



# 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, and Susan Lloyd**

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Wednesday, August 11, 2021

1:30 PM

City Hall, 200 East Wells Room 301-B

Virtual Call-in: (571) 317-3129 / Access code: 581-134-885#

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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.**

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=885646&GUID=B6CAE4F6-0685-4F49-BE0A-2962DE6071C3&Options=info&Search=>

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information contact the Housing Authority ADA Coordinator, Patricia Schmidtnecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

#### Call to Order

*Meeting called to order at 1:30 p.m.*

#### Roll Call

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

#### 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.)**

**Vice Chair Diaz requested Item A.3. R13247, be moved out of Consent Agenda and into Reports and Discussions Items.**

1. [R13245](#) Approval of the minutes of the regular meeting held on July 14, 2021

**Sponsors:** THE CHAIR

**Attachments:** [HACM Minutes for 7-14-21.pdf](#)

**A motion was made by Susan Lloyd, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

2. [R13246](#)

Resolution approving the designation of Willie Hines, Jr. as Acting Director and Acting President of Travaux, Inc.

**Sponsors:** THE CHAIR

**A motion was made by Susan Lloyd, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

**B. REPORTS AND DISCUSSION ITEMS**

[R13247](#)

Resolution approving a change in the name of the Community and Supportive Services Instrumentality from Crucible, Inc. to Beyond Housing MKE, Inc.

**Sponsors:** THE CHAIR

*Commissioners discussed and agreed to hold the item over until more information is brought to the Board as part of a strategic plan in case the upcoming strategic planning process would recommend different actions regarding Crucible itself or the name change for the organization.*

**This Housing Authority Resolution was HELD IN COMMISSION**

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

**No:** 0

1. [R13248](#)

Resolution commending Mr. Jerome Brown for 37 years of dedicated service to the citizens of Milwaukee, including nine years of service with the City of Milwaukee and 28 years of service with the Housing Authority of the City of Milwaukee

**Sponsors:** THE CHAIR

**Attachments:** [Commendation -Jerome Brown.doc](#)

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

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

**No:** 0

2. [R13249](#)

Public Hearing on the Proposed Amendments to the 2021 HACM Annual Plan for the Housing Authority of the City of Milwaukee

**Sponsors:** THE CHAIR

**Attachments:** [Public Hearing re Disposition Activities and Annual Plan final revised.pdf](#)  
[RAB Comments on 2021 Annual Plan amendment Aug 2021.pdf](#)

*Patricia Dee, HACM's Administrative Services Supervisor, explained that the purpose of the hearing is to accept public comments and to give all interested persons a reasonable opportunity to be heard and to present their views regarding the proposed amendments to the Housing Authority's 2021 Agency Plan. Ms. Dee explained a draft of the plan is available for review at the central office located at 809 N. Broadway and on the Housing Authority of the City of Milwaukee's website at [www.hacm.org](http://www.hacm.org).*

*Vice Chair Diaz made a motion to open the public hearing and Commissioner Lloyd seconded the motion, and it carried.*

*Ken Barbeau, HACM Director of Community Programs and Services, explained the two changes in the proposed language to the Housing Authority of the City Milwaukee Agency Plan would allow HACM the following disposition activities: disposition of community buildings and the daycare at Parklawn to the Central City Cyberschool, the sale of vacant land at 6001 West Silver Spring Avenue for market value, and the sale of various HACM-owned vacant lots back to the City of Milwaukee or another entity. The discussions are in progress and terms have not yet been finalized. Mr. Barbeau stated that any vital actions will brought before the Board; this action simply approves the submission of the language in the Agency Plan. The second change is adding "Capital Funds Financing and Development, and Mixed Fund Proposals" to the definition of "significant amendment" based on the advice from HUD. It was noted that the plan was also brought before the Resident Advisory Board (RAB) for their comments, to which a summary of the RAB's questions and HACM's responses were provided with the agenda.*

*There being no further comments from the public or Commissioners, Vice Chair Diaz moved to close the public hearing on HACM's proposed amendments to the 2021 Agency Plan. Commissioner Lloyd second the motion, and it carried.*

3. [R13250](#) Resolution approving Amendments to the 2021 Annual Plan for the Housing Authority of the City of Milwaukee

**Sponsors:** THE CHAIR

**A motion was made by Sherri Reed Daniels, seconded by Susan Lloyd, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

4. [R13251](#) Presentation on Hillside Terrace

**Sponsors:** THE CHAIR

**Attachments:** [Hillside Terrace Presentation Revised.pdf](#)  
[Hillside Terrace Meeting List-Att 2.pdf](#)

*Willie Hines, Jr., HACM's Acting Secretary-Executive Director, commented that the Housing Authority of the City of Milwaukee (HACM) has been looking at reimagining Hillside Terrace for some time and is presenting an update of how those plans and discussions may evolve in the future. Nick Carnahan of Galbraith-Carnahan, Carolyn Esswein of CE Planning Studio and Tammy Belton-Davis of Athena Communications, gave an overview of the currently proposed plans for Hillside Terrace based on the attached materials. Mr. Carnahan spoke on the information obtained from the Hillside residents and their concerns for the project, also found in the attachment. Mr. Carnahan stated that the project will increase units by 2,389. They also discussed the five phases for reconstruction and the next steps, including continuing discussions with residents. Commissioners asked about mixed income housing, retail opportunities and the number of residents that would be affected by the relocation due to the conversion. Scott Simon, Travaux's Vice President of Business Development gave a summary of the future timeline. Commissioners also expressed interest in attending upcoming Hillside resident meetings.*

5. [R13252](#) Presentation of the Second Quarter Financial Reports for the period ending June 30, 2021

**Sponsors:** THE CHAIR

**Attachments:** [Discussion Points 6-30-21.pdf](#)  
[Financials Qtrly for 6-30-21.pdf](#)

*Rick Koffarnus, HACM's Finance Director, presented the financial reports for the Second Quarter of 2021, summarizing documents included with the agenda.*

*There being no questions or comments from the Commissioners, Chair Wagner thanked Mr. Koffarnus for the report.*

6. [R13253](#) Resolution approving the execution of Property Management Agreements

**Sponsors:** THE CHAIR

*Willie Hines, HACM's Acting Secretary-Executive Director, explained that these agreements allow HACM to manage all properties in which it has an ownership interest. Vice Chair Diaz thanked Mr. Hines and his team for their work.*

**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 - Reed Daniels, Diaz, Wagner, VandeBerg, and Lloyd

**No:** 0

7. [R13254](#) Report from the Acting Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:**     [Recovery Plan Monthly Update.pdf](#)  
                              [WWBIC Success Story.pdf](#)  
                              [HR-AWA Program and Procedure Final.pdf](#)  
                              [HR-Resuming In Person Operations FAQs Final.pdf](#)  
                              [HR-Resuming In Person Operations Final.pdf](#)

*Greg Anderson, Travaux's Senior Asset Manager, discussed the attached Recovery Plan Monthly Update. He noted that HACM had reached HUD's occupancy goal and currently has 96% occupancy as summarized in the attached document. Mr. Anderson stated that there are some additional benchmarks yet to be completed; however, HACM is on track to complete those items.*

*Ken Barbeau, HACM's Director of Community Services Program, updated the Board of the Wisconsin Women's Business Initiative (WWBIC) Make Your Money Talk program and their homeownership program. Mr. Barbeau reported ten homes were sold in 2020, totaling an amount of \$1,175,200.00. Those purchases brought annual real estate tax dollars back to the City of Milwaukee in the amount of \$20,429.37. In addition, for the first quarter of 2021, WWBIC already has three new homeowners. Mr. Barbeau continued by highlighting Monnike Brooks, a single mom of three children, who participated in the Match Savings Program, and was able to buy her first home in March of 2021. Commissioners inquired if there are other homeownership resources in addition to WWBIC used in the homebuying process for residents. Mr. Barbeau noted that HACM is putting together a list of residents in the homeownership program, along with the resources available to them to become homeowners and will provide that list to the Board.*

## **Adjournment**

*There being no further business, Commissioner VandeBerg made a motion to adjourn the meeting at 3:43 p.m. Vice Chair Diaz 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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