



City of Milwaukee

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

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

*Ken Barbeau, Acting President, Atty. Grady L. Crosby, Eugene
R. Guskowski, Atty. Kimberly Hurtado, Joan Zepecki, and
Karen Gotzler*

Thursday, April 23, 2026

3:00 PM

Convent Hill Community Room, First Floor
455 East Ogden, Milwaukee, WI

Call to Order

Meeting called to order at 3:10 p.m.

Roll Call

Director Hurtado arrived to the meeting at 3:16 p.m.

Present: 5 - Gotzler, Hurtado, Guskowski, Zepecki, Barbeau

Excused: 1 - Crosby

1. [T411](#) Approval of the minutes from the regular Board meeting held on March 26, 2026

Sponsors: THE CHAIR

Attachments: [Meeting Minutes for March 26, 2026](#)

Director Hurtado arrived to the meeting at 3:16 p.m. after the vote was taken for the approval of the minutes.

A motion was made by Eugene Guskowski, seconded by Karen Gotzler, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 4 - Gotzler Guskowski Zepecki Barbeau

No 0

Excused 2 - Crosby Hurtado

2. [T412](#) Report from the President

Sponsors: THE CHAIR

Attachments: [Travaux Projects Summary](#)
[Highland Gardens Buyout tracking](#)
[Capital Fund Program Yearly Budgets](#)
[Capital Fund Program 2023 Summary](#)
[Capital Fund Program 2024 Summary](#)
[Capital Fund Program 2025 Summary](#)
[Capital Fund Program 2026 Summary](#)
[Capital Fund Program 2027 Summary](#)
[Public Housing 12Mo Occupancy & 2Mo Wrk Order Reports w-graphs](#)
[Affordable LLC -12Mo Occupancy & 2Mo Wrk Order Reports w-Graph](#)
[Market Rate - 12Mo Occupancy & 2Mo Wrk Order Reports w- Graph](#)

Ken Barbeau, Travaux's Acting President, presented an overview of the Travaux Project Summary included with the agenda. He explained that the Real Estate Assessment Center Response Plan identified several deficiencies at Scattered Sites properties. Travaux is actively addressing these issues in coordination with the site manager and contractors to resolve the recent findings. Mr. Barbeau emphasized that this is a high-priority matter given the U.S. Department of Housing and Urban Development's upcoming Scattered Sites inspections.

Mr. Barbeau continued his discussion of the Active Public Housing Projects found on the Travaux Project Summary attachment, beginning with a number of elevator modernizations, including the College Court elevator modernization, Phase 2, which will be completed by May 25, 2026. Mitchell Court's is ongoing and expected to be completed by August 7, 2026. The Lincoln Court elevator modernization is scheduled to begin on June 5, 2026. Hillside Terrace's contract was awarded to Sackerson Construction Co., Inc. (Cudahy, WI), which submitted the lowest bid of \$574,000.00. The Hillside project will be part of the 2024 Capital Fund Program (CFP) obligations. Mr. Barbeau further stated that Travaux also has facade work at Hillside Terrace, which was awarded to Berglund Construction Company (Milwaukee, WI), the lowest bidder, at \$224,500.00, and will be obligated to the 2024 CFP as well. He also mentioned that the Locust Court facade is being done and is expected to be completed by May 8th. This work was pushed up due to the deadline to obligate the funds. Mr. Barbeau continued his update on the active Travaux projects, including the Westlawn park and playground, stating that due to HACM's financial challenges, the seeding and concrete work were temporarily put on hold. He shared that the Arlington Court facade work was awarded on April 15th, 2026, to Masonry Restoration, Inc. (West Allis, WI), which had the lowest bid at \$449,000.00. The Hillside Terrace balcony was completed, and the outside lighting was installed.

Mr. Barbeau then moved on to the Upcoming Public Housing Projects portion of the Travaux Project Summary, sharing information about the facade projects currently in the design phase, including Riverview, College Court, and Lincoln Court. He reminded the Board that these facade updates are necessary to remain in compliance with City code regulations. He continued with an update on the fire alarm replacement projects at College Court and Mitchell Court, noting that both projects are expected to move forward in the near future. In addition, the design and scope of work for the camera installations at Hillside Terrace and Parklawn have been completed, and bids were issued on April 17th. This work will also be funded through CFP funds under Public

Housing. Mr. Barbeau continued his report on upcoming projects with a summary of the Capital Fund Program annual budgets for 2023 through 2027, outlining obligated and expended projects. These budgets were developed based on the Physical Needs Assessments, feedback from property managers, maintenance staff, NSPIRE findings, and input from residents. Mr. Barbeau noted that the staff involved in developing the CFP 5-Year Plan, including Property Management, will also be responsible for preparing a plan for the optimal rollout of the \$8 million in 2026 CFP funding received from HUD. Regarding updates on the LLC portfolio, Mr. Barbeau also shared that work at Highland Gardens remains ongoing, with an anticipated completion date of May 15th. The landscaping and paver contract was awarded to Superior Escapes.

Mr. Barbeau summarized the occupancy report for the Public, Affordable, and Market Rate housing properties included in the agenda. He informed the Board that future occupancy reports may feature a revised format with more detailed information. The updated reports may include data such as the number of vacant units, units that are ready for occupancy, and the number of approved applications pending lease execution for those ready units. Mr. Barbeau explained that HACM is working to ensure that vacancy percentages accurately align with units placed on hold, removing them from the count, in accordance with HUD reporting guidelines. He further stated that HACM managers and staff are creating an action plan aimed at reducing the high vacancy rates. Mr. Barbeau mentioned that HACM was identified as one of the Housing Authorities eligible to apply for Public Housing shortfall funding. He stated that he must submit the application within the next few days, and further noted that HACM is considered a strong candidate to receive the shortfall funding.

Director Guskowski suggested developing a narrative to change the perception about HACM's housing by presenting the importance of having a housing safety net for those individuals most in need. He encouraged staff to consider how the narrative can attract more applicants, what the intangibles are that make a difference, and how they can be identified. Director Gotzler will be looking into approaching the Greater Milwaukee Foundation on a few things, which could include inquiring about partnering to explore such a narrative.

Adjournment

There being no further business, Director Hurtado made a motion to adjourn the meeting at 4:10 p.m. Director Zepecki seconded the motion. There being no objections, the motion carried.

Meeting minutes prepared by: Maria Martinez-Planas and Patricia Dee

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