



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, January 13, 2021

1:30 PM

Virtual Mtg Call-in: 1-877-309-2073

Access Code: 834-628-869 #

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=832226&GUID=F8968595-0EBC-488E-BAE7-AAABE3392E0F&Options=info|&Search=>

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Call to Order

Meeting called to order at 3:12 p.m.

Roll Call

Present: 5 - Diaz, Wagner, Reed Daniels, Lott, Lloyd

Excused: 1 - VandeBerg

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. [R13201](#) Approval of the minutes of the regular meeting held on December 10, 2020

Sponsors: THE CHAIR

Attachments: [December 10, 2020 HACM Minutes](#)

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

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

No: 0

Excused: 1 - VandeBerg

B. REPORTS AND DISCUSSION ITEMS

1. [R13202](#) Presentation of the 2019 Audited Financial Statements

Sponsors: THE CHAIR

Attachments: [2019 HACM Audit Executive Summary Board Presentation](#)
[2019 HACM Audit Communication Report - Reporting and Insights](#)
[2019 HACM Audit Financial Statements](#)

Rick Koffarnus, HACM's Accounting Manager, and Steven Henke of Baker Tilly spoke to the attached documents. Baker Tilly will be providing an unmodified audit opinion. It was noted that the pension liability, which is set by the City, may see another substantial increase in the next few years. The audit was required to list one material weakness, since corrected, related to the first tax credit period sunset which HACM has gone through and which was initially recorded in the accounts incorrectly. Now the proper process is in place for similar transactions.

Chair Wagner and Vice Chair Diaz let the rest of the Commissioners know that they met with Mr. Henke with no staff present and heard comments consistent with what was shared with the Board during the meeting.

2. [R13203](#) Presentation of the 2020 Fourth Quarter Recovery Plan Report

Sponsors: THE CHAIR

Attachments: [Recovery Plan Report - Q4 2020](#)

Willie Hines, HACM's Associate Director, Greg Anderson, HACM's Senior Asset Director, and Kaylin Nuss, HACM's Director of Special Initiatives, presented an overview of the activities from October 1, 2020 to December 31, 2020 that are part of HACM's Recovery Plan, summarizing the document included with the agenda.

Mr. Hines and Mr. Anderson noted that the Coronavirus pandemic has lessened interest in moving and answered questions from the Commissioners regarding jargon in the report and the effort to dispose of some Scattered Sites units that need more turnaround than is typical. Mr. Pérez suggested that the final version of the report which will be provided to HUD should be brought back to the Board in February, with the jargon minimized.

3. [R13204](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Mr. Pérez opened with two quotes from Dr. Martin Luther King, Jr. to inspire actions to effectively and efficiently improve ourselves and our community: "Take the first step in faith. You don't have to see the whole staircase, just take the first step." and "Nothing

worthwhile is gained without sacrifice.” Mr. Pérez encourages staff to look at how to maximize the human factor to the highest level, to review processes for continuous improvement, to use all the resources available in as many ways possible, for instance, to learn to use Yardi as powerfully as possible, and to drill down to identify and eliminate any bottlenecks. He added that HUD’s Rental Assistance Demonstration program (RAD) and other HUD reporting may also be part of future Board discussion.

Mr. Pérez noted that staff is looking into the impact of the Eviction Moratorium on HACM and that the efforts to populate the Soldiers Home continue when all the partners come together. Mr. Pérez added that the Commissioners’ reappointment process is back up and running at the City and discussions have begun about the open Commissioner position.

Chair Wagner asked if there had been staff discussion about COVID-19 vaccines. Mr. Pérez explained that staff are looking at a number of outlets, including the City’s Health Department for strategies, both for residents and employees.

Adjournment

There being no further business, Commissioner Diaz made a motion to adjourn the meeting at 2:37 p.m. Commissioner Lloyd seconded the motion. There being no objections, the motion carried.

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