



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

SHERRI L. DANIELS, Chair
Brooke VandeBerg, Vice Chair
Darian Luckett and Irma Yopez Klassen

Wednesday, November 8, 2023

1:30 PM

City Hall, Room 301-A

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. [R13429](#) Approval of the minutes of the regular meeting held on October 11, 2023
Attachments: [October 11, 2023 Meeting Minutes](#)
2. [R13430](#) Approval of the minutes of the special meeting held in November 2, 2023
Attachments: [November 2, 2023 Special Meeting Minutes](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13424](#) Resolution authorizing the Housing Authority of the City of Milwaukee (HACM) to institute a defined contribution 401(k) plan for all employees hired on or after January 1, 2024, rather than join the Wisconsin Retirement System at this time.
Attachments: [401\(k\) Match Calculation](#)
[401\(k\) Plan Admin Cost](#)
[Nationwide 401\(k\) Plan Admin Proposal](#)

2. [R13427](#) Resolution authorizing the Housing Authority of the City of Milwaukee (HACM) to opt in to the Wisconsin Retirement System for all employees hired as of January 1, 2024
Attachments: [WRS Benefits Handbook](#)
[WRS Contribution Rates](#)
[Pension - Resolution of Inclusion](#)
[Pension - Designation of Agent](#)
3. [R13431](#) Resolution approving the submission by the Housing Authority of the City of Milwaukee to the U.S. Department of Housing and Urban Development of a disposition application for the sale of vacant land at 1519 North 13th street to the City of Milwaukee for \$20,000
Attachments: [Disposition Map-1519 N. 13th](#)
[Site map](#)
[Title Report](#)
[Email Project Brief](#)
4. [R13432](#) Resolution approving the Housing Authority of the City of Milwaukee (HACM) to take all action necessary in connection with the rehabilitation of Highland Gardens, including serving as Guarantor for all loans related thereto and as Developer for Highland Gardens.
Attachments: [HG Gurantor Attachments](#)
5. [R13433](#) Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) to be the Construction Contractor for the Highland Gardens Rehabilitation project in an amount not-to-exceed \$8,838,593
Attachments: [HG Contractor Attachments](#)

6. [R13434](#) Resolution approving an increase of \$300,000 to the purchase order amount with Nan McKay and Associates (El Cajon, CA) for professional services provided to the Housing Authority of the City of Milwaukee's Rent Assistance Voucher Program for a total amount not-to-exceed \$550,000

Staff recommends increasing the maximum authorized amount of the purchase order from the current amount not-to-exceed \$250,000 to a new total amount not-to-exceed \$550,000. Professional services include, but are not limited to: the oversight of the initial and annual Project Based Voucher (PBV) functions of HACM-owned units, establishing PBV contract rents and determining rent reasonableness. Nan McKay has been providing professional services to HACM's Rent Assistance Voucher Program with purchase order number (RAP122527-d) from the date of execution effective May 16, 2022 for a term of five (5) years through May 16, 2027.

Attachments: [110823 Additional Information for the Nan McKay Resolution](#)

7. [R13435](#) Presentation of the Third Quarter Financial Reports for the period ending September 30, 2023

Attachments: [HACM Third Quarter 2023 Discussion Points](#)

[HACM Third Quarter Financial Report](#)

8. [R13436](#) Presentation of the amendment to the Low-Income Dwelling Lease

Attachments: [Summary of Significant Changes to PH Lease and Grievance Procedures](#)

[Low-Income Dwelling Lease - All Changes Accepted](#)

[Low-Income Dwelling Lease - Redline](#)

[LI Dwelling Lease Resident Grievance Procedures](#)

[LI Dwelling Lease Memo to Public Housing Residents](#)

9. [R13437](#) Report from the Secretary-Executive Director

Attachments: [Rent Assistance Program - Status of HUD Review](#)

[HACM YARDI Kick-Off](#)

[HACM YARDI Implementation Timeline](#)

[Dissolution of Carver Park LLC and Tax Credit LP](#)

[Carver Park Tax Credit LP Consent to Dissolution](#)

[Carver Park Tax Credit LP Statement of Dissolution or Termination](#)

[Carver Park Tax Credit LP Notice of Dissolution and Request for Claims](#)

[Carver Park LLC Consent to Dissolution](#)

[Carver Park LLC Statement of Dissolution](#)

[Carver Park LLC Notice of Dissolution and Request for Claims](#)

[Recovery Plan Monthly Update](#)

- 10. The Board may receive a motion to convene in closed session pursuant to Section 19.85(1) (g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board 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.**

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, Marquette Treadway 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.