



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, Brooke VandeBerg, Gloria Lott, and Susan
Lloyd**

Wednesday, July 8, 2020

1:30 PM

Public Listen-In: (646) 749-3112

Access Code: 994-225-741#

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.

To view the meeting materials electronically, please go to:

[https://milwaukee.legistar.com/MeetingDetail.aspx?](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=796384&GUID=3D7A56DC-95A4-45F3-9BA1-6FC1B688A70E&Options=info|&Search=)

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Call to Order

Meeting called to order at 1:31 p.m.

Roll Call

Present: 6 - Diaz, Wagner, Reed Daniels, VandeBerg, Lott, Lloyd

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. [R13163](#) Approval of the minutes of the regular meeting held on June 18th, 2020

Sponsors: THE CHAIR

Attachments: [June 18, 2020 HACM Minutes](#)

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

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

No: 0

2. [R13164](#)

Resolution approving an award of contract to Travaux, Incorporated (Milwaukee, WI) to be the Construction Manager at Risk [as Contractor] for the Westlawn Renaissance IV LLC Project in an amount not to exceed \$13.95 million

Sponsors: THE CHAIR

Attachments: [Executive Summary for Westlawn Renaissance IV](#)
 [Site Plan for Westlawn Renaissance IV](#)
 [Sources & Uses for Westlawn Renaissance IV](#)
 [Westlawn Renaissance IV - Travaux Contract A133-2009 - DRAFT 06-27-2020](#)
 [Westlawn Renaissance IV - Travaux General Conditions A201-2017 - DRAFT 06-27-2020](#)

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

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

No: 0

B. REPORTS AND DISCUSSION ITEMS

1. [R13165](#)

Presentation of the 2020 Second Quarter Recovery Plan Report

Sponsors: THE CHAIR

Attachments: [Updated Recovery Plan Report - Q2 2020 - 07-07-20](#)

Willie Hines, HACM's Associate Director, and Gregory Anderson, Travaux's Vice President of Asset Management, presented a summary of the report and made note of impacts due to the Coronavirus pandemic. They answered questions from the Commissioners regarding the evaluation of potential obsolescence of some units and periodic wait list refreshment.

2. [R13166](#)

Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Mr. Pérez asked Ken Barbeau, HACM's Director of Community Programs and Services, and Willie Hines, HACM's Associate Director, to talk about the preliminary results of the Section 8 Rent Assistance (RAP) wait list pre-registration lottery. There will likely be about 22,500 final registrants. In late July or early August, 3,000

registrants will be randomly pulled and added to the RAP wait list, which should take an estimated three years to serve.

Mr. Pérez spoke about how HACM will deploy its funds from the Coronavirus Aid, Relief, and Economic Security (CARES) Act. At this time, the two main components will be through cleaning supplies and personal protective equipment for staff and residents, and the development, with the Bronner Corporation, of a Business Continuation plan, which will ensure procedures are in place in the case of a disruption. Also, potential underwriters find an organization with such plans a plus.

Mr. Pérez provided an update on HACM responses to the COVID-19 pandemic. There was one new staff case in the last week and a vendor has been procured that will test staff who may have been exposed. How and when full staff will return from remote work is continuing to be reviewed and safe work protocols and spaces established. Staff have been regularly communicating with resident organization leadership with ideas and information shared in both directions. There have been requests for some public spaces to reopen, but that is being assessed. Commissioner Daniels mentioned that the Hillside leadership has been communicating with the residents in that family development. Commissioner Diaz asked about the impact of the proposed mask mandate, and both Commissioners Daniels and Diaz provided suggestions to increase healthy practices by residents. Chair Wagner inquired about tools that HACM could provide to residents who test positive. The deadline on the eviction moratorium for public and Section 8 housing is July 25. HACM has encouraged residents to contact staff as soon as possible to have their rent adjusted, and to continue making payments. Mr. Pérez suggested that staff look into arrears now. HACM has been participating in discussions and providing information with other Wisconsin housing authorities. In HACM's buildings, emergency repairs continue, with protocols. The Hunger Task Force is still delivering commodities and bringing the Mobile Market to HACM locations. Senior meal programs continue, as take home meals. The Rental Assistance Demonstration conversions of Becher Court, Holton Terrance and Merrill Park continue.

Mr. Pérez was pleased to note that Angel Rodriguez has been name Chief of HACM's Public Safety department – a goal Chief Rodriguez had when he first began in the department.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 2:30 p.m. Commissioner Daniels seconded the motion. There being no objections, the motion carried.

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