(Townhomes at Carver\) General Contractor](#)
[Sample use of Contract A102-2017 for WLR V-WLR VII and Townhomes](#)

3. [R13330](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [NAHRO Article - HUD Receives Significant Funding Increase in House Proposal](#)

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, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

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.