



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, Michael Van
Alstine, Brooke VandeBerg and Gloria Lott**

Wednesday, June 5, 2019

1:30 PM

City Hall, Room 301-A

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 1:30pm.

Roll Call

Present: 6 - Diaz, Van Alstine, Wagner, Reed Daniels, VandeBerg, Lott

Excused: 1 - 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 Van Alstine requested items A.2., R13058, A.5., R13066 and A.6., R13067, be moved out of Consent Agenda and into Reports and Discussion Items.

1. [R13062](#) Approval of the minutes of the regular meeting held on May 8, 2019

Sponsors: THE CHAIR

Attachments: [Meeting Minutes for 5-8-2019.pdf](#)

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Van Alstine, Wagner, Diaz, Reed Daniels, VandeBerg, and Lott

No: 0

Excused: 1 - Donald

3. [R13064](#) Resolution approving an award of contract to Bohmann & Vick, Inc (Brookfield, WI) for Public Construction, Phase 2 Utilities at Westlawn Gardens Phase 2 in an amount of \$2,706,000.00

Sponsors: THE CHAIR

Attachments: [Bohmann Vick Inc for utilities.pdf](#)

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Van Alstine, Wagner, Diaz, Reed Daniels, VandeBerg, and Lott

No: 0

Excused: 1 - Donald

4. [R13065](#) Resolution approving an award of a contract to Stark Pavement Corp. (Brookfield, WI) for Public Construction Phase 2 Paving at Westlawn Gardens Phase 2 in the amount of \$998,708.75

Sponsors: THE CHAIR

Attachments: [Stark Pavement Corp for paving-.pdf](#)

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Van Alstine, Wagner, Diaz, Reed Daniels, VandeBerg, and Lott

No: 0

Excused: 1 - Donald

B. REPORTS AND DISCUSSION ITEMS

[R13058](#)

Resolution: Approving the Operating Agreements of National Soldiers Home Residences (NSR) II, LLC and NSR III, LLC, between the Housing Authority of the City of Milwaukee and the Alexander Company, Inc. in connection with the development and rehabilitation of Buildings, 1, 2, 14, 18, 19 and 62 of the Clement J. Zablocki Medical Center.

Sponsors: THE CHAIR

Attachments: [National Soldiers layout graph.pdf](#)
[R_13003-Operating Agreement National Soldiers Home Residences I LLC w- The Alexander Company - from Legistar.pdf](#)
[R_13058-Soldiers Home Operating Agreement Resolution_4823-3829-6984 v 1.pdf](#)

HACM wanted to include the word "negotiate" as may be necessary for the development and operation of the Soldiers Home project.

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Housing Authority Resolution be AMENDED. This motion PREVAILED by the following vote:

Aye: 6 - Van Alstine, Wagner, Diaz, Reed Daniels, VandeBerg, and Lott

No: 0

Excused: 1 - Donald

As amended.

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Van Alstine, Wagner, Diaz, Reed Daniels, VandeBerg, and Lott

No: 0

Excused: 1 - Donald

[R13066](#)

Resolution approving Holton Terrace Development LLC, as sole and managing member of Holton Terrace LLC; approval and authorization of the RAD conversion of Holton Terrace; the execution of all loan documents related to the RAD conversion of Holton Terrace and the admission of the investor member and special investor member to Holton Terrace LLC

Sponsors: THE CHAIR

Attachments: [Exhibit A Legal Description.pdf](#)

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Lott

No: 0

Excused: 1 - Donald

Abstain: 1 - VandeBerg

[R13067](#)

Resolution approving the Housing Authority of the City of Milwaukee to take all action necessary in connection with the rehabilitation RAD conversion of Holton Terrace, including serving as guarantor for all loans related thereto; and as developer for Holton Terrace

Sponsors: THE CHAIR

Attachments: [Exhibit A Legal Description.pdf](#)

Commissioner VandeBerg abstained from the vote due to her employment with Associated Bank, which is purchasing the tax credits for the Rent Assistance Development (RAD) conversion of Holton Terrace.

A motion was made by Michael T. Van Alstine, seconded by Ricardo Diaz, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 5 - Van Alstine, Wagner, Diaz, Reed Daniels, and Lott

No: 0

Excused: 1 - Donald

Abstain: 1 - VandeBerg

1. [R13068](#)

Report on Westlawn infrastructure

Sponsors: THE CHAIR

Attachments: [HACM-Travaux Infrastructure Presentation FINAL 05-17-2019.pdf](#)
[Westlawn Construction Infrastructure Schedule_001.pdf](#)

Fernando Aniban, HACM Chief Financial Officer, Bobbi Marsells, HACM Assistant Secretary, and Kevin Theissen, Travaux Senior Project Manager and Estimator, summarized the documents provided with the agenda and spoke about the work and costs associated with the infrastructure at Westlawn Gardens, which includes new roads, paving, utilities, sewers, weather and storm drainage and lights for the western half of the old Westlawn development. Ms. Marsells explained that costs have exceeded the original 2009 budget by 17 million dollars, largely due to unforeseen increases in construction costs and changes in State regulations. Mr. Aniban stated that HACM is pursuing other financing, including with the City of Milwaukee, to cover these infrastructure costs.

2. [R13069](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [HUD Ltr -Designated Hsg Plan.pdf](#)
[Convent Hill UPS Store Rent Check 05-08-19.pdf](#)

Mr. Pérez spoke about a visit to the Westlawn Gardens Choice Neighborhood from County Executive Chris Abele. Mr. Pérez also mentioned that Governor Tony Evers will be visiting the site next week, following a visit by the Mayor of New Albany, Indiana this past week. Mr. Pérez emphasized how Westlawn Gardens CNI is being studied and visited from around the country as a model for other communities.

Mr. Pérez informed the Board that the Annual Meeting that will be on July 17th at the Westlawn Gardens Victory Manor site at 9:00am.

Mr. Pérez directed the Board to a letter from the U. S. Department of Housing and Urban Development (HUD) approving the Designated Housing Plan (DHP) for the next two years. Ken Barbeau, HACM Director of Community Program Services, explained that this plan designates buildings for seniors, disabled or as mixed seniors and disabled.

Mr. Pérez asked Paul Williams, HACM Westlawn Choice Neighborhood Coordinator, about "Housing Is" conference that he and others attended in Washington, DC. Mr. Williams stated that this is the fifth year of the conference which looks at housing as the foundation for health and education and is a forum geared toward bringing those different sectors together to share innovative ideas. Mr. Williams mentioned that they made great connections at the conference. Some of the team in attendance this year were Ken Barbeau, Alderman Cavalier Johnson, Westlawn CNI Alderman, Devin Hudson, Executive Director of the Silver Spring Neighborhood Center, Laura Gutierrez, Associate Executive Director, United Community Center, Kim Litwack, Dean of College of Nursing-UWM Milwaukee, and Ronald Pérez, Dean of Public Health-UWM Milwaukee.

Mr. Pérez mentioned the Make Your Money Talk graduation which had 126 graduates. Of those 126, 50% opened Individual Development Accounts (IDA). These savings accounts are geared toward education, homeownership and new businesses for individuals.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 3:00p.m. Commissioner Van Alstine seconded the motion. There being no objections, the motion carried

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