



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

Thursday, September 15, 2016

1:30 PM

City Hall, Room 301-B, 200 East Wells Street

Call to Order

Meeting called to order at 1:37p.m.

Roll Call

Present: 5 - Witkowiak, Diaz, Van Alstine, Wagner, Reed Daniels

Excused: 2 - Mitchell, Donald

A. APPROVAL OF CONSENT AGENDA

1. [R 12807](#) Approval of the minutes of the special meeting held on August 31, 2016

Sponsors: THE CHAIR

Attachments: [August 31, 2016 HACM Minutes](#)

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: 5 - Witkowiak, Van Alstine, Wagner, Diaz, and Reed Daniels

No: 0

Excused: 2 - Mitchell, and Donald

2. [R 12808](#) Resolution approving the write-offs of delinquent former resident accounts for various low rent public housing developments in the amount of \$34,962.33

Sponsors: THE CHAIR

Attachments: [Write-Off 2016Q1 Summary – Low Rent Public Hsg](#)

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: 5 - Witkowiak, Van Alstine, Wagner, Diaz, and Reed Daniels

No: 0

Excused: 2 - Mitchell, and Donald

3. [R_12809](#) Resolution approving the write-offs of delinquent former resident accounts for the Berryland, Northlawn and Southlawn middle-income developments in the amount of \$26,639.56

Sponsors: THE CHAIR

Attachments: [Write-Off 2016Q1 Summary – Middle Income Vets](#)
[Apr 2015 to Mar 2016 Write off Collection Analysis.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: 5 - Witkowiak, Van Alstine, Wagner, Diaz, and Reed Daniels

No: 0

Excused: 2 - Mitchell, and Donald

B. REPORTS AND DISCUSSION ITEMS

1. [R_12810](#) Resolution commending Ms. Cynthia Schwartz for 37 years of dedicated service to the City of Milwaukee and the Housing Authority of the City of Milwaukee

Sponsors: THE CHAIR

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

Aye: 5 - Witkowiak, Van Alstine, Wagner, Diaz, and Reed Daniels

No: 0

Excused: 2 - Mitchell, and Donald

2. [R 12811](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [HAL Maryland Desegregation Plan Setback 08-05-16.pdf](#)
[HAL Congress Isn't Buying HUD Felon Policy 08-12-16.pdf](#)
[WWBIC MYMT 2016 Q2 Report and Dashboard Pgs 2 & 4 - 08-08-16.pdf](#)
[GMF HACM & SSII Endowment Fund Statement 2Q 2016 08-17-16.pdf](#)
[HACM News Release re 08-17-16 Contractor Fair.pdf](#)

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

- *An article from the Housing Affairs Letter entitled "Maryland Desegregation Plan Setback"*
- *An article from the Housing Affairs Letter entitled "Congress Isn't Buying HUD Felon Policy"*
- *A report and dashboard from the Wisconsin Women's Business Initiative Corporation covering the Make Your Money Talk program for the second quarter of 2016*
- *Financial statements from the Greater Milwaukee Foundation for the HACM Endowment Fund and the Scattered Sites II Endowment Fund for the period January to June 2016*
- *A news release from HACM regarding the August 17, 2016 Contractor Fair. Mr. Pérez asked Evans Gant, HACM Section 3 Coordinator, to provide additional information about the event.*

Mr. Pérez shared the day's Daily Reporter with the Commissioners, which featured the article "Developer readies for Soldiers Home restoration project" on its front page. HACM is expected to be involved at the tail end of the redevelopment of the six historic buildings into veterans housing.

Mr. Pérez also passed around a thank you letter from the Milwaukee Christian Center for a donation made in the name of Commissioner Van Alstine, who recently retired from MCC.

Mr. Pérez invited Ken Barbeau, HACM Director of Community Programs and Services, to speak about recent efforts regarding youth immunizations at Westlawn.

Mr. Pérez next brought up Fernando Aniban, HACM Chief Financial Officer, to discuss a recent RFP for investors related to the Tax Credit award for Victory Manor.

Mr. Pérez reminded the Commissioners that the National Association of Housing and Redevelopment Officials will be having their National Conference on October 14 through 16 in New Orleans and that it is a resource available to them.

Mr. Pérez thanked the Commissioners for taking time out for the August 31 Special Board Meeting. HACM is mindful of their time and tries to minimize those occasions.

Mr. Pérez noted that Our Journey Home, the film produced by the Housing Authority Insurance Group and narrated by musician Jewel, had a screening at the Oriental Theater on September 13th and included a screening of an earlier HAIG piece featuring Sayvon Friend, a HACM Student of the Year.

Chair Wagner remarked on the Endowment Funds and their continued strength, and the positive reaction of attendees of the Contractor Fair. Mr. Pérez said we stand upon the shoulders of the Commissioners.

Mr. Pérez closed by noting that the Greater Milwaukee Foundation held its Board Meeting outside of their facilities earlier this week – the first time it has done that in at least five years – and held it at Westlawn. HACM presented some of the efforts in the Choice Neighborhood area.

Adjournment

There being no further business, Commissioner Van Alstine made a motion to adjourn the meeting at 2:12p.m. Commissioner Daniels seconded the motion. There being no objections, the motion carried.

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