



# City of Milwaukee

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

## Meeting Agenda

### HOUSING AUTHORITY

**MARK WAGNER, CHAIR**

**Sherri L. Daniels, Vice Chair**

**Ald. Milele Cogg, Darian Luckett, Brooke VandeBerg, and Irma  
Yepez Klassen**

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Thursday, September 15, 2022

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.**

HACM will be following the City of Milwaukee's face covering protocol for City Hall for any Board meetings taking place there. Currently, members of the public may wear a face covering at their own discretion. Members of the public who are unvaccinated are encouraged to wear a face covering while inside City of Milwaukee facilities. Members of the public who are immunocompromised are strongly encouraged to wear a face covering. Members of the public with symptoms, a positive COVID-19 test, or direct exposure to someone with COVID-19 should follow Center for Disease Control and Prevention (CDC) guidelines and continue to wear a face covering. For more information, please see <https://city.milwaukee.gov/coronavirus> or call the MHD COVID Hotline at 414-286-6800 for more information.

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=997443&GUID=22AD12BC-E366-49BB-A64E-16022BDA62B6&Options=info|&Search=housing+authority>

#### 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. [R13341](#) Approval of the minutes of the regular meeting held on August 10, 2022

**Attachments:** [HACM August 2022 Minutes](#)

2. [R13342](#) Resolution approving an award of contract to Pro Electric Incorporated (Franksville, WI) for Public Construction Phase 4 Street Lighting at Westlawn Gardens Phase 2 in the amount of \$330,974.36 (Official Notice)

58102)

**Attachments:** [IFB Bid Tab 58102 Pro Electric Street Lighting Phase 2](#)

3. [R13343](#) Resolution approving a change order to purchase order B122182 with A&A Plumbing of Milwaukee, LLC (Milwaukee, WI) for the annual plumbing maintenance and emergency after-hour services at various HACM housing developments

The original contract amount for \$250,000.00 was based on the not-to-exceed estimated award amounts from the past two years and did not require Board approval. A shortage of staff has led to more calls for annual plumbing maintenance and after-hour service calls resulting in a cumulative change order amount of \$250,000, making the new purchase order amount not-to-exceed \$500,000. This now exceeds the \$250,000.00 threshold requiring Board approval.

4. [R13344](#) Resolution authorizing the execution of a First Amendment to that certain purchase and sale agreement (6001 West Silver Spring Drive) by and between the Housing Authority of the City of Milwaukee and 3300, LLC providing for the sale of the commercial parcel located at 6001 West Silver Spring Drive.

**Attachments:** [Michael Best Memo re Amendment to Silver Spring Purchase Agreement](#)  
[First Amendment to Purchase and Sale Agreement](#)  
[Restrictive Covenant- 6001 W Silver Spring Dr.](#)  
[Letter of Intent Purchase & Sale of 6001 W Silver Spring Dr from Founders 3](#)

## B. REPORTS AND DISCUSSION ITEMS

1. [R13345](#) Public Hearing for the Housing Authority of the City of Milwaukee's 2023 Agency Plan, the Public Housing Resident Lease, the Public Housing Resident Handbook, the Grievance Procedures and the 2023-2027 5-year Capital Fund Plan for the purpose of receiving comments as required by the U.S. Department of Housing and Urban Development

**Attachments:** [Major changes to Annual Agency Plan](#)  
[Major changes to ACOP and Administrative Plan](#)  
[Major Changes to Lease & Handbook & Grievance Procedures](#)  
[HACM 2023 Agency Plan and Small Attachments](#)  
[HACM 2023 Admissions and Continued Occupancy Policy](#)  
[HACM 2023 Housing Choice Voucher Administrative Plan](#)  
[HACM Low Income Dwelling Lease](#)  
[HACM Housing Resident Handbook](#)  
[HACM Resident Grievance Procedures](#)  
[HACM 2023-2027 5-Year Capital Fund Plan](#)

2. [R13346](#) Resolution approving the acquisition of membership interests in Cherry Court Development LLC

The HACM, through its wholly owned LLC “Cherry Court LLC”, managing member, is acquiring the investor member interest in the Cherry Court Project. This is a 120- unit multifamily building constructed and funded with Low Income Housing Tax Credit. The entity that owns this project is Cherry Court Development LLC. This project had already passed the 15-year compliance period. The investor is selling their interest in the project for \$1 and a disposition fee of \$4,000. All disposition fees will be paid by HACM. To preserve the Limited Liability status of Cherry Court Development LLC, Travaux will be acquiring .001% interest in the LLC. “Cherry Court LLC”, its Managing member will acquire 99.99% of the investor interest.

**Attachments:** [Assignment and Assumption of Membership Interests and Third Amendment to](#)

3. [R13347](#) Resolution approving the Housing Authority of the City of Milwaukee to take all action necessary in connection with a 90-day loan extension with US Bank for Highland Park Community LLC
4. [R13348](#) Report from the Secretary-Executive Director

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

[RAP Board Presentation](#)

[Supportive Services Highlight](#)

[CLPHA Update - HUD to Collect Data from PHAs for CNA](#)

## 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 Schmidt knecht 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.