



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**

Wednesday, May 9, 2018

1:30 PM

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

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. [R 12954](#) Approval of the regular meeting held on April 11, 2018
Attachments: [April 11, 2018 HACM Minutes.pdf](#)
2. [R 12955](#) Approval of the minutes of the special meeting held on April 25, 2018
Attachments: [April 25, 2018 HACM Minutes.pdf](#)
3. [R 12956](#) Resolution approving Amendment No. 2 to Contract No. 16-021 with Friends of Housing Corporation for property management services at Berryland, Northlawn and Southlawn Developments.

The Housing Authority has a contract with Friends of Housing Corporation for the management of Berryland, Northlawn, and Southlawn, and this contract includes four annual options for renewal. Staff would like to exercise this option for renewal for another year, April 1, 2018 through March 31, 2019, with the same terms and conditions of the original contract. This amendment #2 will increase the contract price by an amount not to exceed \$312,816 per year, for a total contract amount of \$938,448.

4. [R 12957](#) Resolution approving an award of contract to Otis Elevator Company for

elevator maintenance and repair services at various sites

Attachments: [Elevator Maint & Repair Otis award recommendation DRAFT.pdf](#)

5. [R 12958](#) Resolution approving the write-off of delinquent former resident accounts for various low rent public housing developments in the amount of \$106,787.66

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2017 to September 30, 2017. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Attachments: [Write-Off 2018Q1 Summary – Low Rent Public Hsg.pdf](#)

6. [R 12959](#) Resolution approving the write-off of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$17,379.70

This resolution will authorize the write-off of delinquent former resident accounts for the period July 1, 2017 to September 30, 2017. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Attachments: [Write-Off 2018Q1 Summary – BSL Mid-Income.pdf](#)

B. REPORTS AND DISCUSSION ITEMS

1. [R 12960](#) Presentation of the First Quarter Financial Reports for the period ending March 31, 2018

Attachments: [Quarterly Financials Discussion Points.pdf](#)

[Financial Reports 18Q1 03-31-18.pdf](#)

2. [R 12961](#) Resolution approving an amendment to HACM's Employee Handbook and Personnel Policy to update the Whistleblower Policy

Attachments: [Whistleblower Protection Policy.pdf](#)

3. [R 12962](#) Report from the Secretary-Executive Director

Attachments: [HUD letter re CNI Grant Application.pdf](#)

[Housing Affairs Letter RAD Cleared to Double Capacity issue 04-06-2018.pdf](#)

[Housing Affairs Letter GAO Outlines Shortcomings issue 03-30-2018.pdf](#)

[Housing Affairs Letter Ben Carson Hunkers Down On Criticism issue 04-06-2018.pdf](#)

Adjournment

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