



# 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**

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Thursday, September 10, 2020

1:30 PM

Public Listen-In: (877) 309-2073

Access Code: 360-927-029#

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**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?ID=804586&GUID=24605CB0-6C3A-4FD7-AF96-D90F616BC0CC&Options=info|&Search=>

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#### Call to Order

*Meeting called to order at 1:38 p.m.*

#### Roll Call

**Present:** 5 - Diaz, Wagner, Reed Daniels, VandeBerg, Lloyd

**Excused:** 1 - Lott

#### 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. [R13173](#) Approval of the minutes of the regular meeting held on August 12, 2020

**Sponsors:** THE CHAIR

**Attachments:** [August 12, 2020 HACM Minutes](#)

**A motion was made by Ricardo Diaz, seconded by Brooke VandeBerg, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Diaz, Reed Daniels, Wagner, VandeBerg, and Lloyd

No: 0

Excused: 1 - Lott

2. [R13174](#) Resolution approving the extension of credit and incumbency certificates as required by the investor that are necessary in connection with the construction of the Westlawn Renaissance IV project

**Sponsors:** THE CHAIR

**Attachments:** [091020 Westlawn Renaissance IV RAD PNC Resolutions \(HACM\) 08-19-20](#)  
[091020 Westlawn Renaissance IV RAD PNC Resolutions \(Managing Member\) - Westlawn Renaissance Development IV LLC - 08-19-20](#)  
[091020 Westlawn Renaissance IV RAD PNC Resolutions \(Borrower\) - Westlawn Renaissance IV LLC - 08-19-20](#)

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

Aye: 5 - Diaz, Reed Daniels, Wagner, VandeBerg, and Lloyd

No: 0

Excused: 1 - Lott

## B. REPORTS AND DISCUSSION ITEMS

1. [R13175](#) Resolution commending Ms. Melissa Krotts for more than 34 years of service to the Housing Authority of the City of Milwaukee and the City of Milwaukee

**Sponsors:** THE CHAIR

**Attachments:** [Commendation for Melissa Krotts](#)

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: 5 - Diaz, Reed Daniels, Wagner, VandeBerg, and Lloyd

No: 0

Excused: 1 - Lott

2. [R13176](#) Report from the Secretary-Executive Director

**Sponsors:** THE CHAIR

**Attachments:** [Central City Cyberschool Update](#)

*Mr. Pérez asked Willie Hines, Jr., HACM's Associate Director, and Ken Barbeau, HACM's Director of Community Programs and Services, to speak about a recent*

*decision by the Boys & Girls Club to temporarily close their Pieper-Hillside location, among others, which is in the Hillside Terrace development. HACM has since been informed it was due to the impacts of COVID-19 and that the Boys & Girls Club would attempt alternate accommodations for the users of the Hillside facility. Commissioners were saddened at the news and disappointed that HACM, and the Hillside residents, were not part of the decision, nor given much notification of the closing. It was suggested that a proactive search for a replacement service provider be begun.*

*Mr. Pérez asked Nick Carnahan and Jordan Donald of Galbraith Carnahan Architects and Carolyn Esswein of CE Planning Studio to discuss the preservation of Hillside Terrace. Mr. Carnahan spoke of the information gathered from residents which has framed preliminary ideas of what a revitalized Hillside Terrace could look like. Ms. Esswein described the layouts being explored and added that other neighbor organizations and elected officials have also been part of the discussions. The existing 470 units will be included, and additional mixed-income units are proposed to help provide amenities that residents believe would add to the neighborhood. The full process would be performed in a number of phases, focused on minimizing disruption to residents, over the course of several years. They also discussed next steps, including continuing discussions with residents.*

*Mr. Pérez asked Christine Faltz of the Central City Cyberschool and Scott Ramlow of Uihlein/Wilson-Ramlow/Stein Architects to discuss the attached presentation, providing an update of the Cyberschool, located within the Parklawn development. Feedback from parents & students led the school to expand their offerings from K-8 to add a high school model which also combines an Associate Degree program. They have begun utilizing the neighboring former YMCA space with their first freshman class in August of 2019. Currently, about 18% of the students are Parklawn residents. Looking forward, the school will be presenting this information to various stakeholders, including Parklawn residents, and launching a capital campaign for the new high school space and the grounds between the facilities.*

*Mr. Pérez asked Bobbi Marsells, HACM's Assistant Secretary, to speak about the next possible Choice Neighborhood Initiative (CNI) application in the near west side. The application for the Implementation Grant would be submitted in partnership with the City of Milwaukee, the Near West Side Partners and Marquette University, piggybacking off their successful CNI Planning Grant. The application is due in December. The assessment of whether all requirements can be met is still being examined, so it is possible that it could be decided not to pursue the application.*

## **Adjournment**

*There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 3:08 p.m. Commissioner VandeBerg seconded the motion. There being no objections, the motion carried.*

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