



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, April 10, 2024

1:30 PM

Virtual Call-in No. (877) 309-2073

Access Code: 255-722-933#

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. [R13468](#) Approval of the minutes of the regular meeting held on February 14, 2024
Attachments: [February 14, 2024 Meeting Minutes](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13469](#) Resolution commending Mr. David Flores for 30 years of dedicated service to the Housing Authority of the City of Milwaukee
Attachments: [Commendation for David Flores](#)
2. [R13470](#) Resolution approving an award to contract to Berman Hopkins CPA's & Associates, LLP (Melbourne FL) for auditing services in the amount of \$849,300.00
Attachments: [Berman Assoc CPAs - Attachment A - Compensation and Timing](#)
[RFP_Berman Hopkins Proposal for Audit Services - Notice 58128](#)
3. [R13471](#) Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Adviser for the construction of Market Rate Homes at Westlawn Gardens
Attachments: [Travaux C123-2019 CMA Market-Rate TH Ph 5C-1 WG2](#)

4. [R13472](#) Resolution approving an award of contract to Hurt Electric Inc. (Wauwatosa, WI) for electrical for single-family market-rate townhomes Phase 5C-1 at Westlawn Gardens Phase 2 in the amount of \$317,000 (Official Notice 58122)
Attachments: [Bid Tab 58122 Hurt Electric WLG Ph2 Electrical](#)
[Schedule of Values Hurt Electric Inc.](#)
5. [R13473](#) Resolution approving an award of contract to Dodge and Sons Builders LLC (Fond Du Lac, WI) for gypsum board assemblies for single-family market-rate townhomes Phase 5C-1 at Westlawn Gardens Phase 2 in the amount of \$289,000 (Official Notice 58124)
Attachments: [Bid Tab 58124 Dodge and Sons Builders LLC Gypsum Brd Assem WLG Ph2](#)
[Schedule of Values Dodge and Son Builders LLC](#)
6. [R13474](#) Resolution approving an award of contract to B V Tetzlaff Inc. (Brookfield, WI) for plumbing for single-family market-rate townhomes Phase 5C-1 at Westlawn Gardens Phase 2 in the amount of \$327,140.00 (Official Notice 58126)
Attachments: [Bid Tab 58126 BV Tetzlaff Inc Plumbing at WLG Ph2](#)
[Schedule of Values BV Tetzlaff Inc](#)
7. [R13475](#) Resolution approving an award of contract to Great Lakes Components LLC (Elkhorn, WI) for rough carpentry for single-family market-rate townhomes Phase 5C-1 at Westlawn Gardens Phase 2 in the amount of \$860,000 (Official Notice 58127)
Attachments: [Bid Tab 58127 Great Lakes Components LLC Rough Carpentry WLG Ph2](#)
[Schedule of Values, Great Lakes Components LLC](#)
8. [R13476](#) Resolution approving Amendment No. 2 to Contract No. 20-003 with KPH Environmental Corporation (Milwaukee, WI) for hazardous materials abatement services at various subsidized Public Housing sites

The Housing Authority exercises its option to renew the fourth and final of four one-year renewal options. The original contract amount was \$300,000 not to exceed, and a previous amendment added \$50,000 not to exceed; the current contract amount is \$350,000 not to exceed. The staff is recommending an additional \$300,000 not to exceed, bringing the new total not to exceed to \$650,000
Attachments: [KPH Environmental Corporation - Milw WI](#)
9. [R13477](#) Resolution approving Amendment No. 5 to Purchase Order RAP12257 with Nan McKay and Associates (El Cajon, CA) for professional services provided to the Housing Authority of the City of Milwaukee's Housing Choice Voucher Program related to certain Independent Entity (IE) services for HACM-owned developments, initial eligibility applicants, and recertifications of existing applicants

The current Purchase Order was effective May 16, 2022 and is currently not to exceed \$350,000. Amendment No. 5 is for an additional \$300,000 to cover current and future invoices through June 30, 2024, for a cumulative total not to exceed \$650,000. \$294,000 of this additional amount was already specifically included in the RAP Budget passed on January 10, 2024 and staff is confident the balance will be workable within the rest of the budget.

10. [R13478](#) Resolution approving an award of contract to the Wisconsin Women's Business Initiative Corporation (WWBIC) (Milwaukee, WI) for professional services to provide financial literacy training and Individual Development Account (IDA) case management services to Public Housing residents and Rent Assistance recipients in an amount not to exceed \$442,000.00

WWBIC's proposed schedule of fees consists of \$142,000 to provide financial education training and IDA management. The additional amount of up to \$300,000 of potential HACM contribution is for the matching fund for the IDA savings accounts of participating residents.

Attachments: [WWBIC 2024 HACM Proposal](#)
[WWBIC 2024 Request for Exception to Bidding](#)

11. [R13479](#) Report from the Secretary-Executive Director

Attachments: [Section 8 Voucher Utilization Update](#)
[Monthly Recovery Report Data](#)
[Public Housing Occupancy Report Mar 2024](#)
[Public Housing Work Order Report Mar 2024](#)
[Public Housing Work Order Report Yardi Gen w-graph Mar 2024](#)
[Affordable LLC Occupancy Report Mar 2024](#)
[Affordable LLC Work Order Report Mar 2024](#)
[Affordable LLC Work Order Report Yardi Gen w-graph Mar 2024](#)
[Market Occupancy Report Mar 2024](#)
[Market Rate Work Order Report Mar 2024](#)
[Market Rate Work Order Report Yardi Gen w-graph Mar 2024](#)
[Development Activities Board Presentation](#)
[Yardi Implementation Timeline Update](#)

12. **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.