



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

Wednesday, April 12, 2017

1:30 PM

Room 301A, City Hall, 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

This meeting was called to order at 1:30PM

Roll Call

Present: 5 - Diaz, Van Alstine, Wagner, Mitchell, Donald

Excused: 2 - Witkowiak, Reed Daniels

A. APPROVAL OF THE CONSENT AGENDA

1. [R_12855](#) Approval of the special meeting minutes held on March 17, 2017

Sponsors: THE CHAIR

Attachments: [031717 HACM Minutes.pdf](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and Donald

No: 0

Excused: 2 - Witkowiak, and Reed Daniels

2. [R_12856](#) Resolution approving an offer by Barbara Dawson to purchase a three bedroom single-family home located at 4135 North 48th Street for \$70,000

Sponsors: THE CHAIR

Attachments: [041217 HACM Homeownership Fact Sheet - 4135 N 48th St.pdf](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and Donald

No: 0

Excused: 2 - Witkowiak, and Reed Daniels

3. [R_12857](#) Resolution approving the submission of Revision No. 4 of the 2015 Capital Fund Program Grant to the Department of Housing and Urban Development

Sponsors: THE CHAIR

Attachments: [041217 Capital Fund Program Grant Revision No 4.pdf](#)

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: 5 - Van Alstine, Wagner, Mitchell, Diaz, and Donald

No: 0

Excused: 2 - Witkowiak, and Reed Daniels

B. REPORTS AND DISCUSSION ITEMS

4. [R 12858](#)

In light of the historically robust construction activity in the Milwaukee region, financing and timing constraints, and regulatory requirements, a resolution authorizing the Secretary-Executive Director to negotiate a contract with J.P. Cullen & Sons Inc. for the construction of Victory Manor in an amount not to exceed \$13 million and, contingent upon successful negotiation and HUD approval, award a contract to J.P. Cullen & Sons Inc. for Victory Manor

Sponsors: THE CHAIR

Attachments: [IMPORTANT - PLEASE READ - Recommend Amendment to Resolution 12858.pdf](#)

Original title read: Authorizing the Secretary-Executive Director to negotiate a contract with JP Cullen & Sons Inc. for the construction of Victory Manor in an amount not to exceed \$13 million and, contingent upon successful negotiation, award a contract pending HUD approval

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

Aye: 5 - Van Alstine, Wagner, Mitchell, Diaz, and Donald

No: 0

Excused: 2 - Witkowiak, and Reed Daniels

As amended

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

Aye: 5 - Van Alstine, Wagner, Mitchell, Diaz, and Donald

No: 0

Excused: 2 - Witkowiak, and Reed Daniels

5. [R 12859](#)

In light of the historically robust construction activity in the Milwaukee region, financing and timing constraints, and regulatory requirements, authorizing the Secretary-Executive Director to negotiate a contract with Moore Construction Services LLC for the construction of WG Scattered Sites in an amount not-to-exceed \$6.5 million and, contingent upon successful negotiation and HUD approval, award a contract to Moore Construction Services LLC for WG Scattered Sites

Sponsors: THE CHAIR

Original title read: Authorizing the Secretary-Executive Director to negotiate a contract with Moore Construction Services LLC for WG Scattered Sites in an amount not-to-exceed \$6.5 million and, contingent upon successful negotiation, award a contract pending HUD approval

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

Aye: 5 - Van Alstine, Wagner, Mitchell, Diaz, and Donald

No: 0

Excused: 2 - Witkowiak, and Reed Daniels

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

Aye: 5 - Van Alstine, Wagner, Mitchell, Diaz, and Donald

No: 0

Excused: 2 - Witkowiak, and Reed Daniels

6. [R 12860](#)

Report by the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [041217 HAL-HUD Growth Future Bleak 03-03-17.pdf](#)
[041217 HAL-Budget Panic Overtakes HUD 3-10-2017.pdf](#)
[041217 HAL-Carson Greeted with Financial Fiasco.pdf](#)
[041217 HAL-Return To Core Public Housing 03-03-17.pdf](#)
[041217 HAL-HUD to Target Public Housing Illegalspdf.pdf](#)
[041217 JS Mayor Barrett Criticizes Pres Trump's Plan to Cut Comm Block Grants 03-19-17 \(2\).pdf](#)
[041217 Designated Housing Plan Extension Approval Letter.pdf](#)
[041217 GMF-HACM SSII 2016 Endowment Fund Statements 02-24-17.pdf](#)
[041217 Scholarship TY Ltr Sharon Jones 03-28-17.pdf](#)

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

- Housing Affairs Letter (HAL) Newsletter - HUD Growth Future Bleak, 3/3/2017
- HAL Newsletter - Budget Panic Overtakes HUD, 3/10/2017
- HAL Newsletter - Carson Greeted with Financial Fiasco, 3/10/2017
- HAL Newsletter - Return to To Core Public Housing, 3/3/2017
- HAL Newsletter - HUD to Target Public Housing Illegals, 2/24/2017
- Journal Sentinel Mayor Barrett Criticizes President Trump's Plan to Cut Community Block Grants, 3/19/2017
- HUD Designated Housing Plan Extension Approval letter, 3/21/2017
- Greater Milwaukee Foundation/HACM SSII 2016 Endowment Fund Statements, January thru December 2016
- Scholarship Thank You Letter from Sharon Jones, 3/28/2017

Mr. Pérez reported on the appointment of Ms. Adrienne Todman as the incoming Chief Executive Officer of the National Association of Housing and Redevelopment Officials (NAHRO).

Commissioner Mitchell reported that the HUD smoking policies for public housing were discussed at the NAHRO Legislative Conference and the effective target date is July 30th, 2018.

Commissioner Van Alstine thanked staff for the preparation material for meetings with Senate and Congressional representatives and added that the Capitol Hill visits went well.

Paul Williams reported that the Milwaukee Tech Force Training Center was a finalist at the April 6th MANDI State Farm Building Blocks Awards. He noted the Milwaukee Christian Center-NIP program and the Silver Spring Neighborhood Center received People's Choice Awards. The TechForce Training Center is a finalist for the Milwaukee Business Journal Real Estate Awards on April 13th and the Daily Reporter Top Projects Awards on May 16th. Chair Wagner thanked Paul Williams for his work on this event.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 3:10p.m. Commissioner Van Alstine seconded the motion. There no objections, the motion carried.

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>.

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.