



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, April 8, 2020

1:30 PM

Public Listen-In : +1 (872) 240-3412

Access Code: 427-257-933#

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.

To view the meeting materials electronically, you may view them at:

[https://milwaukee.legistar.com/MeetingDetail.aspx?](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=773631&GUID=400B9E4E-7558-49A0-ADD9-608716196977&Options=info&Search=)

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Roll Call

Present: 5 - Diaz, Wagner, Reed Daniels, VandeBerg, Lloyd

Excused: 1 - Lott

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. [R13141](#) Approval of the minutes of the regular meeting held on March 4, 2020

Sponsors: THE CHAIR

Attachments: [HACM Minutes for 3-04-2020.pdf](#)

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

Aye: 5 - Diaz, Reed Daniels, Wagner, VandeBerg, and Lloyd

No: 0

Excused: 1 - Lott

B. REPORTS AND DISCUSSION ITEMS

1. [R13142](#) Presentation of the Cooperation Agreement between the Housing Authority of the City of Milwaukee (HACM) and the Redevelopment Authority of the City of Milwaukee (RACM).

Sponsors: THE CHAIR

Attachments: [HACM-RACM Amended and Restated Agreement per BM-07-29-2019-16 17.pdf](#)
 [HACM - RACM Presentation .ppt](#)

Dave Misky, Assistant Executive Director of the Redevelopment Authority of the City of Milwaukee (RACM), gave a presentation outlining RACM's history and current abilities to redevelop neighborhoods. Mr. Misky pointed out the opportunities of this continued partnership to improve blighted areas in the City's neighborhoods.

2. [R13143](#) Resolution approving the appointment of Joan Zepecki to the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [Travaux Board Appointment - Joan Zepecki Bio & Fact Sheet.pdf](#)

Tony Pérez, HACM's Secretary-Executive Director, summarized Joan Zepecki's qualifications and background

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: 5 - Diaz, Reed Daniels, Wagner, VandeBerg, and Lloyd

No: 0

Excused: 1 - Lott

3. [R13144](#) Presentation of the First Quarter update on the Recovery Plan for the period April 20, 2020

Sponsors: THE CHAIR

Attachments: [HACM COVID-19 Recovery Plan Letter DRAFT 040720.docx](#)
[Recovery Plan Pgs 1-13.pdf](#)
[Presentation Resident - Understanding REAC.pptx](#)
[One-page Resident pamphlet.pdf](#)
[Training Materials Supp Docs Recover Plan.pdf](#)
[Trainng Materials Supp Docs 2 -Recovery Plan .pdf](#)

Willie Hines, HACM's Associate Director, and Greg Anderson, Travaux's Asset Management Vice President, gave a presentation on the Recovery Plan for the period ending March 31, 2020 that will be submitted to HUD. Mr. Hines commented on the difficulties of meeting various deadlines due to decreased staffing because of the COVID-19 pandemic, however, he assured the Board that HACM continues to press forward in spite of the challenges. Mr. Anderson also commented on the training materials provided with the agenda as tools that HACM is using to equip staff in order to navigate through the limited personnel at development sites.

4. [R13145](#) Presentation on HACM's responses to COVID 19

Sponsors: THE CHAIR

Attachments: [Topics on HACM's Actions Related to COVID-19.pdf](#)

Tony Pérez, HACM's Secretary-Executive Director, asked various staff members listed in the attachment to give an update of HACM's responses to COVID-19 and how they have modified the day-to-day operations in order to keep staff and residents safe and informed

5. [R13146](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [S&P Global Ratings Report.pdf](#)

Tony Pérez informed the board of a phone conference with Joe Galvan, U.S. Department of Housing and Urban Development (HUD) Midwest Regional Administrator, and Milwaukee Mayor Tom Barrett, to discuss how HUD can assist and collaborate in implementing \$14.5 million of COVID-19 stimulus relief funds via the Coronavirus Aid, Relief, and Economic Security (CARES) Act.

Mr. Pérez also directed the Commissioners to the SP Global Ratings report provided. HACM's organizational ratings continue to be A+ and stable.

Mr. Pérez mentioned that HUD has pending waivers that will extend deadlines or modify reporting requirements for housing authorities. HUD will publish the waivers on April 10th.

Adjournment

There being no further business, Commissioner Lloyd made a motion to adjourn the meeting at 3:00pm. Commissioner Daniels seconded the motion. There being no objections, the motion carried.

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