



# 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**

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Wednesday, July 17, 2019

9:30 AM

HACM's Victory Manor,  
5556 North 68th Street, Milwaukee WI 53218

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#### ANNUAL MEETING

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 9:52 a.m.*

#### Roll Call

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

Chair Wagner thanked the participating vendors and welcomed the elected officials and their representatives in the audience. He also thanked the Honor Guard of American Legion Post 416 who will be closing the ceremony. Chair Wagner then led the audience in the National Anthem and welcomed Pastor Darrell Hines of Christian Faith Fellowship Church to lead an invocation.

#### 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. [R13070](#) Approval of the minutes of the regular meeting held on June 5th, 2019

**Sponsors:** THE CHAIR

**Attachments:** [June 5, 2019 HACM Minutes](#)

A motion was made by Ricardo Diaz, seconded by Michael T. Van Alstine, that this Motion be APPROVED. This motion PREVAILED by the following vote:

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

**No:** 0

2. [R13071](#)

Resolution approving an award of contract to Hurt Electric Incorporated (Menomonee Falls, WI) for Public Construction Phase 2 Street Lighting at Westlawn Gardens Phase 2 in the amount of \$278,380.00

**Sponsors:** THE CHAIR

**Attachments:** [Bid Tabulation 57929 - Public Constr Phase 2 Street Lighting at WLG Phase 2](#)

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

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

**No:** 0

3. [R13072](#)

Resolution approving an award of contract to Hurt Electric Incorporated (Menomonee Falls, WI) for Public Construction Phase 2 Underground Conduit Duct Bank at Westlawn Gardens Phase 2 in the amount of \$385,760.00

**Sponsors:** THE CHAIR

**Attachments:** [Bid Tabulation 57930 - Public Constr Phase 2 Underground Conduit Duct Bank at WLG Phase 2](#)

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

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

**No:** 0

4. [R13073](#)

Resolution approving an award of contract to Berglund Construction Company (Chicago, IL) for Parking Structure Repair at Central Support West in the amount of \$495,000.00

**Sponsors:** THE CHAIR

**Attachments:** [Bid Tabulation 57931 - Parking Structure Repair at Central Support West](#)

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

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

**No:** 0

5. [R13074](#) Resolution approving Amendment #3 to contract No. 16-021 with Friends of Housing Corporation for Property Management Services at Southlawn, Northlawn and Berryland Housing Developments

This contract includes four annual options for renewal. Staff would like to exercise the option for renewal for another year, April 1, 2019 through March 31, 2020, with the same terms and conditions of the original contract. This amendment #3 will increase the contract price by an amount not to exceed \$312,816, for a total contract amount of \$1,251,264.00.

**Sponsors:** THE CHAIR

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

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

**No:** 0

6. [R13075](#) Resolution approving Amendment #2 to contract No. 18-023 with Hero Plumbing, LLC for annual plumbing maintenance services at various housing developments

This amendment will extend the annual plumbing maintenance contract through June 10, 2020 and increase the contract price by an amount not to exceed \$360,000 for a total contract amount of \$616,701.00. All other terms and conditions of the contract remain in effect, including the rate of \$135.00 per hour. Hero Plumbing LLC is both a MBE and a Section 3 Business Concern.

**Sponsors:** THE CHAIR

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

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

**No:** 0

Chair Wagner spoke briefly about the history of veterans housing at the Housing Authority in its 75 years, and also about the recent 75th anniversary of World War II's Invasion of Normandy. He then introduced Mayor Tom Barrett. Mayor Barrett mentioned his childhood near in Parklawn. He continued that as a Congressman, he was first able to experience how HACM builds not just bricks & mortar, but also creates hope & respect through the services that help residents become more self-sufficient. He also commended HACM for its ingenuity and innovation which has resulted in a number of grants and programs.

Chair Wagner next introduced Joseph P. Galvan, the Midwest Regional Administrator of the U. S. Department of Housing & Urban Development, responsible for the oversight and delivery of programs in six Midwest states. Administrator Galvan commended HACM, its leadership and Milwaukee's leadership for consistently pursuing any and all grant opportunities and striving to maximize the impact to the residents of the Housing Authority. Administrator Galvan thanked the veterans for their service. He added that he could have so many more remarks because there have been a lot of victories but closed by reiterating his commitment to HACM to lift up those who are at most risk and at most need because we are one community.

## **B. REPORTS AND DISCUSSION ITEMS**

### **1. [R13076](#) Election of the Chair**

**Sponsors:** THE CHAIR

*Chair Wager thanked the Commissioners for allowing him to continue as Chair. He considers it an honor, and will continue to do all he can.*

Commissioner Van Alstine made a motion to open the nominations for the office of Chair and Commissioner Diaz seconded. Commissioner Van Alstine made a motion to nominate Mark Wagner for Chair and Commissioner Diaz seconded the motion. There being no further nominations, Commissioner Van Alstine made a motion to close the nominations for the office of Chair, and Commissioner Diaz seconded the motion. This nomination PREVAILED by the following vote:

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

**No:** 0

### **2. [R13077](#) Election of the Vice-Chair**

**Sponsors:** THE CHAIR

Commissioner Van Alstine made a motion to open the nominations for the office of Vice Chair and Commissioner Donald seconded. Commissioner Van Alstine made a motion to nominate Ricardo Diaz for Vice Chair and Chair Wagner seconded the motion. There being no further nominations,

Commissioner Van Alstine made a motion to close the nominations for the office of Vice Chair, and Commissioner Donald seconded the motion. This nomination **PREVAILED** by the following vote:

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

**No:** 0

3. [R13078](#)

Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [CLPHA FY20 Comparative Funding Chart](#)  
[Acts Housing Thank You Ltr 06-27-19](#)  
[Mayor Tom Barrett Ltr re Supportive Hsg Commission Conclusion 05-29-19](#)  
[Goodbye Ltr from Lapham Park's Robert C Robison 06-21-19](#)  
[HACM Annual Meeting 2019 Presentation](#)

*Tony Pérez, Secretary-Executive Director, introduced Fernando Aniban, HACM's Chief Financial Officer, who presented a brief report of the current financial picture.*

*Mr. Pérez thanked the Board, the Mayor, and the residents for supporting HACM and pushing it to be stronger and to constantly improve. He added that insistence is manifest at Victory Manor and Westlawn as the state's largest public housing development is seeing new water sequestration features, new to Milwaukee LED street lighting, etc., which resulted in the eastern half being recognized as the first LEED-Silver rating for Neighborhood Development in the world. Mr. Pérez also talked about the impact of this neighborhood-based redevelopment which has brought 150 million dollars of investment to date through all the partners of the Choice Neighborhood Grant. Mr. Pérez also thanked the HUD Administration for reviewing its regulatory elements that increase costs for building affordable housing. He also wanted to thank those being honored later for what they've done for HACM.*

*Paul Williams, HACM's Choice Neighborhood Coordinator, presented a powerpoint entitled "HACM Annual Meeting 2019 Presentation" which included information on the following:*

- Highlights from HACM's 75 years of service, including the history of its veterans housing.*
- The current redevelopment of Westlawn Gardens, including the new Victory Manor.*
- The economic impact of HACM to the community and state.*
- HACM's services that power residents to greater stability and new ways of life, including HACM's Educational Initiative, scholarships, Section 3 program, employment and case management assistance, financial literacy and homeownership.*
- Four current or newly-former HACM residents who exemplify Ripples of Hope: Troy Burks, a longtime Westlawn resident who recently purchased a home after his caseworker connected him with some classes, Angelita Ingram, who has found employment at HACM through HACM's @Promise program and recently received an Associate's Degree with a 3.8 GPA with a HACM scholarship, Thomas Green, a former Westlawn resident who was able to access a revolving loan as part of the Choice Neighborhood Initiative to fund his new food truck, and Calvin Onsley, a Vietnam veteran who recently moved into Victory Manor and is receiving services onsite from the Center for Veterans Issues.*
- Upcoming activities for the Housing Authority including the continued revitalization of*

*Westawn Gardens, the CNI Planning Grant, which includes HACM's College Court, received by the Near West Side Partners, RAD investment in revitalizing public housing, the Hillside Works grant providing job coaching to Hillside residents, and new development near the Convent Hill building that will provide housing for people of all income levels.*

- *HACM Honors – recognizing 11 individuals and organizations for their service to HACM and Milwaukee.*

*Mr. Pérez thanked the attendees for their time and closed with part of the piece "The People I Like," acknowledging those who give the best of themselves*

*Chair Wagner thanked all of the attendees and closed with two thoughts from Gen. Norman Schwartzkopf: "When placed in command — take charge" and "Do what is right." Chair Wagner added that he will continue to do that.*

*The guests were then invited to the flag raising by the American Legion Honor Guard at the front of the building.*

## **Adjournment**

*There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 11:11 a.m. Commissioner VandeBerg 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>.