



City of Milwaukee

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

Meeting Minutes

HOUSING AUTHORITY

MARK WAGNER, CHAIR
Sherri L. Daniels, Vice Chair
Brooke VandeBerg

Wednesday, January 12, 2022

1:30 PM

Virtual Mtg Call-in: 1-866-899-4679

Access Code: 793-898-781#

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=926327&GUID=54EF1501-92D3-4E53-8308-3D414012497D&Options=info|&Search=>

Call to Order

Meeting called to order at 1:44 p.m.

Roll Call

Present: 2 - Wagner, VandeBerg

Excused: 1 - Reed Daniels

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. [R13282](#) Approval of the minutes of the regular meeting held on December 9, 2021

Sponsors: THE CHAIR

Attachments: [December 9, 2021 HACM Minutes](#)

A motion was made Brooke VandeBerg, seconded by Mark A. Wagner, that this Motion be APPROVED This motion PREVAILED by Voice Vote

2. [R13283](#) 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: [Resolution - Dispo 60th SS](#)
[HUD PHA 2021 Annual Plan Approval Letter](#)
[6001 W Silver Spring - Aerial Photo](#)

A motion was made Brooke VandeBerg, seconded by Mark A. Wagner, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

3. [R13284](#) Resolution approving signatory to the Housing Authority of the City of Milwaukee (HACM) bank and financial accounts

Sponsors: THE CHAIR

A motion was made Brooke VandeBerg, seconded by Mark A. Wagner, that this Housing Authority Resolution be ADOPTED This motion PREVAILED by Voice Vote

B. REPORTS AND DISCUSSION ITEMS

1. [R13285](#) Resolution approving an award of increased contract amount to Travaux, Inc. (Milwaukee, WI) to be the Construction Manager as Constructor for Westlawn Renaissance V Project in an amount not to exceed \$12 million

Sponsors: THE CHAIR

Attachments: [WR V Project Description with original sources and uses](#)
[WR V Proforma with revised sources and uses](#)
[WR V Budget Summary Bldg 3.4 G703](#)
[WR V - Site Plan](#)

Fernando Aniban, HACM's Chief Financial Officer, presented the original Proforma, summarizing the changes with documents presented on the agenda.

A motion was made by Brooke VandeBerg, seconded by Mark A. Wagner, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 2 - Wagner, and VandeBerg

No: 0

Excused: 1 - Reed Daniels

2. [R13286](#) Resolution approving an award of contract to Torti Gallas and Partners Inc. (Washington, DC) for planning and architectural / engineering services for Westlawn Gardens Phase 2 in an amount not to exceed \$3.5 million

Sponsors: THE CHAIR

Attachments: [Torti Gallas Award Recommendation WG Phase 2 2022](#)

Warren Jones, Travaux’s Vice President of Construction, noted that Torti Gallas provided these services for the earlier Westlawn revitalizations and that this award covers the remainder of the architectural / engineering services at Westlawn Gardens Phase 2.

A motion was made by Brooke VandeBerg, seconded by Mark A. Wagner, that this Housing Authority Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 2 - Wagner, and VandeBerg

No: 0

Excused: 1 - Reed Daniels

3. [R13287](#) Report from the Secretary-Executive Director

Sponsors: THE CHAIR

Attachments: [Recovery Plan Monthly Update](#)
[ERS Early Actuarial Contribution Payment Options](#)
[Soldiers Home HUD Secretary's-ACHP Award PR 12-15-21](#)

Greg Anderson, Travaux's Senior Asset Manager, discussed the Monthly Recovery Plan Update, summarizing the document included with the agenda.

Willie Hines, HACM's Acting Secretary-Executive Director, discussed the recent separations of Commissioners Diaz and Lloyd and stated he is in contact with the Mayor's office and the Common Council about recruiting new Commissioners.

Mr. Hines stated he expects to provide the Board with an update on Travaux, Inc. and Crucible at the February or March meeting.

Mr. Hines explained that the Department of Housing and Urban Development (HUD) and HACM's Section 8 staff have been working to improve the reported voucher utilization. A consulting firm, CVR, has been brought in to work with the Section 8 Director and staff, who have already begun to act on some of the suggestions. Mr. Hines stated the Board will get an update on the recommendations which may include engaging the Board with more training.

Mr. Hines informed the Board that in order to enact the September 2021 Board meeting changes to the order and items on the agenda, an amendment to the bylaws will be necessary. Staff will review the bylaws and present several updates for the Board's consideration.

Chair Wagner closed the meeting thanking the present and past Commissioners and staff for their service and hard work.

Adjournment

There being no further business, Commissioner VandeBerg made a motion to adjourn the meeting at 2:18 p.m. Chair Wagner 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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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.