



City of Milwaukee

P.O. Box 324
Milwaukee, WI 53201-0324

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR

Sherri L. Daniels, Vice Chair

Ricardo Diaz, Brooke VandeBerg, and Susan Lloyd

Wednesday, October 13, 2021

1:30 PM

Conference Call-in No.: (646)749-3129

Access Code: 240-270-053#

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=898358&GUID=BC51F8B1-6CEF-4806-91C6-CC24A2071A7D&Options=info|&Search=)

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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 Schmdtknecht 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 1:30 p.m.

Roll Call

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

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.)

Commissioner Diaz requested item A.3. R13266, A.4. R13267 and A.5. R13268, be moved out of the Consent Agenda and into Reports and Discussions Items.

1. [R13264](#) Approval of the minutes of the regular meeting held on September 15, 2021

Sponsors: THE CHAIR

Attachments: [HACM Meeting Minutes for 9-15-21.pdf](#)

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

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

No: 0

2. [R13265](#) Resolution to approve the submission by the Housing Authority of the City of Milwaukee to the Department of Housing and Urban Development of a Demolition/Disposition Application for the sale of vacant land at 6001 West Silver Spring Avenue at market value

Sponsors: THE CHAIR

Attachments: [Aerial view Silver Spring Vacant Lot](#)

Staff asked that this item be held until HACM receives approval from HUD for its Significant Amendment to the Agency Plan, which has to be done before this disposition can be brought before the Board

This Housing Authority Resolution was HELD IN COMMISSION

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

No: 0

B. REPORTS AND DISCUSSION ITEMS

R13266

Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Townhomes at Carver Park Rehabilitation project in an amount not-to-exceed \$5.35 million

Sponsors: THE CHAIR

Attachments: [Project Description Townhomes at Carver Park.pdf](#)
[Financial Analysis-Townhomes at Carver Park Project.pdf](#)
[Construction Manager as Constructor Townhomes Carver Park Standard Contract A133-2009.pdf](#)
[General Conditions Townhomes at Carver Park A201-2017.pdf](#)

Fernando Aniban, HACM's Chief Financial Officer, explained the funding breakdowns and timelines for Carver Park, Westlawn Renaissance V and Westlawn Renaissance VII.

Warren Jones, Travaux's Vice President of Construction, informed the Board that Travaux's staff has the ability to complete the projects on time and on budget. Travaux has built a good rapport with contractors and all involved understand what is required in completing the work. Fernando Aniban stated that what is being asked is a not-to-exceed amount on all projects and still has to go through the bidding process for each of the trades.

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

No: 0

[R13267](#)

Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Westlawn Renaissance V project in an amount not-to-exceed \$10.87 million

Sponsors: THE CHAIR

Attachments: [Project Description Westlawn Renaissance V.pdf](#)
[Financial Analysis-Westlawn Renaissance V.pdf](#)
[Construction Manager as Constructor Westlawn Renaissance V-A133-2009.pdf](#)
[General Conditions Westlawn Renaissance V A201-2017.pdf](#)

Fernando Aniban, HACM's Chief Financial Officer, explained the funding breakdowns and timelines for Carver Park, Westlawn Renaissance V and Westlawn Renaissance VII.

Warren Jones, Travaux's Vice President of Construction, informed the Board that Travaux's staff has the ability to complete the projects on time and on budget. Travaux has built a good rapport with contractors and all involved understand what is required in completing the work. Fernando Aniban stated that what is being asked is a not-to-exceed amount on all projects and still has to go through the bidding process for each of the trades.

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

No: 0

[R13268](#)

Resolution approving an award of contract to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for the Westlawn Renaissance VII project in an amount not-to-exceed \$29.90 million

Sponsors: THE CHAIR

Attachments: [Project Description Westlawn Renaissance VII.pdf](#)
[Financial Analysis-Westlawn Renaissance VII.pdf](#)
[Construction Manager as Constructor- Westlawn Renaissance VII-A133-2009.pdf](#)
[General Conditions Westlawn Renaissance VII-A201-2017.pdf](#)

Fernando Aniban, HACM's Chief Financial Officer, explained the funding breakdowns and timelines for Carver Park, Westlawn Renaissance V and Westlawn Renaissance VII.

Warren Jones, Travaux's Vice President of Construction, informed the Board that Travaux's staff has the ability to complete the projects on time and on budget. Travaux has built a good rapport with contractors and all involved understand what is required in completing the work. Fernando Aniban stated that what is being asked is a not-to-exceed amount on all projects and still has to go through the bidding process for each of the trades.

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

No: 0

1. [R13269](#) Report from the Acting Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Monthly Update.pdf](#)
[Oak The Daily Reporter Top Project Award 2021.pdf](#)
[WHEDA Management Agent Certification 2022.pdf](#)

Willie Hines, Jr. HACM's Acting Secretary-Executive Director, spoke on the attached items. In addition, he informed the Board that the PNC Foundation recently announced at Westlawn that it is committing \$600,000 to launch the Black Business Boost Fund for underinvested neighborhoods of Milwaukee. In partnership with the Wisconsin Women's Business Initiative Corporation (WWBIC), HACM will deliver technical assistance, educational opportunities and mentoring for the fund. Mr. Hines also noted that HACM is going through the final stages with the American Rescue Plan (ARP) request before the City of Milwaukee and is asking for an amount of \$15 million to help fund Milwaukee's Choice Neighborhood Initiative, surrounding Westlawn. Mr. Hines also mentioned an inquiry from staff recently sent to the Board regarding HACM's goal setting.

Chair Wagner spoke about this month's virtual NAHRO conference, stating that HACM was recognized as a national leader in the industry and that he was a presenter on a panel about Housing Authority instrumentalities. Chair Wagner thanked the Commissioners for all their insight and feedback, and staff for a job well done.

Adjournment

There being no further business, Vice Chair Daniels made a motion to adjourn the meeting at 2:25 p.m. Commissioner VandeBerg 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.

Be hereby notified that three (3) members of the Crucible, Inc. Board of Directors may be present at the meeting of the HACM Board of Commissioners, as some members serve on both boards. While a quorum of the Crucible, Inc. Board may be present at the HACM meeting, they will not exercise the responsibilities, authority, or duties vested in the Crucible, Inc. Board of Directors.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.