



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, Brooke VandeBerg, Gloria Lott, and Susan
Lloyd**

Wednesday, February 5, 2020

1:30 PM

City Hall, Room 301-A, 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 1:30p.m.

Roll Call

Present: 4 - Diaz, Wagner, Lott, Lloyd

Excused: 2 - Reed Daniels, 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. [R13126](#) Approval of the minutes of the regular meeting held on January 15, 2020

Sponsors: THE CHAIR

Attachments: [HACM Minutes for 1-15-2020.pdf](#)

A motion was made by Ricardo Diaz, seconded by Gloria Lott, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 4 - Diaz, Wagner, Lott, and Lloyd

No: 0

Excused: 2 - Reed Daniels, and VandeBerg

2. [R13127](#) Resolution approving and authorizing the execution of License

Agreements and Easements necessary to permit minor encroachments in Westlawn Gardens

Sponsors: THE CHAIR

Attachments: [Easement Agreement-maps for encroachment per-TG.pdf](#)
[Survey Details of WLG Easements.pdf](#)

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

Aye: 4 - Diaz, Wagner, Lott, and Lloyd

No: 0

Excused: 2 - Reed Daniels, and VandeBerg

B. REPORTS AND DISCUSSION ITEMS

1. [R13128](#) Resolution approving a contract to Travaux, Incorporated (Milwaukee, WI) to be the Construction Manager at Risk Constructor for Becher Court project in an amount not to exceed \$6.9 million

Sponsors: THE CHAIR

Attachments: [Becher Court and Travaux GC Contract - Draft.pdf](#)
[Becher Court Forecast 1-6-20 \(Exhibit to LOI\).pdf](#)
[Becher Court GC Contract - Project Narrative.pdf](#)

Commissioner Diaz asked if the speaker could provide background on Travaux, and why they were chosen for this project. Kaylin Nuss, HACM Director of Strategic Initiatives, stated that the resolution is for Travaux, Inc. to perform the General Contractor work at Becher Court. Ms. Nuss explained that Travaux is an instrumentality of HACM. HACM began doing its own development work in the 1990s, and that staff shifted to Travaux when the instrumentality was created. By keeping work under HACM's umbrella, HACM is able to perform more effectively and keep the developer fees in-house, recycling them to do more improvements to the property or financing future projects.

Commissioner Lloyd asked what was the difference between the term instrumentality versus subsidiary. Fernando Aniban, HACM Chief Financial Officer, explained the term instrumentality is used when the sole owner is a public entity rather than the term wholly-owned subsidiary, used in the private sector. Mr. Aniban explained that Travaux does not do the work, only serves as the general contractor and will bid out the work for this HUD-funded project following HUD guidelines.

Ms. Nuss informed the Board that this project will be funded through 9% Tax Credits and RAD conversion. PNC Bank is the equity investor and HACM plans to close in June of 2020 with construction starting in July 2020.

Commissioner Lloyd asked about the relocation assistance and process for residents and Ms. Nuss outlined the process and the options available.

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

Aye: 3 - Diaz, Lott, and Lloyd

No: 0

Excused: 2 - Reed Daniels, and VandeBerg

Abstain: 1 - Wagner

2. [R13129](#)

Resolution approving and authorizing the acquisition of membership interests in Highland Park Community, LLC

Sponsors: THE CHAIR

Attachments: [Second Amendment-Operating Agreement-Highland Park Comm. LLC-Pk2.pdf](#)

Fernando Aniban, HACM Chief Financial Officer, explained that Highland Park LLC is coming to the end of its tax credits, purchased by US Bancorp 15 years ago when Highland was placed in service. US Bancorp will sell its interest for \$1.00 in addition to \$5,000.00 in legal fees. Mr. Aniban stated that this will allow Highland Park to remain as an LLC and maintain the commitment of affordable housing.

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

Aye: 4 - Diaz, Wagner, Lott, and Lloyd

No: 0

Excused: 2 - Reed Daniels, and VandeBerg

3. [R13130](#)

Presentation by Dr. Bruce Christiansen from UW-Madison and Lorraine Lathen from the Wisconsin African American Tobacco Prevention Network on a survey that was completed of HACM residents on the new smoke -free policy.

Sponsors: THE CHAIR

Attachments: [Presentation Smoke Free Housing Project.pdf](#)

Ken Barbeau, HACM's Director of Community Services and Programs, introduced Dr. Bruce Christiansen from the University of Wisconsin-Madison and Lorraine Lathen from the Wisconsin African-American Tobacco Prevention Network. Dr. Christiansen informed the Board that nearly 600 surveys were completed by public housing residents to assess their opinions regarding smoke-free housing policies, resident smoking behavior, knowledge and utilization of smoking cessation services, and perceived service gaps. Ms. Lathen presented the results taken by data collectors at the developments between April and August 2019. The Commissioners asked a number of questions regarding possible follow-up in education and how the policy could affect their residency if the policy is not followed.

4. [R13131](#)

Report from the Secretary-Executive Director.

Sponsors: THE CHAIR

Attachments: [HACM Portfolio Repositioning as of 2-1-2020.pdf](#)

Mr. Pérez mentioned an acknowledgment from Mayor Barrett thanking HACM for its participation in the holiday Veteran's gift drive. Mr. Pérez also acknowledged Jacqueline Burrell, President of the Westlawn Resident Council, who was recently recognized by the Silver Spring Neighborhood Center as their Hero of The Week for her hard work, passion, commitment and dedication.

Mr. Pérez asked Jackie Martinez, HACM's Section 8 Program Director (RAP), to address an inquiry from the local U.S Department of Housing and Urban Development (HUD) office regarding an eviction notice that was sent to one property's participants in the Veterans Administration Supportive Housing (VASH) program. Ms. Martinez explained that there was a change in ownership of the property, however RAP was not notified. Ms. Martinez assured Board that the matter is being handled efficiently and that RAP is working with the new owners for the documentation needed and payments are expected on March 1st.

Mr. Pérez asked Kaylin Nuss, HACM's Director of Strategic Initiatives, to give an update on HACM's Portfolio Repositioning. Ms. Nuss reminded the Board of the purpose of the Rental Assistance Demonstration (RAD) program, provided status updates on current RAD activities at HACM and answered Commissioners questions about the HUD Public Housing Repositioning Tools, Section 18, Section 32 Homeownership and the difference between asset management and property management.

Mr. Pérez noted that Commissioner Ricardo Diaz received the Diversity in Business Lifetime Achievement Award from the Milwaukee Business Journal. He congratulated Mr. Diaz for his solutions-oriented approach at the United Community Center (UCC).

Mr. Pérez asked Paul Williams, HACM's Neighborhood Choice Initiative Coordinator, for updates regarding loan products available to Westlawn Choice Neighborhood businesses and residents. Mr. Williams stated CNI has a Revolving Loan Fund that is operated by Wisconsin Women Business Initiative Corporation (WWBIC). Recently CNI has closed on two loans, a \$250,000 loan to Kirby Lockett of Cream City Boxing for Youth and another for \$100,000 in loans for a new child care center.

Adjournment

There being no further business, Commissioner Lloyd made a motion to adjourn the meeting at 3:34p.m. Commissioner Lott 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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