



City of Milwaukee

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

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

*Willie L. Hines, Jr., President, Grady L. Crosby, Daniel
McCarthy, Eugene R. Guskowski, Atty. Kimberly Hurtado,
Eugene Manzanet, Ph.D., and Joan Zepecki*

Thursday, January 11, 2024

3:00 PM

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

Access Code: 881-700-365#

Call to Order

Meeting called to order at 3:03 p.m.

Roll Call

Present: 7 - McCarthy, Hines, Jr., Manzanet, Crosby, Hurtado, Guskowski, Zepecki

1. [T327](#) Approval of the minutes of the regular meeting held on December 14, 2023

Sponsors: THE CHAIR

Attachments: [December 14, 2023 Meeting Minutes](#)

A motion was made Eugene Manzanet, seconded by Dan McCarthy, that this Motion be APPROVED This motion PREVAILED by Voice Vote

2. [T328](#) Report from the President

Sponsors: THE CHAIR

Attachments: [Section 8 Voucher Utilization Update](#)
[Public Housing Occupancy Report Feb 2023 - Jan 2024](#)
[Public Housing Work Order Report Dec 2023](#)
[Affordable Housing Occupancy Report Feb 2023 - Jan 2024](#)
[Affordable Housing Work Order Report Dec 2023](#)
[Market Rate Housing Occupancy Report Feb 2023 - Jan 2024](#)
[Market Rate Housing Work Order Report Dec 2023](#)

Ken Barbeau, HACM's Chief Operating Officer – Program Services, summarized the Voucher Utilization Update included with the agenda. Directors asked questions about the relationship between the Section 8 Program and the occupancy rates at the Affordable housing properties. Jackie Martinez, HACM's Section 8 Program Director, responded by explaining the waitlist, selection and eligibility process.

Gregory Anderson, Travaux's Vice President of Asset Management, presented metrics on the Housing Authority of the City of Milwaukee's occupancy rates for Public,

Affordable, and Market Rate Housing included with the agenda.

Mr. Anderson presented metrics on the December 2023 status of the Housing Authority of the City of Milwaukee's work orders for Public, Affordable and Market Rate Housing. Directors asked questions about the standard volume of work orders, the main types of work being requested and if there was an aging work order metric.

Director McCarthy asked for an update on the status of the HVAC system at Victory Manor. Warren Jones, Travaux's Vice President of Construction, explained that after the system was installed in 2018, an issue was discovered and, by recommendation of the manufacturer, a systems flush was completed that resolved the issue. During the recent cold snap, eight units had been experiencing heating functionality issues, mostly due to tampering with the thermostats by the residents. Within a short period of being notified, those issues were resolved.

Adjournment

There being no further business, Director Hurtado made a motion to adjourn the meeting at 3:55 p.m. Director McCarthy seconded the motion. There being no objections, the motion carried.

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