



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Sherri L. Daniels, Vice Chair

Ricardo Diaz, Brooke VandeBerg, and Susan Lloyd

Wednesday, November 10, 2021

1:30 PM

Virtual Mtg Call-in: 1-877-309-2073

Access Code: 130-279-877#

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?](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=903756&GUID=619DC166-5EBF-4B9B-B9FB-D7418DA05BFD&Options=info|&Search=)

[ID=903756&GUID=619DC166-5EBF-4B9B-B9FB-D7418DA05BFD&Options=info|&Search=](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=903756&GUID=619DC166-5EBF-4B9B-B9FB-D7418DA05BFD&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 414-286-5100, (FAX) 414-286-3456, (TDD) 414-286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

Call to Order

Meeting called to order at 1:34 p.m.

Roll Call

Present: 4 - Diaz, Wagner, Reed Daniels, Lloyd

Excused: 1 - VandeBerg

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. [R13270](#) Approval of the minutes of the regular meeting held on October 13, 2021

Sponsors: THE CHAIR

Attachments: [October 13, 2021 HACM Minutes](#)

A motion was made by Ricardo Diaz, seconded by Susan Lloyd, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 4 - Reed Daniels, Diaz, Wagner, and Lloyd

No: 0

Excused: 1 - VandeBerg

B. REPORTS AND DISCUSSION ITEMS

1. [R13271](#) Presentation of the Third Quarter Financial Reports for the period ending September 30, 2021

Sponsors: THE CHAIR

Attachments: [Financial Report_3rd Qtr_Discussion Points 9-30-21](#)
[Financial Report_3rd Qtr for period ending 9-30-21](#)

Rick Koffarnus, HACM's Finance Director, presented the financial reports for the Third Quarter of 2021, summarizing the documents included with the agenda.

2. [R13272](#) Report from the Acting Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Monthly Update](#)
[ARPA - HACM Board Update](#)
[CNI ARPA Impact-City and State](#)
[Request for a Neighborhood Investment Fund Grant](#)

Greg Anderson, Travaux's Senior Asset Manager, discussed the Monthly Recovery Plan Update, summarizing the document included with the agenda. Commissioner Diaz commented that he would like to see this report continued and presented monthly to the Board.

Willie Hines, HACM's Acting Secretary-Executive Director delivered an update on American Rescue Plan Act (ARPA) funding awarded by the City of Milwaukee to support the Westlawn Choice Neighborhood Initiative (CNI) partnership. Ken Barbeau, HACM's Director of Community Programs and Services, provided background on the request to the State of Wisconsin for ARPA funding to support a financing gap in the final phases of the Westlawn CNI Housing Plan.

Crystal Reed-Hardy, HACM's Director of Human Resources, delivered an update on the Mandatory Employee Vaccination policy. Ms. Reed-Hardy stated HACM reached 100% compliance with 47 employees requesting reasonable accommodation. All accommodations have been approved with a stipulation that employees practice all recommended safety protocols and are required to have weekly COVID tests.

Mr. Hines closed the report with news about the Milwaukee Soldiers Home receiving the Richard H. Driehaus Foundation National Preservation award from the National Trust for Historic Preservation and the Oak at Westlawn Gardens being recognized as a Top Project from the Daily Reporter.

Mr. Hines announced a new partnership with Acts Housing, a housing provider, to

provide counseling and other resources to HACM clients and clients that meet equal economic situations.

Proposed dates for the Goal Setting meeting were discussed and Chair Wagner concluded the meeting with an acknowledgment of Veteran's Day.

Adjournment

There being no further business, Commissioner Lloyd made a motion to adjourn the meeting at 2:18 p.m. Commissioner Diaz seconded the motion. There being no objections, the motion carried.

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.

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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.