



# 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 Brooke VandeBerg**

---

Thursday, December 13, 2018

1:30 PM

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

---

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 1:30p.m.*

#### Roll Call

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

#### A. APPROVAL OF THE CONSENT AGENDA

- 1 [R13012](#) Approval of the minutes of the regular meeting held on November 14, 2018

**Sponsors:** THE CHAIR

**Attachments:** [November 14, 2018 HACM Minutes .pdf](#)

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

**Aye:** 6 - Van Alstine, Wagner, Mitchell, Diaz, VandeBerg, and Donald

**No:** 0

**Absent:** 1 - Reed Daniels

- 2      [R13013](#)      Resolution approving the appointment of Eugene R. Guskowski to the Travaux Board of Directors

**Sponsors:**      THE CHAIR

**Attachments:**      [Eugene R. Guskowski.pdf](#)  
                                 [Travaux Board Appointment Eugene R. Guskowski.doc](#)

**A motion was made by M. Joseph Donald, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 6 - Van Alstine, Wagner, Mitchell, Diaz, VandeBerg, and Donald

**No:** 0

**Absent:** 1 - Reed Daniels

- 3      [R13014](#)      Motion to approve the proposed 2019 schedule for the Board of Commissioners of the Housing Authority of the City of Milwaukee

**Sponsors:**      THE CHAIR

**Attachments:**      [2019 HACM Board Schedule - Tentative.pdf](#)

**A motion was made by M. Joseph Donald, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye:** 6 - Van Alstine, Wagner, Mitchell, Diaz, VandeBerg, and Donald

**No:** 0

**Absent:** 1 - Reed Daniels

- 4      [R13015](#)      Resolution approving the award of contract to Professional Service Industries Inc. (Waukesha, WI) for hazardous materials and environmental hazards management consulting services at various sites in the amount not to exceed \$500,000.00

**Sponsors:**      THE CHAIR

**Attachments:**      [Professional Services Indus - Contract 57906 Hazardous materials.doc](#)  
                                 [57906 RFP Tab hazardous materials & environ hazards Professional Service Indus.pdf](#)  
                                 [57906 EBE-Sec3 Review Professional Serv Indus Inc Hazardous mat various sites 12-4-18.docx.pdf](#)

**A motion was made by M. Joseph Donald, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

No: 0

**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.)

**B. REPORTS AND DISCUSSION ITEMS**

**1     [R13016](#)     Resolution approving HACM's 2019 Fiscal Year Operating Budgets**

**Sponsors:**     THE CHAIR

**Attachments:**     [2019 Budget Summaries - Board Meeting.pdf](#)  
                              [2019 RAP Operating Budget.pdf](#)  
                              [2019 BNS Operating Budget.pdf](#)  
                              [2019 Public Housing Site Budgets ACC \(1\).pdf](#)  
                              [2019 COCC Operating Budget \(2\).pdf](#)

*Rick Koffarnus, HACM's Finance Manager, Pam Watson, Budget Analyst, and Kaylin Nuss, Director of Strategic Initiatives, presented HACM's 2019 Fiscal Year operating budgets, summarizing the documents included with the agenda.*

*There was a discussion regarding the structure of next year's budget review meetings with the Commissioners and how to better address questions and concerns as a whole versus in separate meetings with Board members*

**A motion was made by M. Joseph Donald, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:**

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

**No:** 0

**2**      [R13017](#)**Report from the Secretary-Executive Director**

**Sponsors:**            THE CHAIR

**Attachments:**        [CLPHA 2018 Highlights Ltr dated Nov 28-2018.pdf](#)

*Mr. Pérez informed the Board that HACM has submitted two Low Income Housing Tax Credit (LIHTC) applications to WHEDA for Becher Court in the amount of \$650,000 and Merrill Park in the amount \$900,000. Mr. Pérez stated that these applications are part of an ongoing pursuit of capital funds to work in conjunction with Rental Assistance Demonstration (RAD) program.*

*Mr. Pérez also mentioned that HACM will be submitting the Semi-Annual Report to the U.S. Department of Housing and Urban Development's (HUD) Fair Housing regarding the Section 3 Program. Gabriel DeVougas, Section 3 Coordinator, stated that he has been working on strengthening partnerships between HACM residents, employment agencies, and the contracting community as well as providing workforce development and hiring opportunities to the Westlawn community and surrounding areas. Mr. Pérez commended Mr. DeVougas for his hard work.*

*Mr. Pérez addressed a letter from the Council of Large Public Housing Authorities (CLPHA), highlighting their 2018 activities and accomplishments. Mr. Pérez also mentioned that the 2019 "Housing Is Summit" will be held May 16th and 17th, 2019 in Washington, DC and will be forwarding that information when available.*

*Ken Barbeau, HACM Director of Community Programs, gave an update regarding the Job Plus grant at Hillside Terrace. Mr Barbeau stated that the residents have assisted in deciding on the name for the program: "Hillside Works". Mr. Barbeau continued that Jobs Plus will provide employment-related services, support for work and financial in-centives to assist Hillside residents with any barriers preventing them from consistent employment. This effort has the support 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 also mentioned that the YouthBuild graduation will be happening later this evening. Mr. Pérez congratulated the participants and thanked the Nannette Ray and Albert Jack for their much appreciated hard work.*

*Mr. Pérez, in closing remarks shared two quotes, "The real test is not whether you avoid failure, because you won't. Its whether you let it harden or shame you into inaction, or whether you learn from it and choose to persevere." from Barack Obama. Second came from Ephesians 4:31-32, "Let all bitterness and wrath and anger and clamor and slander be put away from you, along with all malice. Be kind to one another, tenderhearted, forgiving one another, as God in Christ forgave you."*

**Adjournment**

*There being no further business, Commissioner Van Alstine made a motion to adjourn the meeting at 3:55pm. Commissioner Diaz 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>.