



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, March 15, 2018

1:30 PM

City Hall, Room 301-B, 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 1:45p.m.

Roll Call

Present: 6 - Witkowiak, Diaz, Wagner, Mitchell, Reed Daniels, Donald

Excused: 1 - Van Alstine

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 12940](#) Approval of the minutes of the regular meeting held on February 7th, 2018

Sponsors: THE CHAIR

Attachments: [February 7, 2018 HACM Minutes](#)

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

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

No: 0

Excused: 1 - Van Alstine

2. [R 12941](#) Resolution approving the Rental Assistance Demonstration Conversion of Covered Projects

Sponsors: THE CHAIR

Attachments: [Attachments That are Part of R 12941 RAD Conversion of Covered Projects](#)

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: 6 - Witkowiak, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

Excused: 1 - Van Alstine

3. [R 12942](#) Resolution approving Amendment No. 1 to Contract No. 17-002 with KPH Environmental Corp. (Waukesha, WI) for hazardous materials abatement services at various non-subsidized public housing sites

This is exercising an option to renew the contract for one year (the first of two one-year renewal options allowed by the contract). The current contract authority is \$150,000.00 not-to-exceed, expiring 03/27/2018. The amendment is for a time extension only, to 03/27/2019 (no additional contract authority dollars requested at this time)

Sponsors: THE CHAIR

Attachments: [Amendment #1 to Contract 17-002 AM1 KPH Environmental Haz Mat Abatement Non-subsidized Public Hsg analysis-recommendation](#)

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: 6 - Witkowiak, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

Excused: 1 - Van Alstine

4. [R 12943](#) Resolution approving Amendment No. 1 to Contract No. 17-003 with KPH Environmental Corp. (Waukesha, WI) for hazardous materials abatement services at various subsidized public housing sites

This is exercising an option to renew the contract for one year (the first of two one-year renewal options allowed by the contract). The current contract authority is \$300,000.00 not-to-exceed, expiring 03/27/2018. The amendment is for a time extension to 03/27/2019 and \$50,000.00 not-to-exceed in additional contract authority dollars.

Sponsors: THE CHAIR

Attachments: [Amendment #1 to Contract 17-003 AM1 KPH Environmental Haz Mat Abatement Subsidized Public Hsg analysis-recommendation](#)

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: 6 - Witkowiak, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

Excused: 1 - Van Alstine

B. REPORTS AND DISCUSSION ITEMS

1. [R 12944](#) Resolution approving a Co-developer and Representation Agreement between HACM and Travaux, Inc.

Sponsors: THE CHAIR

Attachments: [HACM-Travaux Westlawn Gardens Co-Developer & Representation Agreement](#)

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

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

No: 0

Excused: 1 - Van Alstine

2. [R 12945](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Housing Affairs Letter - Budget Request Targets Public Housing 02-09-18](#)
[CLPHA 2-27-18 FY19 HUD Budget Analysis](#)
[Housing Affairs Letter - Fair Housing Rule Headed To Court 03-02-18](#)
[Housing Affairs Letter - HUD Toughens No Smoking Policy 02-09-18](#)
[Housing Affairs Letter - HUD Scuttling Obama Transformation 02-09-18](#)
[Housing Affairs Letter - GAO Faults HUD MTW Management 02-23-18](#)
[HUD Ltr Approval of CNI Final Evidentiary Docs & Budget Revision #4 02-13-18](#)
[HUD Ltr Approval of Significant Amendment in Annual Plan re Definition of Substantial Deviation Rec'd 03-14-18](#)
[Ltr re No Smoking Policy from Michael & Suzanne Neilsen - Rec'd 03-15-18](#)

Mr. Pérez introduced Julie Wilson, HACM's new counsel at the City Attorney's Office, joining a paralegal and legal assistant which HACM also funds. Ms. Wilson explained she had previously been employed with Milwaukee County and has represented municipalities for a number of years. She is looking forward to getting more in depth with the Housing Authority. Mr. Pérez mentioned that Ms. Wilson has already had meetings with staff, HUD and external counsel to learn more details about what she'll be called on to do.

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 "Budget Request Targets Public Housing"*
- *The Council of Large Public Housing Authorities' Fiscal Year 2019 HUD Budget Analysis*
- *An article from the Housing Affairs Letter entitled "Fair Housing Rule Headed To Court"*
- *An article from the Housing Affairs Letter entitled "HUD Toughens No Smoking Policy"*
- *An article from the Housing Affairs Letter entitled "HUD Scuttling Obama Transformation"*
- *An article from the Housing Affairs Letter entitled "GAO Faults HUD MTW Management"*
- *A letter from HUD Approving the CNI Final Evidentiary Documents and Budget Revision #4*
- *A letter from HUD Approving a Significant Amendment to the Annual Plan regarding the Definition of Substantial Deviation*

Mr. Pérez asked Ken Barbeau to provide a short update on HACM's implementation of HUD's no smoking policy. Mr. Barbeau explained that HACM's policy is currently available for public review and comment and that all residents have been sent a letter about the policy and comment period. In addition, there have been meetings with every resident organization. There will be a public hearing and Board vote at the April Board Meeting on the Policy and the updated Lease Addendum. It is expected that the policy

will come into effect on July 1st. Mr. Pérez also thanked the Resident Commissioners for their service in helping ensure residents are informed. Commissioner Diaz suggested in the future combining multiple policy changes into a single, broader vote. Commissioner Daniels suggested having future public hearings at a location other than City Hall.

Mr. Pérez noted some recent visits from HUD, including one by John Finger's replacement, Shirley Wong, who will now lead the office's Public Housing division, and an audit from the local HUD team, a two and a half day visit that is randomly generated. Tony thanked Chair Wagner for taking his time for an interview with the HUD Staff. They said his dedication and acumen were stellar.

Mr. Pérez asked Gabe DeVougas, HACM's Section 3 Coordinator, to speak about a recent Job Fair. The fair was a joint effort of City of Milwaukee, the Metropolitan Milwaukee Sewerage District and Milwaukee County, which included a speed networking event with over 110 attendees. Mr. Pérez noted that while HACM is looking to strengthen its Section 3 program even more, it has begun to be asked by HUD and others about sharing its best practices.

Adjournment

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

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.

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