



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 14, 2021

1:30 PM

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

Access Code: 269-586-325#

Annual Meeting

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=878792&GUID=C1F8EF22-4798-4019-9236-A3FC08805D59&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 Schmidtnecht 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 1:34 p.m.

Roll Call

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

Absent: 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. [R13238](#) Approval of the minutes of the regular meeting held on June 10th, 2021

Sponsors: THE CHAIR

Attachments: [June 10, 2021 HACM Minutes](#)

A motion was made Ricardo Diaz, seconded by Susan Lloyd, that this Motion be APPROVED This motion PREVAILED by Voice Vote
2. [R13239](#) Resolution approving the following staff to sign documents on behalf of the Housing Authority of the City of Milwaukee (HACM): Willie Hines and Fernando Aniban

Sponsors: THE CHAIR

A motion was made Ricardo Diaz, seconded by Susan Lloyd, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote
3. [R13240](#) Resolution approving and authorizing additional signatories to the bank accounts to various LLCs where the Housing Authority of the City of Milwaukee holds ownership interest

Sponsors: THE CHAIR

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

B. REPORTS AND DISCUSSION ITEMS

1. [R13241](#) Election of the Chair

Sponsors: THE CHAIR

Commissioner Diaz requested and the other Commissioners concurred that the Election of the Chair be held off until the September 15th, 2021 Housing Authority of the City of Milwaukee Board Meeting.

A motion was made by Ricardo Diaz, seconded by Susan Lloyd, that this Motion be HELD IN COMMISSION. This motion PREVAILED by the following vote:

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

No: 0

Absent: 1 - Lott

2. [R13242](#) Election of the Vice-Chair

Sponsors: THE CHAIR

Commissioner Diaz requested and the other Commissioners concurred that the Election of the Vice-Chair be held off until the September 15th, 2021 Housing Authority of the City of Milwaukee Board Meeting.

A motion was made by Ricardo Diaz, seconded by Susan Lloyd, that this Motion be HELD IN COMMISSION. This motion PREVAILED by the following vote:

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

No: 0

Absent: 1 - Lott

3. [R13243](#) Report from the Acting Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Emergency Housing Voucher Summary](#)
[Recovery Plan Monthly Update](#)
[Strategic Planning Update](#)

Greg Anderson, Travaux's Senior Asset Manager, discussed the attached Recovery Plan Monthly Update. He noted that HACM had reached HUD's 96% occupancy goal and currently had 97.19% occupancy.

Jackie Martinez, HACM's Section 8 Program Director, explained that HACM received 121 Emergency Housing Vouchers as part of the American Rescue Plan Act (ARP), as summarized in the attached document.

Commissioner Diaz asked about the Mayor's recent release of his proposed plans for the City of Milwaukee's ARP funding, which emphasizes housing and includes funds for HACM. Mr. Hines discussed how the positions funded would focus on Westlawn infrastructure, increasing voucher utilization and continuing the occupancy turn team. Commissioner Diaz encouraged the Board to draft a letter to the Common Council that would share HACM's efforts and encourage their support for HACM's funding.

A variety of staff walked the Commissioners through the attached Strategic Planning Recap, delineating the broad initiatives that had begun to be considered before COVID-19 put the process on hold. Commissioners asked questions about the current status of Hillside preservation planning. The Commissioners also requested that they receive notices about all meetings requesting public comment and encouraged HACM to partner with other organizations involved in affordable housing and to use the strategic planning process to determine the ideal total number of physical units to maintain for the next generation. There was discussion about the efforts to locate a grocery store in the Westlawn CNI neighborhood. Commissioners also discussed marketing communications for prospective and current residents, cross-instrumentality communication and a desire to hear about the performance management system and goals.

The Commissioners requested that a meeting be set up solely to discuss the development of the strategic plan.

[R13244](#)

Motion to schedule a meeting of the Board of Commissioners of the Housing Authority of the City of Milwaukee (HACM) to exclusively discuss HACM's Strategic Planning

Sponsors: THE CHAIR

During the Strategic Planning discussion in the Report from the Acting Secretary-Executive Director, the Commissioners decided that they would find it of interest to have a meeting of the full Board which would focus exclusively on the Strategic Plan, and made a motion for it.

A motion was made Ricardo Diaz, seconded by Susan Lloyd, that this be APPROVED This motion PREVAILED by Voice Vote

4. **The Board of the Housing Authority of the City of Milwaukee (HACM) may vote to convene in Closed Session, pursuant to Wis. Stats. Secs. 19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and/or (g), conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. It is expected that the Board will adjourn the meeting in the Closed Session.**

Commissioner Diaz made a motion to convene in closed session at 3:07p.m. Commissioner Lloyd seconded the motion. There being no objections, the motion carried.

Chair Wagner convened the Housing Authority Board in closed session pursuant to Wis. Stats. Secs. 19.85 (1) (e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and/or (g), conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. It is expected that the Board will adjourn the meeting in the Closed Session.

Adjournment

There being no further business, the Chair adjourned the meeting at 3:24 p.m. with the consent of the other Commissioners in attendance.

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