



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, August 8, 2018

1:30 PM

City Hall, 200 East Wells St, Room 301-B

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.

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

Call to Order

Meeting called to order at 1:40pm

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.)

[R12974](#)

Approval of the minutes of the annual meeting held on July 11, 2018

Sponsors: THE CHAIR

Attachments: [July 11, 2018 HACM Minutes - Annual Meeting.pdf](#)

This Motion was **APPROVED**, 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: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

[R12975](#)

Resolution approving to amend the HACM Accounting and Financial Policies and Procedures Manual

Sponsors: THE CHAIR

Attachments: [Summary of HACM Policy Procedures Revisions 2018.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: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

[R12976](#)

Resolution approving the update of an addition of authorized individuals to be added to the Federal Home Loan Bank of Chicago eBanking portal

Sponsors: THE CHAIR

Attachments: [Ebanking Portal Corp Certif.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: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

[R12977](#)

Resolution authorizing the use of contracts of Home Depot In-Store Purchases and HD Supply Catalog purchases with Maricopa County, Arizona as the lead public agency for U.S. Communities for Retail Maintenance Repair Operations Supplies (MRO in the amount of an estimated \$600,000 per year

Sponsors: THE CHAIR

Attachments: [Home Depot HD Supply RFP 16154-Maint Serv & Repair Materials.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: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

[R12978](#)

Resolution authorizing and approving Amendment No. 3 to Contract No. 15-006 with Hero Plumbing, LLC for annual plumbing maintenance services and emergency after-hour services at various housing developments and support facilities not to exceed \$50,000

Hero Plumbing, LLC has completed their contract and after review by staff of the Authority of the contract file, it has been determined that Hero Plumbing, LLC has performed the work satisfactorily and it is in the best interests of the Authority to add a not-to-exceed amount of \$50,000.00 to their contract for the sole purpose of paying outstanding invoices.

Sponsors: THE CHAIR

Attachments: [Amend 3 to Contract 15-006 for Hero Plumbing LLC Bid tab.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: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

[R12979](#)

Resolution approving the appointment of Alderman Khalif J. Rainey to the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [Ald. Khalif Rainey 2012 Resume.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: 7 - Witkowiak, Van Alstine, Wagner, Mitchell, Diaz, Reed Daniels, and Donald

No: 0

[R12980](#)

Resolution approving award of contract to Travaux Incorporated (Milwaukee, WI) to be the developer and general contractor for Westlawn Gardens Renaissance III (Bldg. 2.2 & 2.3) in the amount not to exceed \$20 million

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

No: 0

[R12981](#)

Resolution approving contract award to Travaux, Incorporated (Milwaukee, WI) to be the developer and general contractor for Holton Terrace LLC in an amount not to exceed \$4.5 million

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

No: 0

[R12982](#)

Resolution approving the submission of an application for an Affordable Housing Program (AHP) grant from the Federal Home Loan Bank of Chicago for Victory Manor in the amount of \$750,000

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

No: 0

[R12983](#)

Resolution approving the submission of an application for an Affordable Housing Program (AHP) grant from the Federal Home Loan Bank of Pittsburgh for Westlawn Renaissance III in the amount of \$ 618,520

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

No: 0

B. REPORTS AND DISCUSSION ITEMS

[R12984](#)

Resolution approving the execution of various easements and agreements relative to Westlawn Gardens.

In HACM R. 12925, HACM approved a series of documents relative to Westlawn Gardens and also listed a number of items for future approval on Exhibit A. This resolution approves the execution of the documents listed in Exhibit A.

Sponsors: THE CHAIR

Attachments: [Easements WGL EXHIBIT A.pdf](#)

Thomas Gartner, Counsel from Michael Best & Friedrich, explained that the resolution authorizes updates to a number of agreements that were previously approved by the Housing Authority. Mr. Gartner also gave a summary of the updated documents to the Board from Exhibit A.

A motion was made by Michael T. Van Alstine, seconded by Sherri Reed Daniels, 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

[R12985](#)

Presentation of the Second Quarter Financial Reports for the period ending June 30, 2018

Sponsors: THE CHAIR

Attachments: [Financial Report Discussion Points Period Ending 6-30-18.pdf](#)
[Financial Report 18Q2 06-30-2018.pdf](#)

Commissioner Van Alstine commented on the Homeownership Program and how he was enlightened earlier in the week on other activities around the program. He made mention that Homeownership was responsible for relocating 327 families from the Westlawn project. Commissioner Van Alstine also noted that on the surface of the program, they may not be selling houses, however there is more activity within the program that is not represented in this financial report

[R12986](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Housing Affairs Letter - Public Housing Rent Hikes Resurface 7-20-2018.pdf](#)
[Housing Affairs Letter - HUD Rushes to Dump Public Housing 07-14-18.pdf](#)

Mr. Pérez provided the Commissioners a summary of proposed changes for the requests for the upcoming legislative cycle in Madison. Mr. Pérez noted that one item related to PILOT taxability was approved by the state in 2018. Mr. Pérez asked Bobbi Marsells, HACM Assistant Secretary, to comment on the change in amounts for authorization threshold for public bids. Ms. Marsells suggested that HACM requests to state legislation mirror federal statutes including increasing the base line from \$100,000 to \$150,000, to match U.S. Department of Housing and Urban Development regulations.

Mr. Pérez provided the Commissioners with a snapshot of the Job Plus grant and asked Ken Barbeau, HACM Director of Community Programs and Services, to give a brief summary. Mr. Barbeau stated that the Authority requested a \$2.3 million Jobs Plus grant for a period of four years for the Hillside Terrace community which will be supplemented by a total of \$1,224,488 of match/leverage from our partners. Mr. Barbeau continued that Jobs Plus will provide employment related services, community support for work and financial incentives to assist Hillside residents in working through any barriers preventing them from consistent employment. Mr. Pérez noted that the Job Plus grant attracted the attention of Lieutenant Governor Rebecca Kleefisch who will be visiting Hillside on August 9th. Mr. Pérez also mentioned that this effort includes a number of partners, including Employ Milwaukee, the Adult Learning Center, Milwaukee Area Technical College, the Milwaukee Boys and Girls Club, Progressive Community Health Center, the Milwaukee Community Service Corps, the Wisconsin Regional Training Center and the Wisconsin Women's Business Initiative Corporation. Mr. Pérez thanked Mr. Barbeau and his team for a job well done.

Mr. Pérez asked Tmara Abidalrahim, HACM Contract Compliance Officer, to speak about the upcoming "Building Together" Contractor Fair scheduled for September 20, 2018. Ms. Abidalrahim stated that HACM is hosting the contractor fair to encourage more contractors to partner with the Authority. Contractors will learn not only what types of projects are available for bidding, but also how to do business with HACM.

Chair Wagner, wanted to recognize Bobbi Marsells, HACM Assistant Secretary, who was a presenter at the July 2018 NAHRO Conference in San Francisco, California. He heard many accolades from delegates regarding Ms. Marsells' session. Chair Wagner also mentioned that Commissioner Witkowiak ran in the San Francisco marathon and finished the race successfully.

Adjournment

There being no further business, Commissioner Witkowiak made a motion to adjourn the meeting at 2:45pm. 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.

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>.