



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, April 14, 2021

1:30 PM

Conference call in number: (571)317-3116

Access Code: 389-193-869#

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?](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=857037&GUID=512B6A55-5AC4-4633-B25D-55A938D31DD7&Options=info|&Search=)

[ID=857037&GUID=512B6A55-5AC4-4633-B25D-55A938D31DD7&Options=info|&Search=](https://milwaukee.legistar.com/MeetingDetail.aspx?ID=857037&GUID=512B6A55-5AC4-4633-B25D-55A938D31DD7&Options=info|&Search=)

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information 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

Call to Order

Meeting called to order at 1:00 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. [R13217](#) Approval of the minutes of the regular meeting held on March 11, 2021

Sponsors: THE CHAIR

Attachments: [HACM Meeting Minutes for 3-11-21.pdf](#)

A motion was made Ricardo Diaz, seconded by Sherri Reed Daniels, that this Motion be APPROVED This motion PREVAILED by Voice Vote

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

No: 0

Excused: 1 - Lott

2. [R13218](#)

Resolution approving the application to the Federal Home Loan Bank of Chicago for a grant under its Affordable Housing Program in the amount of \$689,885 and authorizing the Authority to make a loan to Holton Terrace LLC in the amount of \$689,885 to support the development of Holton Terrace

Sponsors: THE CHAIR

A motion was made Ricardo Diaz, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

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

No: 0

Excused: 1 - Lott

3. [R13219](#)

Resolution approving Holton Terrace Development LLC, as Managing Member of Holton Terrace LLC, approval and authorization for Holton Terrace LLC to accept a loan from the Authority in the amount of \$689,885 utilizing funds from an Affordable Housing Program grant from the Federal Home Loan Bank of Chicago to support the development of Holton Terrace

Sponsors: THE CHAIR

A motion was made Ricardo Diaz, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

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

No: 0

Excused: 1 - Lott

4. [R13220](#)

Resolution approving the award of contract to Galbraith Carnahan Architects LLC (Wauwatosa, WI) for architectural, engineering, and related services for Rent Assistance Demonstration (RAD) conversion at Townhomes at Carver Park in an amount of \$259,800.

Sponsors: THE CHAIR

Attachments: [Galbraith Carnahan -Carver Prk Mixed Financing.pdf](#)

A motion was made Ricardo Diaz, seconded by Sherri Reed Daniels, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

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

No: 0

Excused: 1 - Lott

B. REPORTS AND DISCUSSION ITEMS

1. [R13221](#) Presentation of the 2021 First Quarter Recovery Plan Report

Sponsors: THE CHAIR

Willie Hines, HACM's Associate Director, and Gregory Anderson, Travaux's Vice President of Asset Management gave a summary of the report and answered Commissioners' questions regarding the average turnaround time for vacant units. Chair Wagner thanked Mr. Anderson and Mr. Hines for their progress and that their efforts have been noticed.

2. [R13222](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Report - Q1 2021 Draft 4 9 21.pdf](#)
[Recovery Plan Monthly Update-March .pdf](#)
[Vaccinations for HACM Residents.pdf](#)
[Vaccination Policy per Crystal Reed-HR.pdf](#)
[Legislative Work-State Statute Amendment.pdf](#)
[American Rescue Plan \(ARP\) Process.pdf](#)
[Milwaukee Nonselection Letter FY20 CNI .pdf](#)
[CNI App - Milwaukee Final Scores.pdf](#)

Commissioners asked questions about the attachments regarding resident and employee vaccinations and how to make the process more accessible to individuals. Ken Barbeau, HACM's Director of Community Programs and Services, and Crystal Reed-Hardy, HACM's Human Resource Director, reported that to date, HACM has assisted 309 individuals get vaccinated along with 61% of HACM employees. Vice Chair Diaz made some suggestions to make residents more aware of the importance of getting vaccinated.

Mr. Barbeau also informed the Board that HACM was notified by U.S. Department of Housing and Urban Development (HUD) that the Choice Neighborhood Initiative (CNI) application was not selected. HACM received that final scores and will ask for a debriefing from HUD to strengthen HACM's approach for the next application. Commissioners also discussed the American Rescue Plan Act and what work might be applicable

Adjournment

There being no further business, Commissioner Lloyd made a motion to adjourn the meeting 2:30 p.m. Vice Chair Diaz 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.

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