



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, January 17, 2018

1:30 PM

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.

Call to Order

Meeting called to order at 1:35p.m.

Roll Call

Present: 6 - Witkowiak, Van Alstine, Wagner, Mitchell, Reed Daniels, Donald

Excused: 1 - Diaz

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 12928](#) Approval of the minutes of the regular meeting held on December 14, 2017.

Sponsors: THE CHAIR

Attachments: [December 14, 2017 HACM Minutes.pdf](#)

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

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

No: 0

Excused: 1 - Diaz

2. [R 12929](#) Resolution approving the write off of fixed assets

Sponsors: THE CHAIR

Attachments: [Write Off of Fixed Asset Dispositions 2017.pdf](#)

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 - Witkowiak, Van Alstine, Wagner, Mitchell, Reed Daniels, and Donald

No: 0

Excused: 1 - Diaz

3. [R 12930](#) Resolution approving Amendment No. 4 to contract No. 13-022 with Baker Tilly Virchow Krause, LLP for auditing services for calendar year 2017

The staff of the Authority desires to exercise the 4th and final option to renew the contract with Baker Tilly Virchow Krause, LLP for the term of January 1, 2018 through December 31, 2018 to perform the 2017 audit in the amount of \$140,700.00 with an increase in the hourly rates accordingly. The current contract authority is a not-to-exceed amount of \$522,975.00. The amendment would bring the total not-to-exceed amount to \$663,675.00 and extend the contract period to December 31, 2018.

Sponsors: THE CHAIR

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 - Witkowiak, Van Alstine, Wagner, Mitchell, Reed Daniels, and Donald

No: 0

Excused: 1 - Diaz

B. REPORTS AND DISCUSSION ITEMS

1. [R_12931](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [HUD Ltr Annual Plan Approved 12-15-17.pdf](#)
[CLPHA Ltr - 2017 Year End Summary 12-12-17.pdf](#)
[NCRC NAHRO Membership Renewal Confirmation Ltr 11-21-17.pdf](#)
[HUD Press Release - FSS Family Self-Sufficiency Awards Incl HACM 12-15-17.pdf](#)
[Friends of Housing Checks to HACM 12-28-17.pdf](#)
[HAIG Email Fernando Aniban Accepted into Board Readiness Program 12-13-17.pdf](#)
[Milw Magazine Changing A Neighborhood Jan 2018 - Scan from Mag.pdf](#)

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

- *A letter from HUD approving the 2018 HACM Annual Plan*
- *A letter from CLPHA, including their 2017 Year End in Review*
- *The confirmation letter for the 2018 NCRC NAHRO membership*
- *A press release from HUD regarding the Family Self-Sufficiency Grant Awards, including HACM's award*
- *Copies of two checks from Friends of Housing to HACM*
- *A letter from the Housing Authority Insurance Group accepting Fernando Aniban into its readiness program for the HAIG Board*
- *A copy of an article from the January 2018 Milwaukee Magazine entitled "Changing A Neighborhood" about Milwaukee's Choice Neighborhood and Westlawn. Mr. Pérez also shared a note from Chris Goller of PNC congratulating HACM on the article and stating their pride on being involved with the redevelopment.*

Mr. Pérez provided copies to the Commissioners of a December 20, 2017 letter from the City Attorney's Office confirming that HACM was within its right to create Travaux.

Chair Wagner shared a letter that was just received today from Ramona Ramos, a HACM Scholarship recipient. He read the entire letter as he felt it provided an outstanding example of HACM's residents.

Mr. Pérez passed around a photo he took of the east retail space at Convent Hill, now proudly displaying a sign that the UPS Store will be opening there soon.

Mr. Pérez next introduced Gabriel DeVougas, HACM's new Section 3 Coordinator. He previously worked at Milwaukee County in the Election Commission and Emerging Business Enterprise offices and is eager to build upon the work done by Evans Gant.

Commissioner Van Alstine asked if there was a correlation between the Friends of Housing checks and the earlier meeting's vacancy discussions. Kaylin Nuss, HACM Director of Strategic Initiatives, explained that the funds were exclusively from Tax Credit units, and that most of the vacancy discussion has revolved around Low Income Public Housing units. Mr. Pérez also noted that there will be a presentation at the next Board Meeting from the vacancy workgroup.

Adjournment

There being no further business, Commissioner Van Alstine made a motion to adjourn the meeting at 2:05p.m. Commissioner Witkowiak seconded the motion. There being no objections, the motion carried.

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