



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, August 9, 2017

1:30 PM

City Hall, Room 301B, 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 called to order at 1:37p.m.

Roll Call

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

Excused: 1 - 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.)

1. [R 12882](#) Approval of the minutes of the annual meeting held on July 19, 2017

Sponsors: THE CHAIR

Attachments: [July 19, 2017 HACM Minutes - Annual Mtg.pdf](#)

A motion was made by Michael T. Van Alstine, seconded by James N. Witkowiak, 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 12883](#)

Resolution approving the write-off of delinquent former resident accounts for various low rent public housing developments in the amount of \$53,448.55

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2016 to December 31, 2016. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Sponsors: THE CHAIR

Attachments: [Write-Off 2016Q4 Summary – Low Income Public Hsg 07-17-17.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 12884](#)

Resolution approving the write-off of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$40,096.38

This resolution will authorize the write-off of delinquent former resident accounts for the period October 1, 2016 to December 31, 2016. Although these accounts are written-off for accounting purposes, the City Attorney's Office obtains judgments against all tenants evicted by court action. These judgments, and all unpaid final tenant accounts, will be sent to the Department of Revenue to intercept tax returns.

Sponsors: THE CHAIR

Attachments: [Write-Off 2016Q4 Summary – Mid-Income 07-17-17.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

4. [R 12885](#) Resolution approving an award of contract to Dakota Intertek Corporation (New Berlin, WI) for Hazardous Materials Abatement, Building Demolition, and Site Clearance (Phase 2) at Westlawn Gardens Phase 2 in the amount of \$725,200.00 (Official Notice No. 57797 [Bid Package 5])
- Sponsors:** THE CHAIR
- Attachments:** [Bid Tab 57797 Dakota Intertek Haz Mat Abatement - Bldg Demo - Site Clearance Ph2 at WL Gardens Ph2.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
5. [R 12886](#) Resolution approving an award of contract to Holton Brothers Inc. (Grafton, WI) for Parking Structure Repair at Central Support West in an amount not to exceed \$360,000.00 (Official Notice No. 57799)
- 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
6. [R 12887](#) Resolution approving a contract with Travaux, Inc. (Milwaukee, WI) to be the developer and general contractor for Victory Manor and WG Scattered Sites
- 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

1. [R 12888](#) Resolution commending Ms. Annette Parker for 32 years of dedicated service to the City of Milwaukee and the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

Attachments: [Commendation - Annette Parker.pdf](#)

A motion was made by Sherri Reed Daniels, 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

2. [R 12889](#) Resolution approving the opening of the Housing Authority of the City of Milwaukee's Low Income Family Public Housing Program Waiting List

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Donald

3. [R 12890](#) Presentation of the Second Quarter Financial Reports for the period ending June 30, 2017

Sponsors: THE CHAIR

Attachments: [Financial Reports - Discussion Points 17Q2 Report 06-30-17.pdf](#)
[Financial Reports 17Q2 06-30-17.pdf](#)

There was additional discussion about the vacancy levels at some developments, the current challenges surrounding the issue and some of the plans to address it.

4. [R 12891](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [CLPHA Housing Is Flyer 07-14-17.pdf](#)
[Housing Affairs Letter CDBG In - Choice Neighborhoods Out 07-14-17.pdf](#)
[Housing Affairs Letter HUD Descends Into Supervisory Chaos 07-14-17.pdf](#)
[Housing Affairs Letter Budget Chaos On The Political Horizon 07-14-17.pdf](#)
[Housing Affairs Letter Beltway - Pub Hsg - Advocates Decry Pub Hsg Rent Hike Plan 07-21-17.pdf](#)
[Housing Affairs Letter HUD Pivots On Westchester Housing 07-21-17.pdf](#)
[WWBIC Make Your Money Talk 2017 Q2 Report and Dashboard 07-27-17.pdf](#)
[Beckham Stapleton Thank You Ltr re HACM Contribution 07-24-17.pdf](#)

Chair Wagner welcomed Shelley DeGenaro, a new Executive Assistant who will be assisting with some of the board meetings.

Chair Wagner and the Commissioners recognized HACM's summer interns, thanked them for their efforts and encouraged them to consider the Housing Authority as they move forward. Mr. Pérez praised the interns. Their time and the quality of their work was very appreciated.

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

- *A flyer from the Council of Large Public Housing Authorities (CLPHA) entitled "Housing Is..."*
- *An article from the Housing Affairs Letter entitled "CDBG In - Choice Neighborhoods Out"*
- *An article from the Housing Affairs Letter entitled "HUD Descends Into Supervisory Chaos"*
- *An article from the Housing Affairs Letter entitled "Budget Chaos On The Political Horizon"*
- *An article from the Housing Affairs Letter entitled "Advocates Decry Public Housing Rent Hike Plan"*
- *An article from the Housing Affairs Letter entitled "HUD Pivots On Westchester Housing"*
- *The HACM/Wisconsin Women's Business Initiative Corporation's Make Your Money Talk program 2017 Second Quarter Report and Dashboard*
- *A thank you letter from the Beckum Stapleton Little League, Inc. for HACM's contribution made during HACM's Annual Meeting last month*

Adjournment

There being no further business, Commissioner Van Alstine made a motion to adjourn the meeting at 2:40p.m. Commissioner Witkowiak seconded the motion. There being no objections, the motion carried.

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