



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Ricardo Diaz , Vice Chair

Sherri L. Daniels, Hon. M. Joseph Donald, Lena Mitchell,

Michael Van Alstine, and James N. Witkowiak

Wednesday, February 8, 2017

1:30 PM

City Hall, Room 301-B, 200 East Wells Street

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.

Call To Order

Meeting was called to order at 1:35p.m.

Roll Call

Present: 6 - Witkowiak, Diaz, Van Alstine, Wagner, Mitchell, Reed Daniels

Excused: 1 - Donald

A. APPROVAL OF THE CONSENT AGENDA

1. [R 12837](#) Approval of the enclosed minutes of the regular meeting held on January 11, 2017

Sponsors: THE CHAIR

Attachments: [011117 HACM Minutes.pdf](#)

A motion was made by Michael T. Van Alstine, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, and Reed Daniels

No: 0

Excused: 1 - Donald

2. [R 12838](#) Resolution Approving the submission to HUD of a request to extend the Designated Housing Plan for two years
- Sponsors:** THE CHAIR
- Attachments:** [020817_Designated Housing Plan 2 Year Extension.pdf](#)
- A motion was made by Michael T. Van Alstine, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:
- Aye:** 6 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, and Reed Daniels
- No:** 0
- Excused:** 1 - Donald
3. [R 12839](#) Resolution approving an award of contract to Hunzinger Construction Company for Construction Manager as advisor on Westlawn Gardens Phase II project
- Sponsors:** THE CHAIR
- Attachments:** [020817_Appr Hunzinger Contract Bid Tab.pdf](#)
- A motion was made by Michael T. Van Alstine, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:
- Aye:** 6 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, and Reed Daniels
- No:** 0
- Excused:** 1 - Donald
- [R 12840](#) Resolution authorizing and approving the development, financing, use of Low Income Housing Tax Credits and conversion of 30 units of housing in the Westlawn Public Housing Development (WG Scattered Sites Project)
- Sponsors:** THE CHAIR
- A motion was made by Michael T. Van Alstine, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion FAILED by the following vote:
- Aye:** 6 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, and Reed Daniels
- No:** 0
- Excused:** 1 - Donald

5. [R 12841](#) Resolution authorizing and approving the development, financing, use of Low Income Housing Tax Credits and conversion of 60 units of housing in the Westlawn Public Housing Development (Victory Manor Project)

Sponsors: THE CHAIR

A motion was made by Michael T. Van Alstine, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, and Reed Daniels

No: 0

Excused: 1 - Donald

B. REPORTS AND DISCUSSION ITEMS

6. [R 12842](#) Resolution commending Ms. Mattie Bridgewater for 31 years of dedicated service to the City of Milwaukee and to the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

A motion was made by Ricardo Diaz, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, and Reed Daniels

No: 0

Excused: 1 - Donald

7. [R 12843](#) Presentation of the Compensation Plan

Sponsors: THE CHAIR

8. [R 12844](#) Resolution approving the Compensation Plan for Direct HACM Employees conducted by Arthur J. Gallagher & Company

Sponsors: THE CHAIR

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, and Reed Daniels

No: 0

Excused: 1 - Donald

9. [R 12845](#) Presentation of the Fourth Quarter Financial Reports for the period ending December 31, 2016
- Sponsors:** THE CHAIR
- Attachments:** [020817 Discussion Points - Financial Report ending 12-31-16.pdf](#)
[020817 Financial Report Ending 12-31-16.pdf](#)

10. [R 12846](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [020817 CAO Opinion re Tax Exemption after RAD Conversion-RAD PILOT.pdf](#)
[020817 HAL Newsletter-HUD In For Major Overhaul.pdf](#)
[020817 HAL Newsletter-HUD Must Pay PHA Reparations Jan 20 2017.pdf](#)
[020817 HAL Newsletter-HUD Budget Faces Dramatic Cuts.pdf](#)
[020817 HAL Newsletter HUD Veteran Leads Transition Jan 20 2017.pdf](#)
[020817 HAL Newsletter-Legislative Challenge To Fair Housing Rule Jan 20 2017.pdf](#)
[020817-WWBIC-HACM Quarter 4 Report 2016.pdf](#)
[0020817 Milwaukee Neighborhood News Service-Program helps public housing residents remove career impediments through expungement .htm](#)

Mr. Pérez discussed the following items and made note of particular areas of interest for the Board:

- *A letter from the City Attorney's Office on an opinion regarding Tax Exemption after RAD Conversion PILOT*
- *An article from the Housing Affairs Letter entitled "HUD in For Major Overhaul"*
- *An article from the Housing Affairs Letter entitled "HUD Must Pay PHA Reparations"*
- *An article from the Housing Affairs Letter entitled "HUD Budget Faces Dramatic Cuts"*
- *An article from the Housing Affairs Letter entitled "HUD Veterans Leads Transition"*
- *An article from the Housing Affairs Letter entitled "Legislative Challenge To Fair Housing Rule"*
- *Online article Milwaukee Neighborhood News Service, "Program helps public housing"*

Ken Barbeau, Director of Community Programs and Services, reported that the Housing Authority applied for the U.S. Department of Education Promise Neighborhood grant, but was not selected. Only six grants were awarded, the Housing Authority did score highly in this competitive grant.

Mr. Barbeau announced that the Housing Authority was awarded Resident Opportunities Self-Sufficiency (ROSS) education grant in the amount of \$81,000. He added that the Housing Authority was one of six applications nationally that was awarded a grant. This grant would fund a Part-time Education Navigator position to work with students in submitting their FAFSA application and post high school education and preparing them for college readiness. Commissioner Diaz suggested that driver's education could be an incentive for students to keep up their grades.

Mr. Paul Williams, HACM Communications Coordinator reported that the Housing Authority is developing online repositories for information from each of the CNI committees, so that members can stay up-to-date on activities. The Housing Authority is also setting up Google groups for each committee, so they can share ideas and feedback in between the meetings.

Chair Wagner thanked Mr. Pérez for his comments.

Adjournment

There being no further business, Commissioner Van Alstine made a motion to adjourn the meeting at 2:50p.m. Commissioner Diaz seconded the motion. There beng no objections, the motion carried.

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>.

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.