



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, July 19, 2017

9:30 AM

James W. Beckum Park, 900 W. Brown Street,
Milwaukee WI 53212

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.

Call to Order

Meeting called to order at 9:38a.m.

Roll Call

Present: 7 - Witkowiak, Diaz, Van Alstine, Wagner, Mitchell, Reed Daniels, Donald

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.)

[R 12876](#)

Approval of the minutes of the regular meeting held on June 7, 2017.

Sponsors: THE CHAIR

Attachments: [June 7, 2017 HACM Minutes.pdf](#)

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

[R 12877](#)

Resolution approving the execution and submission of amendments to the Annual Contributions Contract for the 2017 Capital Fund Program Grant (WI39P00250117) in the amount of \$6,071,406, the Replacement Housing Factor Grant #WI39R00250117 in the amount of \$105,722, and the Replacement Housing Factor Grant #WI39R00250217 in the amount of \$378,562

Sponsors: THE CHAIR

Attachments: [2017 CFP Annual Statement Revision #1.pdf](#)
[2017 RHF #1 WI39R00250117.pdf](#)
[2017 RHF #2 WI39R00250217.pdf](#)

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

[R 12878](#)

Resolution approving an award to Terrace Homes Retail LLC (Friendship, WI) for Factory-Built Housing Units for Westlawn Gardens Scattered Sites Townhomes in a total award of \$4,700,000 not-to exceed (contract for \$3,760,000 for factory-built housing units themselves; contract for \$940,000 for associated site work) (Request for Proposals for Official Notice Number 57796)

Sponsors: THE CHAIR

Attachments: [RFP Analysis 57796 Terrace Homes WLG Scat Sites 07-07-17.pdf](#)

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

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

B. REPORTS AND DISCUSSION ITEMS

[R 12879](#)

Election of the Chair

Sponsors: THE CHAIR

Commissioner Van Alstine made a motion to open the nominations for the office of Chair and Commissioner Mitchell seconded. Commissioner Witkowiak made a motion to nominate Mark Wagner for Chair and Commissioner Diaz seconded the motion. There being no further nominations, Commissioner Van Alstine made a motion to close the nominations for the office of Chair, and Commissioner Donald seconded the motion. This nomination PREVAILED by the following vote:

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

No: 0

Abstain: 1 - Wagner

[R 12880](#)

Election of the Vice Chair

Sponsors: THE CHAIR

Commissioner Witkowiak made a motion to open the nominations for the office of Vice Chair and Commissioner Van Alstine seconded. Commissioner Van Alstine made a motion to nominate Ricardo Diaz for Vice Chair and Commissioner Donald seconded the motion. There being no further nominations, Commissioner Van Alstine made a motion to close the nominations for the office of Vice Chair, and Commissioner Mitchell seconded the motion. This nomination PREVAILED by the following vote:

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

No: 0

Abstain: 1 - Diaz

[R 12881](#)

Report from the Secretary-Executive Director and Housing Authority Highlights

Sponsors: THE CHAIR

Attachments: [NAHRO-PHADA-CLPHA Leadership Mtg - Future of Public Housing.pdf](#)
[HACM 2017 Student Recognition Event Program 06-22-17.pdf](#)
[Housing Affairs Letter - GOP Targets HUD Homeless Policy 06-23-17.pdf](#)
[Housing Affairs Letter - HUD Issues Initial Section 8 Salvo 06-16-17.pdf](#)
[Housing Affairs Letter - Beltway - Carson Defends CDBG Elimination & Other Cuts 06-09-17.pdf](#)
[Housing Affairs Letter - Rent Hikes For All Assisted Housing 06-02-17.pdf](#)
[Housing Affairs Letter - Budget Defended But Numbers Talk 05-26-17.pdf](#)
[Thank You Ltr from Ctr for Veterans Issues 07-07-17.pdf](#)
[2017 Annual Mtg PowerPoint.pdf](#)

Mr. Pérez provided the following items for the Commissioners review:

- *A statement from the leaders of the industry groups NAHRO, PHADA and CLPHA on the Future of Public Housing and their efforts to collaboratively strategize going forward*
- *The program from the HACM Student Recognition Program of June 22, 2017*
- *An article from the Housing Affairs Letter entitled "GOP Targets HUD Homeless Policy"*
- *An article from the Housing Affairs Letter entitled "HUD Issues Initial Section 8 Salvo"*
- *An article from the Housing Affairs Letter entitled "Notes from Inside the Beltway - Carson Defends CDBG Elimination & Other Cuts"*
- *An article from the Housing Affairs Letter entitled "Rent Hikes For All Assisted Housing"*
- *An article from the Housing Affairs Letter entitled "Budget Defended But Numbers Talk"*
- *A Thank You Letter from the Center for Veterans Issues in support of their recent Gallery Night in the Sky event*

Mr. Pérez opened his report with the poem entitled "The People I Like" by Mario Benedetti.

Mayor Tom Barrett spoke about his memories of the Townhomes, the challenges currently facing the Housing Authority, and the place of compassion in policy and in the Housing Authority mission.

A powerpoint presentation entitled "2017 Annual Mtg PowerPoint" was discussed by Mr. Pérez and various HACM Staff, and included the following topics:

- *A quick update on HACM Financials*
- *HACM Honors recognizing 12 individuals and organizations*
- *A Thank You to HACM's Summer Interns*
- *The story of the Townhomes neighborhood transformation as it exits its tax credit compliance period*
- *Information on other current HACM redevelopment activity*
- *Highlights of HACM's MVPs (Most Valuable Programs) and HACM's community*

impact

- The story of HACM resident Alysia Mullins, told in her own words*
- Presentation of a \$1000 check to the Beckum-Stapleton Little League for their over fifty years of good works in the Hillside community*

Chair Wagner thanked Mr. Pérez and the staff and reiterated his belief that the Housing Authority of the City of Milwaukee is one of the best housing authorities in the country. Mr. Pérez added that what it accomplishes is only possible with the leadership of its Commissioners, the Mayor, its residents and others in the City.

Chair Wagner also thanked his fellow commissioners.

Adjournment

There being no further business, Commissioner Van Alstine made a motion to adjourn the meeting at 10:39a.m. Commissioner Donald 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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