



# 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**

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Wednesday, May 10, 2017

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.

#### Call to Order

*Meeting called to order at 1:40 p.m.*

#### Roll Call

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

**Excused:** 1 - Donald

#### A. APPROVAL OF CONSENT AGENDA

1. [R 12861](#) Approval of the minutes of the regular meeting held on April 12, 2017

**Sponsors:** THE CHAIR

**Attachments:** [April 17, 2017 HACM Minutes.pdf](#)

**A motion was made by Ricardo Diaz, seconded by Lena Mitchell, that this Motion be APPROVED. 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 12862](#) Resolution approving Amendment No. 2 to Contract No. 15-006 with Hero Plumbing, LLC for annual plumbing maintenance services and emergency after-hour services at various housing developments and support facilities

**Sponsors:** THE CHAIR

**Attachments:** [Amendment #2 to Contract 15-006 Analysis & Staff Recommendation 05-04-17.pdf](#)

A motion was made by Ricardo Diaz, seconded by Lena Mitchell, 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 12863](#) Resolution approving an award of contract to Roofed Right America LLC (Milwaukee, WI) for Roof Replacement on 50 buildings (Phase 2) at Berryland Housing Development in the amount of \$592,739.00

**Sponsors:** THE CHAIR

**Attachments:** [Bid Tab - Roofed Right America Berryland Roof Replacement Phase 2 05-02-17.pdf](#)

A motion was made by Ricardo Diaz, seconded by Lena Mitchell, 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

4. [R 12864](#) Resolution approving an award of contract to Roofed Right America LLC (Milwaukee, WI) for Roof Replacement on 68 buildings at the Southlawn Housing Development in the amount of \$813,824.00

**Sponsors:** THE CHAIR

**Attachments:** [Bid Tab - Roofed Right America Southlawn Roof Replacement 05-02-17.pdf](#)

A motion was made by Ricardo Diaz, seconded by Lena Mitchell, 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

5. [R 12865](#) Resolution approving an award of contract to Affordable Action Joint Venture (Milwaukee, WI) for Unit HVAC Upgrades [air conditioning] on 330 units plus the management office at Southlawn Housing Development in the amount of \$2,511,393.54

**Sponsors:** THE CHAIR

**Attachments:** [Bid Tab - Affordable Action Joint Venture Southlawn Unit HVAC Upgrades 05-02-17.pdf](#)

**A motion was made by Ricardo Diaz, seconded by Lena Mitchell, 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

6. [R 12866](#) Resolution approving an offer from Santasha Curtis to purchase the three bedroom single family tax foreclosed home located at 8535 West Ruby Avenue for \$86,000

**Sponsors:** THE CHAIR

**Attachments:** [Fact Sheet 8535 W Ruby Ave.pdf](#)

**A motion was made by Ricardo Diaz, seconded by Lena Mitchell, 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 12867](#) Resolution approving an offer from Kevin and Sharon Zagrodnik to purchase the three bedroom single family tax foreclosed home located at 2424 West Bridge Street for \$150,000

**Sponsors:** THE CHAIR

**Attachments:** [Fact Sheet 2424 W Bridge Ave.pdf](#)

**A motion was made by Ricardo Diaz, seconded by Lena Mitchell, 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

8. [R\\_12868](#) Resolution approving an offer from Merlton Gaillard to purchase the three bedroom single family tax foreclosed home located at 3420 North 1st Street for \$64,000

**Sponsors:** THE CHAIR

**Attachments:** [Fact Sheet 3420 N First St.pdf](#)

A motion was made by Ricardo Diaz, seconded by Lena Mitchell, 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\\_12858](#) In light of the historically robust construction activity in the Milwaukee region, financing and timing constraints, and regulatory requirements, a resolution authorizing the Secretary-Executive Director to negotiate a contract with J.P. Cullen & Sons Inc. for the construction of Victory Manor in an amount not to exceed \$13 million and, contingent upon successful negotiation, award a contract to J.P. Cullen & Sons Inc. for Victory Manor

**Sponsors:** THE CHAIR

**Attachments:** [IMPORTANT - PLEASE READ for 05-10-17 - Recommend Amendment to Resolution 12858.pdf](#)

*Staff recommended the following amendment to the resolution: Removal of "and HUD approval".*

A motion was made by Ricardo Diaz, seconded by Lena Mitchell, that this Housing Authority Resolution be AMENDED. This motion PREVAILED by the following vote:

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

**No:** 0

**Excused:** 1 - Donald

*As amended.*

A motion was made by Ricardo Diaz, seconded by Lena Mitchell, 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**

1. [R 12869](#) Presentation of the Third Quarter Financial Reports for the period ending September 30, 2016

**Sponsors:** THE CHAIR

**Attachments:** [Financial Reports 17Q1 05-01-17.pdf](#)  
[Financials - Discussion Points 17Q1 Report 05-01-17.pdf](#)

2. [R 12870](#)

## Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [Housing Affairs Letter - HUD Operations In Shambles 04-28-17.pdf](#)  
[Housing Affairs Letter - Carson Off To Rough Start 04-14-17.pdf](#)  
[Housing Affairs Letter - HOPE VI Complete With RIP Study 03-24-17.pdf](#)  
[Housing Affairs Letter - Rockford Concedes Housing Mandate 04-28-17.pdf](#)  
[Housing Affairs Letter - HUD & Westchester Feud Unabated 04-21-17.pdf](#)  
[Housing Affairs Letter - FY17 Budget Dance Begins In Earnest 03-31-17.pdf](#)  
[Housing Affairs Letter - Over-Income Families Remain Targets 03-31-17.pdf](#)  
[WWBIC Make Your Money Talk 2017 Q1 Report and Dashboard 05-02-17.pdf](#)  
[Biz Journal - TechForce Ctr Real Estate Award Winner - Best Public-Private Partnership 04-13-17.pdf](#)  
[Thank You Ltr from Susan Lloyd Zilber Fam Fdn re Budget Talk 04-27-17.pdf](#)  
[Tellier Foundation Check 15K for Educational Initiative 04-05-17.pdf](#)  
[Pathfinders Donation - Thank You Ltr 04-18-17.pdf](#)  
[HUD SEMAP Score for 2016 - 103 - 05-05-17.pdf](#)

*Mr. Pérez brought up John Heinen, Assistant City Attorney for HACM, who introduced Steve Wyrobek, his new Court Assistant.*

*Mindy Biedrzycki, HACM Housing Management Supervisor, introduced Conyunn West, who will be succeeding Ms. Biedrzycki when she retires in early June.*

*Mr. Pérez wanted to acknowledge the Milwaukee Metropolitan Sewerage District and thank their board, who just awarded HACM a grant of \$100,000 for water retention efforts at Westlawn.*

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

- *An article from the Housing Affairs Letter entitled "HAL HUD Operations In Shambles"*
- *An article from the Housing Affairs Letter entitled "Carson Off To Rough Start"*
- *An article from the Housing Affairs Letter entitled "HOPE VI Complete With RIP Study"*
- *An article from the Housing Affairs Letter entitled "Rockford Concedes Housing Mandate"*
- *An article from the Housing Affairs Letter entitled "HUD & Westchester Feud Unabated"*
- *An article from the Housing Affairs Letter entitled "FY17 Budget Dance Begins In Earnest"*
- *An article from the Housing Affairs Letter entitled "Over-Income Families Remain Targets"*
- *The report and dashboard for the first quarter of 2017 from the HACM/Wisconsin Women's Business Initiative Corporation Make Your Money Talk program*
- *An article from the Milwaukee Business Journal about the Milwaukee TechForce*

*Training Center being selected for their Real Estate Award for Best Public/Private Partnership*

- *A Thank You Letter from Susan Lloyd of the Zilber Family Foundation regarding a recent conversation about potential impacts of the proposed federal budget.*
- *A copy of a check from the Tellier Foundation for \$15,000 for HACM's Educational Initiative*
- *A Thank You Letter from Pathfinders regarding a recent donation for their Taking It to the Streets event*
- *A Letter from HUD with the Section Eight Management Assessment Program Score of 103% for 2016*

*Mr. Pérez noted that Johnson Controls will be hosting the next meeting of the CNI Neighborhood Steering Committee on May 18th.*

*Mr. Pérez invited Paul Williams, HACM Communications Coordinator, to list some of HACM's upcoming events. The next Make Your Money Talk graduation will take place on June 5th, and the Educational Initiative Recognition is on June 18th. HACM staff also attended the United Community Center's Annual Celebration last week and Commissioner Diaz was congratulated for a wonderful event.*

*Commissioner Van Alstine requested that the Homeownership department provide a report on homeownership activity, since the home sales are now part of the consent agenda. Mr. Pérez said it would happen.*

*Commissioner Mitchell thanked the staff for their efforts, as she was able to bring some great reports to the recent conference of the North Central Regional Council of NAHRO. The Chair concurred and added that the conference was a good learning experience.*

*Commissioner Van Alstine thanked Ms. Biedrzycki for her professionalism, compassion, care and friendship. Chair Wagner agreed and shared his surprise when she told him earlier today of her upcoming retirement.*

## **Adjournment**

*There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 2:42 p.m. Commissioner Van Alstine 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 Schmidtkecht 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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