



City of Milwaukee

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

Meeting Agenda

HOUSING AUTHORITY

CHARLOTTE HAYSLETT, Chair

Karen Gotzler, Vice Chair

Irma Yopez Klassen, Jackie Burrell, Ald. Sharlen Moore, Howard Snyder, and James Nelson, Sr.

Wednesday, April 15, 2026

4:00 PM

City Hall, Room 301-B, 200 East Wells Street

Live Stream Link:

https://milwaukee.granicus.com/player/camera/4?publish_id=6&redirect=true

Meeting Link for Live Stream – City of Milwaukee Live Stream Two

Cable Subscriber Options: Spectrum: Channel 25 and AT&T Channel 99

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. [R13745](#) Approval of the minutes of the Public Listening Session Board meeting held on March 5, 2026
Attachments: [Meeting Minutes for PLS Lapham-Carver Park March 5, 2026](#)
2. [R13751](#) Approval of the minutes of the Special Board meeting held on March 13, 2026
Attachments: [Meeting Minutes HACM Special Meeting March 13, 2026](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R13752](#) Resolution approving an Employment Contract with Harold Ince, Jr. for the position of Secretary-Executive Director
Attachments: [Harold Ince, Jr. Employment Agreement Counter Contract](#)

[HACM Job Description Secretary Executive Director](#)

The Board may receive a motion to convene in closed session pursuant to Section 19.85(1)(c) Wis. Stats., considering employment, promotion, compensation or performance evaluation data regarding Harold Ince, Jr., candidate for Secretary-Executive Director, as well as pursuant to Section 19.85(1)(e) Wis. Stats. to confer with a representative of counsel regarding deliberations or negotiations about the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Board may then reconvene in open session concerning any such item following Closed Session.

2. [R13753](#) Resolution approving an award of contract to William Sackerson Construction Co. Inc. (Cudahy, WI) for elevator modernization at Hillside Terrace in the amount of \$574,606.00 (Official Notice 58152)
Attachments: [Bid Tab 58152 William Sackerson Construction elevators @ Hillside Tr](#)
3. [R13754](#) Resolution approving an award of contract to Berglund Construction Company (Milwaukee, WI) for facade repair at Hillside Terrace in the amount of \$224,500.00 (Official Notice 58154)
Attachments: [Bid Tab 58154 Berglund Construction Company for facade repair @ Hillside Tr](#)
4. [R13755](#) Resolution approving an award of contract to Masonry Restoration, Inc. (West Allist) for facade repair at Arlington Court in the amount of \$449,000.00 (Official Notice 58155)
Attachments: [Bid tab 58155 Masonry Restoration Inc facade wrk at Arlington Crt](#)
5. [R13756](#) Resolution approving an offer to purchase by Orvix, LLC for the Scattered Sites home located at 1302 South 21st Street, Milwaukee, WI for \$111,000.

This is a 4-bedroom, single-family home located on the 8th Aldermanic District. The property has been vacant since 2024 due to repair costs exceeding HACM capacity to return the unit to NSPIRE Standards. This property has been approved for sale for the highest and best offer by the Special Application Center at the Department of Housing and Urban Development. The bid by Orvix, LLC is \$7,000 over the appraised value and sale price.
Attachments: [Offer To Purchase Scattered Sites at 1302 South 21St Street, Milw., WI](#)
[Orvix LLC Dept of Financial Inst. Corp Records](#)
6. [R13757](#) Public Listening Session - General Comments

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.

7. [R13758](#) Discussion of the impact of Common Council Resolution File # 251634 on HACM properties
Attachments: [Common Council Resolution File No. 251634 on HACM properties](#)

8. [R13759](#) Presentation of a Summary of HACM's Public Housing Capital Fund Program
Attachments: [Capital Fund Program Yearly Budgets](#)
[Capital Fund Program 2023 Summary](#)
[Capital Fund Program 2024 Summary](#)
[Capital Fund Program 2025 Summary](#)
[Capital Fund Program 2026 Summary](#)
[Capital Fund Program 2027 Summary](#)

9. [R13760](#) Presentation of the March documents from the Travaux Board Meeting.
Attachments: [Travaux Board Agenda for March 26, 2026](#)
[1. Travaux Meeting Minutes for February 26, 2026](#)
[2.a.Travaux Projects 3.11.26 \(002\)](#)
[2.b. Capital Fund Program Budgets](#)
[2.c. Highland Gardens Buyout & Change Order Tracking](#)
[2.d. Public Housing 12 Mo Occupancy & 2Mo Work Order Report](#)

[2.e. Affordable Housing 12 Mo Occupancy & 2Mo Work Order Report](#)

[2.f. Market Rate 12 Mo Occupancy & 2Mo Work Order Report](#)

10. [R13761](#) Report from the Secretary-Executive Director

Attachments: [Public Safety Analytics & Initiatives Report](#)

[Public Safety Dept Response to Action Items from 3-26 Mtg](#)

[Public Safety Cost Reduction Measures Effective 4.12.26](#)

[Public Safety Development Take Over Response](#)

[CVR Monthly Report](#)

[HCV Request For Tenancy Approval \(RFTA\) Draft](#)

[Asset Management Plan Update](#)

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 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.