



# 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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Wednesday, February 10, 2021

1:30 PM

Conference Call-in #: (571)317-3129

Access Code: 132-518-949#

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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=837958&GUID=59221355-5755-47A5-955D-8328454C79C8&Options=info|&Search=

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#### Call to Order

*Meeting called to order at 1:30 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. [R13206](#) Approval of the minutes of the regular meeting held on January 13, 2021

**Sponsors:** THE CHAIR

**Attachments:** [HACM Minutes for 1-13-21.pdf](#)

**A motion was made by Ricardo Diaz, seconded by Susan Lloyd, 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. [R13207](#) Approval of the minutes of the special meeting held on January 28, 2021

**Sponsors:** THE CHAIR

**Attachments:** [HACM Minutes - Special Mtg 01-28-2021.pdf](#)

A motion was made by Ricardo Diaz, seconded by Susan Lloyd, 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

3. [R13208](#) Resolution approving an award of contract to Argus Technical Services (Milwaukee, WI) to provide maintenance employee staffing for the Housing Authority of the City of Milwaukee in the of amount of \$750,000

**Sponsors:** THE CHAIR

**Attachments:** [Argus Technical Services for Maintenance Staffing Bid Tab 58007.pdf](#)

A motion was made by Ricardo Diaz, seconded by Susan Lloyd, 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

4. [R13209](#) Resolution authorizing the submission of a proposal to the Milwaukee County Department of Health and Human Services regarding "Real Men, Real Talk" fatherhood training

**Sponsors:** THE CHAIR

**Attachments:** [Milwaukee County Department of Health -Human Services Authorization Form.pdf](#)

A motion was made by Ricardo Diaz, seconded by Susan Lloyd, 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. [R13210](#) Presentation Fourth Quarter Financial Reports for the period ending December 31, 2020  
  
**Sponsors:** THE CHAIR  
  
**Attachments:** [Discussion Points for Fourth Quarter Financial Reports 12-31-20.pdf](#)  
[Fourth Qtr Financial Report Complete.pdf](#)  
  
*Rick Koffarnus, HACM's Finance Director, presented the financial reports for the Fourth Quarter of 2020, summarizing documents included with the agenda.*  
  
*There being no questions or comments from the Commissioners, Chair Wagner thanked Mr. Koffarnus for the report*
2. [R13211](#) Presentation Final Quarterly Recovery Report for 2020 to HUD  
  
**Sponsors:** THE CHAIR  
  
**Attachments:** [Updated Recovery Plan Report - Q4 2020 - 01-13-21 1144.pdf](#)  
  
*Willie L. Hines, Jr., HACM's Associate Director, and Greg Anderson, HACM's Senior Asset Director, reported the updates of changes to items in the Quarterly Recovery report previously presented in last month's Board meeting. Mr. Anderson also clarified HACM's partnership with Northcott and SET Ministries and their duties at various housing properties.*  
  
**After the discussion among the Commissioners, Vice Chair Diaz made a motion that updates on vacancies, number of applicants and unit turnaround goals be reported to the Board on a monthly basis rather than quarterly. Commissioner Susan Lloyd seconded, motion carried**
3. [R13212](#) Presentation Rental Assistance Demonstration (RAD) updates  
  
**Sponsors:** THE CHAIR  
  
**Attachments:** [Rent Assistance Demonstration-RAD- Update - February 2021 Brd Mtg Kaylin Nuss.pdf](#)  
  
*Kaylin Nuss, HACM's Director of Strategic Initiatives, presented a summary on the Rental Assistance Demonstration's (RAD) progress, including a few highlighted items such as HACM closing the RAD conversions of 1,084 units in 2020 and \$10 billion dollars invested in RAD converted public housing. There was also discussion on development and financial planning for future RAD conversions.*
4. [R13213](#) Report from the Secretary-Executive Director  
  
**Sponsors:** THE CHAIR

**Attachments:**     [WWBIC HACM Q4 2020 Report.pdf](#)  
[COVID-19 Vaccinations - Update to Commissioners 2-2-21.pdf](#)

*Mr. Pérez made note that Ken Barbeau, HACM's Community Services Program Director, was able to establish a collaboration with the City of Milwaukee Health Department to address vaccinations of HACM residents. Mr. Perez noted that Lapham Park already had 43 HACM residents vaccinated as part of that collaboration. Mr. Pérez directed the Commissioners to a report from the Wisconsin Women's Business Initiative Corporation's (WWBIC) "Make Your Money Talk" program. Mr. Pérez stated, even in a pandemic, the program has successfully guided 12 individuals to homeownership in 2020. Chair Wagner thanked Mr. Pérez for his continued leadership and guidance.*

## **Adjournment**

*There being no further business, Commissioner Lloyd made a motion to adjourn the meeting at 2:25 p.m. Vice Chair Diaz seconded the motion. There being no objections, the motion carried.*

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