



City of Milwaukee

P.O. Box 324
Milwaukee, WI 53201-0324

Meeting Minutes HOUSING AUTHORITY

Wednesday, November 11, 2015

1:30 PM

City Hall, Room 301B, 200 East Wells Street

Call to Order

Meeting called to order at 1:39p.m.

Roll Call

Present: 4 - Witkowiak, Diaz, Van Alstine, Reed Daniels

Excused: 1 - Donald

A. APPROVAL OF CONSENT AGENDA

1. [R 12765](#) Approval of the Minutes of the Regular Meeting held October 7, 2015

Sponsors: THE CHAIR

Attachments: [100715_HACM Minutes](#)

A motion was made by Michael T. Van Alstine, seconded by Lena Mitchell, that this Communication be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Donald

2. [R 12723](#) Resolution approving Amendment No. 1 to Contract 14-035 with Otis Elevator Company for Elevator Maintenance Services at Various Sites

Sponsors: THE CHAIR

Attachments: [111115 Amend 1 to 14-035 - Otis Elevator - Elevator Maint Svcs - Analysis-Recommendation - Signed](#)

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

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

No: 0

Excused: 1 - Donald

3. [R 12724](#) Resolution approving Amendment No. 1 to Contract 14-036 with Professional Asbestos Removal and Survey Services Corporation (PARSS) for Hazardous Materials Abatement Services at Various Sites

Sponsors: THE CHAIR

Attachments: [111115 Amend 1 to 14-036 - PARSS - Haz Mat Abatement Svcs - Analysis-Recommendation - Signed](#)

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

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

No: 0

Excused: 1 - Donald

4. [R 12725](#) Resolution approving an award of contract to Professional Service Industries Inc. (Waukesha WI) for Hazardous Materials and Environmental Hazards Management Consulting Services at Various Sites in the amount not to exceed \$500,000.00 (Official Notice 57359)

Sponsors: THE CHAIR

Attachments: [111115 57359 RFP Analysis-Recommendation - PSI Prof Serv Ind - Haz Mat & Enviro Haz Mgmt Consulting Svcs - Signed](#)

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

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

No: 0

Excused: 1 - Donald

5. [R 12726](#) Resolution approving an offer by Gay Htoo to purchase the home located at 4241 North 71st Street for \$75,000

Sponsors: THE CHAIR

Attachments: [111115 Sale to Gay Htoo 4241 N 71 St - Fact Sheet](#)

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

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

No: 0

Excused: 1 - Donald

B. REPORTS AND DISCUSSION ITEMS

1. [R 12729](#) Presentation of the Third Quarter Financial Reports for the period ending September 30, 2015

Sponsors: THE CHAIR

Attachments: [111115_Financial Reports 15Q3 Discussion Points 09-30-15](#)
[111115_Financial Reports 15Q3 11-04-15 - Email Copy](#)

2. [R 12727](#) Resolution approving quit claiming a portion of Southlawn's alleys to the City of Milwaukee, pending bond counsel approval

Sponsors: THE CHAIR

Attachments: [111115_DPW Request Ltr & Maps re Acquisition of Southlawn HACM-owned Alley Land Between 24th - 25th Sts and Holt-Ohio-Sunbury.pdf](#)

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

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

No: 0

Excused: 1 - Donald

3. [R 12728](#) Resolution approving the Grant Agreement with the U.S. Department of Housing and Urban Development (HUD) for the Choice Neighborhood Implementation Grant and authorizing the Secretary-Executive Director to sign the Grant Agreement, the Assistance Award/Amendment form (HUD-1044) and any subsequent documents

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Donald

4. [R 12730](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [111115 HAL-Study Slams Moving To Work Project.pdf](#)
[111115 HAL RAD Facing Increasing Opposition 11-02-15.pdf](#)
[111115 WWBIC MYMT 2015 Q3 Report and Dashboard Pgs 1 & 3 & 6 10-29-15.pdf](#)
[111115 Letter from Westlawn Resident Jackie Burrell.pdf](#)
[111115 NAHRO Ltr Thanks for Mark Wagner on CR&D Cmte 10-26-15.pdf](#)
[111115 Section 3 - CNI Packet Info - Complete.pdf](#)

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

- *A folder that was recently shared with the Common Council's Zoning, Neighborhoods and Development Committee and some of the Aldermen whose districts are part of the Choice Neighborhoods grant area. The folder includes information about the grant, materials related to HACM's Section 3 efforts in the Westlawn area, and the proposed involvement of residents in the various committees that are part of the grant.*
- *An article from the Housing Affairs Letter entitled "RAD Facing Increasing Opposition"*
- *An article from the Housing Affairs Letter entitled "Study Slams 'Moving To Work' Project"*
- *The latest dashboard from the Make Your Money Talk program, the financial literacy program conducted in partnership between HACM and the Wisconsin Women's Business Initiative Corporation*
- *A letter from National Association of Housing and Redevelopment Officials (NAHRO) President Preston Prince thanking Mr. Pérez and the HACM Board of Commissioners for supporting Chair Wagner's service in NAHRO's Community Revitalization & Development Committee*
- *A letter from Westlawn Resident Council President Jackie Burrell thanking Mr. Pérez and HACM for the training and leadership opportunities HACM has been able to offer her*

Mr. Pérez displayed a Transformation Award which HACM received from the U.S. Green Building Council – Wisconsin Chapter as a Community Champion. Other organizations in the category were honored with Awards of Merit, but HACM was the only one to receive an Award of Excellence. Jackie Burrell and HACM staff attended the ceremony.

Mr. Pérez informed the Commissioners about a recent All Staff training about the Violence Against Women Act. When the Act recently went through some changes, it made sense to refresh staff on the Act. The Health Department also spoke about what to look for and how to help if staff suspect domestic violence. The Resident Advisory Board members were also invited to attend.

Mr. Pérez also spoke about Bublr Bikes. There is a new Bublr Bike station at the Hillside development, at Sixth Street and Galena, and it is hoped that other Bublr stations will be placed at more HACM developments. HACM and Bublr are looking at ways to cover some of the costs for HACM residents.

The Board also acknowledged Veteran's Day.

Adjournment

Commissioner Diaz moved, seconded by Commissioner VanAlstine to adjourn at 2:54p.m. There was no objection.

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.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.