



# City of Milwaukee

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

## Meeting Minutes

### HOUSING AUTHORITY

**MARK WAGNER, CHAIR**

**Sherri L. Daniels, Vice Chair**

**Darian Luckett, Brooke VandeBerg, and Irma Yopez Klassen**

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Wednesday, July 12, 2023

1:30 PM

Hillside Family Resource Center  
1452 North 7th Street, Milwaukee, WI

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## ANNUAL MEETING

**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.**

Willie L. Hines, Jr., HACM's Secretary-Executive Director, made opening remarks welcoming the guests and some Housing Authority of the City of Milwaukee (HACM) partners that have contributed to services for the Authority's residents. Ken Barbeau, HACM's Chief Operating Officer of Program Services, introduced several guests to the Board, asking the partners to share various ways they have been able to assist HACM residents.

Michael Gosman, President & CEO of Acts Housing, explained that his organization is a one-stop shop for homeownership, getting families ready to be successful homeowners. Mr. Gosman stated that once residents are ready, Acts connects HACM families to their Acts realtors and pre-purchase coordinators to make sure they have a positive experience. He continued that they've helped over 20 HACM families go from renting to owning, creating a generational impact in the community. Mr. Gosman thanked HACM and the Board for the opportunity to continue to provide services to HACM residents.

David Berka, Project Manager-Techquity & Resource Equity with United Way of Greater Milwaukee & Waukesha County, spoke about broadband initiatives that allow for better, affordable internet and WIFI services for residents. For example, at Becher Court, an antenna was added to the property. This helps not only the residents at Becher Court, but also the surrounding neighborhood. Mr. Berka also talked about device distribution and how United Way donors helped provide refurbished laptops and computers and connect those devices to non-profits and different groups throughout communities. Mr. Berka thanked HACM for the partnership and hopes to do more projects in the future. Mr. Barbeau mentioned that in 2022, HACM distributed 600 laptops from United Way to Westlawn families and surrounding neighborhoods, allowing better access to remote learning.

David Goines, Community Relations Coordinator with Progressive Community Health Centers, informed the Board that the health centers have been servicing the community since 1999 and are federally qualified to assist individuals who may otherwise not qualify for health services. Mr. Goines stated that Progressive provides health, dental and pediatric care, with clinics at the Hillside Family Health Center, 35th and Lisbon, and North 12th Street Urgent Care. Mr. Goines explained that during the pandemic, individuals and families were not renewing their health care coverage, creating a gap. Progressive's current goal is to help families navigate through that gap and provide health care coverage. Mr. Goines thanked the Board for their time.

Terry Patterson-Taylor, Financial Coach, and Shelina Harvey, Senior Financial Coach, of the Wisconsin Women's Business Initiative Corporation (WWBIC), highlighted the activities and success stories from the Make Your Money Talk (MYMT) financial literacy program. To date, 3,200 residents have graduated from the program. There have been 1,583 new accounts opened for the match savings program (currently matching 4 to 1). Ms. Harvey provided the latest number of participants in each of the five ways the matching funds are deployed, including in the last three years, 21 individuals who closed on a home and 25 clients who started or expanded businesses. Ms. Harvey stated that through the partnerships, WWBIC has been able to make a difference in the lives of HACM residents and the community. Ms. Harvey thanked the HACM Board for the opportunity and continued partnership.

Mr. Barbeau thanked all the partners for their commitment and dedication to the HACM residents and surrounding communities. Mr. Hines also mentioned that HACM has new Board members and staff, which gave them an opportunity to see HACM's partners first-hand.

**Call to Order**

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

**Roll Call**

**Present:** 4 - Wagner, Reed Daniels, Yopez Klassen, Lockett

**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. [R13408](#) Approval of the minutes of the regular meeting held on June 7, 2023

**Sponsors:** THE CHAIR

**Attachments:** [HACM Minutes for June 7, 2023](#)

**A motion was made by Darian Lockett, seconded by Sherri Reed Daniels, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Wagner, Reed Daniels, Yopez Klassen, and Lockett

**No:** 0

**Excused:** 1 - VandeBerg

- 2. [R13406](#) Resolution approving the execution of property management agreements

**Sponsors:** THE CHAIR

**Attachments:** [Property Management Agreement](#)

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

**Aye:** 4 - Wagner, Reed Daniels, Yopez Klassen, and Lockett

**No:** 0

**Excused:** 1 - VandeBerg

**B. REPORTS AND DISCUSSION ITEMS**

- 1. [R13409](#) Election of Chair

**Sponsors:** THE CHAIR

Commissioner Yepez-Klassen made a motion to open the nominations for the office of Chair and Commissioner Luckett seconded. Commissioner Luckett made a motion to nominate Mark Wagner for Chair. There being no further nominations, Commissioner Yepez-Klassen made a motion to close the nominations for the office of Chair, and Commissioner Luckett seconded the motion. This nomination resulted in the following vote:

**Ayes:** 2 – Luckett, Yepez-Klassen

**No:** 0

**Excused:** VandeBerg

**Abstain:** 2 – Daniels, Wagner

There being a tied vote with 2 abstains and 2 ayes, the Board consulted Attorney Julie Wilson, HACM's Counsel. Attorney Wilson's conclusion, after reviewing HACM's Bylaws and state statutes, is that the motion does not pass, however, the Board is at liberty to vote again for the individual nominated for the office of Chair. The Commissioners agreed to vote again for the existing nomination on the floor this nomination **PREVAILED** by the following vote:

**Aye:** 3 - Wagner, Yepez Klassen, and Luckett

**No:** 0

**Excused:** 1 - VandeBerg

**Abstain:** 1 - Reed Daniels

2. [R13410](#) Election of Vice Chair

**Sponsors:** THE CHAIR

A motion was made by Irma C. Yepez Klassen, seconded by Mark A. Wagner, that this Motion be **APPROVED**. This motion **PREVAILED** by the following vote:

**Aye:** 4 - Wagner, Reed Daniels, Yepez Klassen, and Luckett

**No:** 0

**Excused:** 1 - VandeBerg

3. [R13411](#) Resolution approving an award of contract to Galbraith Carnahan Architects LLC (Wauwatosa, WI) for architectural, engineering, and related services for renovation at Highland Gardens, in the amount not to exceed \$371,200.00

**Sponsors:** THE CHAIR

**Attachments:** [Galbraith Carnahan Architects LLC Renovation Services at Highland Gardens](#)

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

**Aye:** 4 - Wagner, Reed Daniels, Yepez Klassen, and Lockett

**No:** 0

**Excused:** 1 - VandeBerg

4. [R13412](#) Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [Talking Points The Washington Report - Kaylin Nuss](#)  
[Presentation - The-Washington-Report](#)  
[Rent Assistance Program Presentation](#)  
[Recovery Plan Monthly Update](#)  
[Low Income Public Housing Performance](#)  
[Affordable Housing Program Performance](#)  
[Market Rate Housing Performance](#)

*Kaylin Nuss, HACM's Chief Operating Officer – Real Estate Operations, shared some news from the National Council of State Housing Agencies, highlighting the Housing Credit Connect's Washington Report, included with the agenda. Ms. Nuss covered the economic and political environment, a 2023 Legislative Snapshot, and the Appropriations Outlook.*

*Jackie Martinez, HACM's Section 8 Program Director, presented a status report on the goals, metrics, and waitlist volumes for the Housing Choice, Project-Based, and Veteran's (VASH) Voucher program. Ms. Martinez informed the Board that Section 8 hosted an event for over 75 landlords, where staff shared information about the program, its processes, and its points of contact.*

*Greg Anderson, Vice President of Asset Management, Tina Wilson, Property Management Director of Public Housing, and Anissia Robertson, Property Management Director of Market Rate and LLC Properties, all from Travaux, Inc., summarized the Recovery Plan Monthly Update included with the agenda. Staff answered Commissioners' questions regarding the rent incentives currently in place for residents.*

*Mr. Hines commented that due to the continued initiative from Mr. Anderson, his team, and the maintenance staff, HACM went from a Public Housing Assessment System score of Substandard to Standard, only 13 points away from a High Performer rating. Mr. Hines thanked all of those involved in the continued efforts to improve our services.*

*Mr. Hines made mention of the sales tax increase that was voted on by the Milwaukee Common Council members and its potential impact on HACM. Fernando Aniban, HACM's Assistant Secretary, informed the Board that once the documents outlining its direct financial impact on HACM becomes available, it will be brought to the Board.*

*Chair Wagner closed the meeting with no further questions or comments from the Board.*

## Adjournment

*There being no further business, Commissioner Yepez-Klassen made a motion to adjourn the meeting at 2:45 p.m. Vice Chair Daniels 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, Marquette Treadway 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.