



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, May 8, 2024

1:30 PM

Link: <https://meet.goto.com/178139965>

Access code: 178-139-965#

Call-in: (866) 899-4679

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. [R13480](#) Approval of the minutes of the regular meeting held on April 10, 2024

Attachments: [April 10, 2024 Minutes](#)

2. [R13481](#) Resolution approving the write off of fixed assets

Attachments: [HACM Dispositions 2023 - Write off of Fixed Assets](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13482](#) Resolution authorizing the execution of a green infrastructure twenty-year maintenance covenant for Westlawn Renaissance Phase Two with the Milwaukee Metropolitan Sewerage District - Contract G98004P44

Attachments: [Westlawn Gardens Phase 2 Covenant with MMSD - REDLINE](#)

[Westlawn Gardens Phase 2 Market Rate Presentation](#)

2. [R13483](#) Resolution approving an award of contract to Insulation Technologies, Inc. (Milwaukee, WI) for fiber concrete siding for single-family market-rate townhomes phase 5C-1 at Westlawn Gardens Phase 2 in an amount not to exceed \$337,167.00 (Official Notice 58134)
Attachments: [Bid Tab 58134 Insulation Technologies WLG Ph2 Cement Fiber Siding](#)
[Schedule of Values Insulation Technologies, Inc.](#)
[Westlawn Gardens Phase 2 Market Rate Presentation](#)
3. [R13484](#) 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 the Scattered Sites single-family property located at 3156 North 24th Place to Acts Housing for \$1.00
Attachments: [Proposal for Disposition-Scattered Sites single family property at 3156 N. 24th F](#)
[Photo of 3156 North 24th Place](#)
4. [R13485](#) Presentation of the First Quarter Financial Reports for the period ending March 31st, 2024
Attachments: [Discussion Points](#)
[First Quarter 2024 Financial Report](#)
5. [R13486](#) Report from the Secretary-Executive Director
Attachments: [CLPHA THUD Funding Bill FY 2024](#)
[HUD Communications and Summary of CAP Progress](#)
[HUD PHAS Score for 2022 Apr 2024 Update](#)
[Things We've Done the Last Few Years](#)
[Yardi Implementation Timeline Update](#)
[Development Activities Status Report](#)
[Section 8 Voucher Utilization Update](#)
[Recovery Plan Monthly Update](#)
[Public Housing Occupancy Report Apr 2024](#)
[Public Housing Work Order Report Apr 2024](#)
[Public Housing Work Order Rpt Yardi Gen. w-graph Apr 2024](#)
[Affordable LLC Occupancy Report Apr 2024](#)
[Affordable LLC Work Order Report Apr 2024](#)
[Affordable LLC Work Order Rpt Yardi Gen.w-graph Apr 2024](#)
[Market Rate Occupancy Report Apr 2024](#)
[Market Rate Work Order Report Apr 2024](#)
[Market Rate Work Order Rpt Yardi Gen. w- graph Apr 2024](#)

- 6. 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.