



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 14, 2017

11:30 AM

Hillside Family Resource Center
Large Conference Room,
1452 N. Seventh St., Milwaukee WI 53205

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.

Meeting called to order at 11:48a.m.

Call to Order

Roll Call

Present: 7 - Witkowiak, Diaz, Van Alstine, Wagner, Mitchell, Reed Daniels, Donald

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. [R 12892](#) Approval of the minutes of the regular meeting held on August 9, 2017

Sponsors: THE CHAIR

Attachments: [August 9, 2017 HACM Minutes.pdf](#)

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

2. [R_12893](#) Resolution authorizing the Housing Authority of the City of Milwaukee to provide indemnification and/or guaranty for Travaux, Inc. to secure payment and performance bonds

As part of the loan agreement, WHEDA is requiring a Payment and Performance bond from the General Contractor. The surety company is not comfortable yet on Travaux being a new operating entity, hence, requiring an indemnity from its parent company.

Sponsors: THE CHAIR

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: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

B. REPORTS AND DISCUSSION ITEMS

1. [R_12894](#) Public Hearing on the Housing Authority's Agency Plan for 2018

Sponsors: THE CHAIR

Conyunn West, HACM Housing Management Supervisor, explained that the purpose of the hearing is to accept public comments on the Housing Authority of the City of Milwaukee (HACM) proposed 2018 Agency Plan.

Commissioner Van Alstine made a motion to open the public hearing on the HACM Agency Plan. Commissioner Witkowiak seconded the motion, and it carried. Ms. West outlined the documents included in the agency plan and explained that a draft of the plan has been available for public review at the Housing Authority's offices prior to the meeting.

There being no comments, Commissioner Diaz moved to close the public hearing on the 2018 Agency Plan. Commissioner Van Alstine seconded the motion, and it carried.

2. [R 12895](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Housing Affairs Letter: Senate Sets Stage for Stopgap Spending 07-28-17.pdf](#)
[Housing Affairs Letter: HUD Moves to Alter Fair Housing Rule 08-15-17.pdf](#)
[Housing Affairs Letter: Senate Slams Trump Budget Request 08-18-17.pdf](#)
[Housing Affairs Letter: Tax Credit Reform Move Accelerates 08-18-17.pdf](#)
[HUD Letter Approving Waiver of Percentage of HACM Cap Funds for Public Safety - Rec'd 08-29-17.pdf](#)
[Thank You Letter from Maxwell Dodd re: Scholarship.pdf](#)

Mr. Pérez thanked the Commissioners for accommodating the unusual time and location of the meeting.

Mr. Pérez acknowledged the Human Resources and Community Services divisions for their recent development of the @Promise program. This pilot program will engage with residents to provide work environment experience and job skill training that will increase their employability and may lead to employment with HACM. It formalizes protocols and expectations that were happening on an ad hoc basis. It is hoped that the result will benefit both HACM and its residents.

Mr. Pérez discussed the following items, making note of particular areas of interest for the Board and answering questions about them:

- *An article from the Housing Affairs Letter entitled "Senate Sets Stage for Stopgap Spending"*
- *An article from the Housing Affairs Letter entitled "HUD Moves to Alter Fair Housing Rule"*
- *An article from the Housing Affairs Letter entitled "Senate Slams Trump Budget Request"*
- *An article from the Housing Affairs Letter entitled "Tax Credit Reform Move Accelerates"*
- *An August 21, 2017 letter from HUD approving the waiver of the percentage of HACM Capital Funds for Public Safety*
- *A thank you letter from HACM Scholarship recipient Maxwell Dodd*

Chair Wagner asked Paul Williams, HACM Communications Coordinator, to introduce Kyle Hagge, a new Trinity Fellowship Fellow, who will be working with HACM for the next 22 months, mostly with Milwaukee's Choice Neighborhood and also performing some communication work.

Chair Wagner thanked Mr. Pérez for his comments.

The Housing Authority may vote to convene in Executive Session, pursuant to Wis. Stats. Secs. 19.85 (1) (c) to consider employment, promotion, compensation or performance data of a public employee, and/or (e) to deliberate or negotiate the purchase of public properties, the investing of public funds, or to conduct other specified public business, whenever competitive or bargaining reasons require a closed session. The Authority may then vote to reconvene in open session

Commissioner Diaz made a motion to convene in executive session at 12:38p.m. Commissioner Donald seconded the motion. There being no objections, the motion carried.

Chair Wagner convened the Housing Authority Board in executive session pursuant to Wis. Stats. Secs. 19.85 (1) (c) to consider employment, promotion, compensation or performance data of a public employee, and/or (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Authority may then vote to reconvene in open session.

Commissioner Witkowiak moved to reconvene in open session. Commissioner Donald seconded the motion. There being no objections, the motion carried.

Chair Wagner reconvened the regular meeting of the Housing Authority Board at 2:39p.m.

Adjournment

There being no further business, Commissioner Van Alstine made a motion to adjourn the meeting at 2:40p.m. Commissioner Daniels seconded the motion. There being no objections, the motion carried.

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