



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, February 7, 2018

1:30 PM

City Hall, Room 301A, 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

Meeting called to order at 1:44 p.m.

Roll Call

Present: 4 - Witkowiak, Diaz, Wagner, Mitchell

Excused: 3 - Van Alstine, 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.)

Commissioner Diaz requested item A.2., R_12933, be moved out of Consent Agenda and into Reports and Discussion Items.

1. [R_12932](#) Approval of the minutes of the regular meeting held on January 17th, 2018

Sponsors: THE CHAIR

Attachments: [January 17, 2018 HACM Minutes.pdf](#)

A motion was made by Ricardo Diaz, seconded by James N. Witkowiak, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye: 4 - Witkowiak, Wagner, Mitchell, and Diaz

No: 0

Excused: 3 - Van Alstine, Reed Daniels, and Donald

3. [R 12934](#) Resolution approving the appointment of Mark Nicolini to the Travaux Board of Directors
- Sponsors:** THE CHAIR
- A motion was made by Ricardo Diaz, seconded by James N. Witkowiak, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Witkowiak, Wagner, Mitchell, and Diaz
- No:** 0

Excused: 3 - Van Alstine, Reed Daniels, and Donald

B. REPORTS AND DISCUSSION ITEMS

1. [R 12935](#) Public Hearing on an amendment redefining "substantial deviation" in the HACM 2018 Agency Plan
- 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 redefinition of "substantial deviation" in the HACM 2018 Agency Plan and noted that a draft of the change has been available for public review at the Housing Authority's offices prior to the meeting.*
- Commissioner Witkowiak made a motion to open the public hearing on the HACM Agency Plan. Commissioner Diaz seconded the motion, and it carried.*
- Bobbi Marsells, HACM Assistant Secretary, defined the differences between HUD's "substantial deviation" and "significant amendment" and explained that in the HACM Agency Plan that the two had been conflated some time ago, which was problematic as, generally, HUD requires public notice and approval for "significant amendments," whereas a "substantial deviation" does not.*
- There being no other comments, Commissioner Diaz moved to close the public hearing on the 2018 Agency Plan. Commissioner Witkowiak seconded the motion, and it carried.*

[R_12933](#)

Resolution approving a Cooperation Agreement Contract for receipt and furnishing of services, materials and equipment between the Housing Authority of the City of Milwaukee (HACM) and Travaux, Incorporated, a Wisconsin non-stock corporation and instrumentality of HACM

Sponsors: THE CHAIR

Attachments: [Cooperative Agreement between HACM & Travaux for Svcs Materials & Equip 02-01-18.pdf](#)

Commissioner Diaz suggested that the Agreement be brought back to the two boards on some designated, regularly occurring timeframe for regular review and transparency.

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: 4 - Witkowiak, Wagner, Mitchell, and Diaz

No: 0

Excused: 3 - Van Alstine, Reed Daniels, and Donald

2. [R_12936](#)

Resolution approving an amendment redefining “substantial deviation” in the HACM 2018 Agency Plan

Sponsors: THE CHAIR

Attachments: [Agency Plan Draft Updated Definitions for 'Substantial Deviation' & 'Significant Amendment'.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: 4 - Witkowiak, Wagner, Mitchell, and Diaz

No: 0

Excused: 3 - Van Alstine, Reed Daniels, and Donald

3. [R 12937](#)

Resolution approving Dario Romero, Jeanne Dawson, the Secretary-Executive Director or his designee to represent and act on behalf of the Housing Authority of the City of Milwaukee (HACM) in real estate transactions through the National Community Stabilization Trust's (NCST) Neighborhood Stabilization Initiative

The Initiative offers a first-option-to-purchase on "as-is" Fannie Mae and Freddie Mac foreclosed residential properties to government and non-profit organizations at a discounted price before going on the general market. Staff will have three days to determine if they want to purchase a property, so this resolution will act as prior approval for any properties purchased.

Sponsors: THE CHAIR

Attachments: [Nat'l Community Stabilization Trust's Neighborhood Stabilization Initiative.pdf](#)

A friendly amendment was offered without objection, adding the Secretary-Executive Director or his designee to also be able to act on behalf of the Housing Authority.

A motion was made by Ricardo Diaz, seconded by James N. Witkowiak, that this Housing Authority Resolution be AMENDED. This motion PREVAILED by the following vote:

Aye: 4 - Witkowiak, Wagner, Mitchell, and Diaz

No: 0

Excused: 3 - Van Alstine, Reed Daniels, and Donald

As amended.

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

Aye: 4 - Witkowiak, Wagner, Mitchell, and Diaz

No: 0

Excused: 3 - Van Alstine, Reed Daniels, and Donald

4. [R 12938](#)

Presentation of the Fourth Quarter Financial Reports for the period ending December 31, 2017

Sponsors: THE CHAIR

Attachments: [Financial Reports 17Q4 12-31-17 - Discussion Points 01-29-18.pdf](#)
[Financial Reports 17Q4 12-31-17.pdf](#)

5. [R 12939](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [HAL Budget Bandages Savage HUD Programs 01-19-18.pdf](#)
[HAL HUD Continues Operational Struggle 01-19-18.pdf](#)
[Edu Initiative Contrib from Tellier Fdn 01-25-18.pdf](#)
[Thank You Ltr from Ramona Ramos re Scholarship 01-17-18.pdf](#)

Mr. Pérez introduced Amy Hall, HACM's new Communications Coordinator. Ms. Hall mentioned her previous work experience at Acelero Learning, Caterpillar and Bucyrus. The baton is being passed from Paul Williams, who is becoming HACM's Milwaukee Choice Neighborhood Coordinator.

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

- A copy was distributed to the Commissioners of a January 31st letter from HACM to Alderman José Pérez and President Ashanti Hamilton with responses to their previous query regarding Travaux, Inc.*
- An article from the Housing Affairs Letter entitled "Budget Bandages Savage HUD Programs"*
- An article from the Housing Affairs Letter entitled "HUD Continues Operational Struggle"*
- A copy of a check from the Tellier Foundation donated to HACM's Educational Initiative*
- A thank you letter from Parklawn Scattered Site resident Ramona Ramos re: her HACM Scholarship and the impact it has had.*

Mr. Pérez asked Willie L. Hines, Jr., HACM Associate Director, to make a presentation about the vacancy rates which the Commissioners' asked about at a previous meeting. Mr. Pérez also noted that he asked the staff to format some of the information in a way that can be tracked and presented over time for comparison. There was discussion about learning more about why residents are leaving, procedural changes during the application process and additional information to provide applicants and how longer-term trends will be affecting the demographics of applicants in different neighborhoods. The Commissioners also provided feedback on what other information they would like in future monthly reports and suggested other ways of analyzing the data to help direct these efforts.

Chair Wagner spoke about the recent @Promise graduation ceremony. He found it very moving and that all of the new HACM employees were both proud of their accomplishment and happy to be working with HACM.

Chair Wagner thanked Mr. Pérez for his comments.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 3:18 p.m. Commissioner Mitchell seconded the motion. There being no objections, the motion carried.

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