



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

Thursday, December 9, 2021

1:30 PM

Conference Call-in No.: (571) 317-3129

Access code: 702-906-821#

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=910735&GUID=74C993F6-0D45-499B-B42E-7E9BE29771A4&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 Schmidtnecht 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

Meeting called to order at 1:30 p.m.

Roll Call

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

Excused: 1 - Lloyd

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. [R13274](#) Approval of the minutes of the regular meeting held on November 10, 2021

Sponsors: THE CHAIR

Attachments: [HACM Minutes for November 10-2021.pdf](#)

A motion was made Brooke VandeBerg, seconded by Ricardo Diaz, that this Motion be APPROVED This motion PREVAILED by Voice Vote

2. [R13275](#) Approval of the minutes of the special meeting held on November 29, 2021
- Sponsors:** THE CHAIR
- Attachments:** [HACM Minutes - Special Mtg November 29-2021.pdf](#)
- A motion was made by Brooke VandeBerg, seconded by Ricardo Diaz, that this Motion be APPROVED. This motion PREVAILED by the following vote:
- Aye:** 4 - Reed Daniels, Diaz, Wagner, and VandeBerg
- No:** 0
- Excused:** 1 - Lloyd
3. [R13276](#) Motion to approve the proposed 2022 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee
- Sponsors:** THE CHAIR
- Attachments:** [2022 HACM Board Schedule - Tentative.pdf](#)
- A motion was made by Brooke VandeBerg, seconded by Ricardo Diaz, that this Motion be APPROVED. This motion PREVAILED by the following vote:
- Aye:** 4 - Reed Daniels, Diaz, Wagner, and VandeBerg
- No:** 0
- Excused:** 1 - Lloyd
4. [R13277](#) Resolution approving the submission of a Tax Credit Application to the Wisconsin Housing and Economic Development Authority for Highland Park and Mixed Finance Development Proposal
- Sponsors:** THE CHAIR
- A motion was made by Brooke VandeBerg, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:
- Aye:** 4 - Reed Daniels, Diaz, Wagner, and VandeBerg
- No:** 0
- Excused:** 1 - Lloyd
5. [R13278](#) Resolution approving the adoption of temporary policy waivers as allowed under the Coronavirus Aid, Relief, and Economic Security (CARES) Act
- Sponsors:** THE CHAIR
- Attachments:** [HACM Waivers re CARES Act 05-04-21.pdf](#)
- A motion was made by Brooke VandeBerg, seconded by Ricardo Diaz, that

this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Lloyd

B. REPORTS AND DISCUSSION ITEMS

- 1. [R13279](#) Resolution approving HACM’s 2022 Fiscal Operating Budgets that include the Consolidated Budget, the Central Office Cost Center, the Section 8 Housing Choice Voucher Program, the Berryland, Northlawn and Southlawn (unsubsidized affordable housing) developments, the Public Housing Program and the Affordable (Mixed Finance) Tax Credit (LLC)

The Secretary-Executive Director is required to submit an annual operating budget for approval by the Board

Sponsors: THE CHAIR

- Attachments:** [Budget 2022 Summaries.pdf](#)
[Budget 2022 Consolidated Budget orange.pdf](#)
[Budget 2022 Central Office - COCC Operating Budget-pink.pdf](#)
[Budget 2022 Section 8 Rent Assistance Operating Budget blue.pdf](#)
[Budget 2022 Unsubsidized Hsg of 2022 BNS Budget yellow.pdf](#)
[Budget 2022 Public Housing Site Budgets - white.pdf](#)
[Budget 2022 LLC by Developments green.pdf](#)

Fernando Aniban, HACM’s Chief Financial Officer, Kaylin Nuss, HACM’s Asset Director and Pamela Watson, HACM’s Senior Financial Analyst presented the 2022 Fiscal Operating Budgets, summarizing the documents included with the agenda.

Commissioners discussed the Authority’s portfolio and properties that have transitioned their management over to HACM.

A motion was made by Sherri Reed Daniels, seconded by Brooke VandeBerg, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 3 - Reed Daniels, Wagner, and VandeBerg

No: 0

Excused: 1 - Lloyd

Abstain: 1 - Diaz

- 2. [R13280](#) Report from the Acting Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Monthly Update.pdf](#)
[Make Your Money Talk 2021 Graduation.pdf](#)

Willie Hines, HACM's Acting Executive Director directed the Board to look over the attached items and if they had any questions or concerns, were at liberty to contact him.

- 3. The Board may receive a motion to convene in closed session in [MEETING ROOM] on the above items, pursuant to Section 19.85 (1)(c) Wis. Stats. to consider employment, promotion, compensation or performance evaluation data of any public employee over whom the Board has jurisdiction or exercises responsibility, pursuant to Section 19.85 (1)(f) Wis. Stats. to consider financial, medical, social or personal histories of specific candidates for employment which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories, or pursuant to Section 19.85(1)(g) Wis. Stats. to confer with a representative of the City Attorney's Office who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. This is in consideration for employee medical leave. The Board may then reconvene in open session concerning any such item following the closed session.**

Vice Chair Daniels made a motion to convene to closed session at 2:00p.m. Commissioner VandeBerg seconded the motion. There being no objections, the motion carried.

Chair Wagner convened the Housing Authority in closed session pursuant to Section 19.85 (1)(c) Wis. Stats. to consider employment, promotion, compensation or performance evaluation data of any public employee over whom the Board has jurisdiction or exercises responsibility, pursuant to Section 19.85 (1)(f) Wis. Stats. to consider financial, medical, social or personal histories of specific candidates for employment which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories, or pursuant to Section 19.85(1)(g) Wis. Stats. to confer with a representative of the City Attorney's Office who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. This is in consideration for employee medical leave. The Board may then reconvene in open session concerning any such item following the Closed Session.

Adjournment

There being no further business, the Chair adjourned the meeting at 3:00 p.m. with the consent of the other Commissioners in attendance

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.