



# City of Milwaukee

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

## Meeting Agenda

### HOUSING AUTHORITY

**MARK WAGNER, CHAIR**

**Ricardo Diaz, Vice Chair**

**Sherri L. Daniels, Hon. M. Joseph Donald, Lena Mitchell,**

**Michael Van Alstine, and James N. Witkowiak**

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Wednesday, May 10, 2017

1:30 PM

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

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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 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. [R 12861](#) Approval of the minutes of the regular meeting held on April 12, 2017  
**Attachments:** [April 17, 2017 HACM Minutes.pdf](#)
2. [R 12862](#) Resolution approving Amendment No. 2 to Contract No. 15-006 with Hero Plumbing, LLC for annual plumbing maintenance services and emergency after-hour services at various housing developments and support facilities  
**Attachments:** [Amendment #2 to Contract 15-006 Analysis & Staff Recommendation 05-04-17.](#)
3. [R 12863](#) Resolution approving an award of contract to Roofed Right America LLC (Milwaukee, WI) for Roof Replacement on 50 buildings (Phase 2) at Berryland Housing Development in the amount of \$592,739.00  
**Attachments:** [Bid Tab - Roofed Right America Berryland Roof Replacement Phase 2 05-02-17](#)
4. [R 12864](#) Resolution approving an award of contract to Roofed Right America LLC (Milwaukee, WI) for Roof Replacement on 68 buildings at the Southlawn Housing Development in the amount of \$813,824.00  
**Attachments:** [Bid Tab - Roofed Right America Southlawn Roof Replacement 05-02-17.pdf](#)
5. [R 12865](#) Resolution approving an award of contract to Affordable Action Joint Venture (Milwaukee, WI) for Unit HVAC Upgrades [air conditioning] on 330 units plus the management office at Southlawn Housing

Development in the amount of \$2,511,393.54

**Attachments:** [Bid Tab - Affordable Action Joint Venture Southlawn Unit HVAC Upgrades 05-0:](#)

6. [R 12866](#) Resolution approving an offer from Santasha Curtis to purchase the three bedroom single family tax foreclosed home located at 8535 West Ruby Avenue for \$86,000

**Attachments:** [Fact Sheet 8535 W Ruby Ave.pdf](#)

7. [R 12867](#) Resolution approving an offer from Kevin and Sharon Zagrodnik to purchase the three bedroom single family tax foreclosed home located at 2424 West Bridge Street for \$150,000

**Attachments:** [Fact Sheet 2424 W Bridge Ave.pdf](#)

8. [R 12868](#) Resolution approving an offer from Merlton Gaillard to purchase the three bedroom single family tax foreclosed home located at 3420 North 1st Street for \$64,000

**Attachments:** [Fact Sheet 3420 N First St.pdf](#)

9. [R 12858](#) In light of the historically robust construction activity in the Milwaukee region, financing and timing constraints, and regulatory requirements, a resolution authorizing the Secretary-Executive Director to negotiate a contract with J.P. Cullen & Sons Inc. for the construction of Victory Manor in an amount not to exceed \$13 million and, contingent upon successful negotiation and HUD approval, award a contract to J.P. Cullen & Sons Inc. for Victory Manor

**Attachments:** [IMPORTANT - PLEASE READ - Recommend Amendment to Resolution 12858](#)

*Staff is recommending the following amendment to the resolution: Removal of "and HUD approval."*

## B. REPORTS AND DISCUSSION ITEMS

1. [R 12869](#) Presentation of the Third Quarter Financial Reports for the period ending September 30, 2016

**Attachments:** [Financial Reports 17Q1 05-01-17.pdf](#)

2. [R 12870](#) Report from the Secretary-Executive Director

**Attachments:** [Housing Affairs Letter - HUD Operations In Shambles 04-28-17.pdf](#)

[Housing Affairs Letter - Carson Off To Rough Start 04-14-17.pdf](#)

[Housing Affairs Letter - HOPE VI Complete With RIP Study 03-24-17.pdf](#)

[Housing Affairs Letter - Rockford Concedes Housing Mandate 04-28-17.pdf](#)

[Housing Affairs Letter - HUD & Westchester Feud Unabated 04-21-17.pdf](#)

[Housing Affairs Letter - FY17 Budget Dance Begins In Earnest 03-31-17.pdf](#)

[Housing Affairs Letter - Over-Income Families Remain Targets 03-31-17.pdf](#)

[WWBIC Make Your Money Talk 2017 Q1 Report and Dashboard 05-02-17.pdf](#)

[Biz Journal - TechForce Ctr Real Estate Award Winner - Best Public-Private Pa](#)

[Thank You Ltr from Susan Lloyd Zilber Fam Fdn re Budget Talk 04-27-17.pdf](#)

[Tellier Foundation Check 15K for Educational Initiative 04-05-17.pdf](#)

[Pathfinders Donation - Thank You Ltr 04-18-17.pdf](#)

[HUD SEMAP Score for 2016 - 103 - 05-05-17.pdf](#)

## 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>.