



# City of Milwaukee

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

## Meeting Agenda

### HOUSING AUTHORITY

**MARK WAGNER, CHAIR**  
**Sherri L. Daniels, Vice Chair**  
**Brooke VandeBerg and Ald. Milele Coggs**

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Thursday, June 9, 2022

1:30 PM

Virtual Conference Call-in: (866) 899-4679

Access code: 777-294-317#

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**Due to the lack of quorum, the previously scheduled June 9th HACM board meeting has been cancelled.**

**The next regularly scheduled meeting for HACM is expected to take place Wednesday, July 13th, 2022**

**Please feel free to contact (414) 286-5824 with any questions**

**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.**

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=981590&GUID=F1EEC6E0-CC53-4B6C-8AD8-9B79DEB5EC19&Options=info&Search=>

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information contact the Housing Authority ADA Coordinator, Patricia Schmidtkecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212

#### 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. [R13328](#) Approval of the minutes of the regular meeting held on May 11, 2022

**Attachments:** [HACM Minutes for May 11-2022\\_Final](#)

**B. REPORTS AND DISCUSSION ITEMS**

1. [R13329](#) Resolution approving an award of contract to Grand Appliances (Brookfield, WI) for the purchase of ranges and refrigerators for the Housing Authority City of Milwaukee properties at an estimated yearly amount of \$450,000.00 (Official Notice 58099)

This contract will be effective June 10, 2022 through June 9, 2023 with the option to extend for four additional one-year terms upon mutual consent of both parties.

**Attachments:** [Grand Appliances -Bid tab 58099 for Ranges and Refrigerators](#)

2. [R13331](#) Resolution authorizing the use of AIA Document A102-2017 for Westlawn Renaissance V LLC, Westlawn Renaissance VII LLC and Townhomes at Carver Park LLC

This resolution will authorize management to use the AIA document A102-2017 as required by Wisconsin Housing and Economic Development Authority (WHEDA) as lender and tax allocating agency instead of the previously approved A133-2009. This changes the role of Travaux, Inc. on the contract as Construction Manager to General Contractor. Both documents, however, requires a Cost Plus with Gross Maximum Price methodology in setting the Contract Amount. Investors are agreeable to this change.

**Attachments:** [Amended use of contract - Form A102-2017](#)

3. [R13330](#) Report from the Secretary-Executive Director

**Attachments:** [Recovery Plan Monthly Update](#)

[Housing Performance for PHA Occupancy Rate - 5.31.2022](#)

[Housing Performance for LLC Occupancy Rate - 5.31.2022](#)

[Housing Performance for Market Rate Occupancy Rate - 5.31.2022](#)

**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 Schmidtkecht 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.