



# 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, Ald. Khalif Rainey, Atty.  
Kimberly Hurtado, Eugene Manzanet, Ph.D., and Joan Zepecki*

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Thursday, September 14, 2023

3:00 PM

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

Access Code: 881-700-365#

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#### Call to Order

*Meeting called to order at 3:01 p.m.*

*Willie L. Hines, Jr., Travaux's President, asked for a moment of silence in honor of the Housing Authority Chairman and member of the Travaux Board of Directors, Mark Wagner, who recently passed away.*

#### Roll Call

**Present:** 6 - McCarthy, Hines, Jr., Manzanet, Crosby, Hurtado, Zepecki

**Excused:** 2 - Rainey, Guskowski

1. [T314](#) Approval of the minutes of the regular meeting held on July 13, 2023

**Sponsors:** THE CHAIR

**Attachments:** [July 13, 2023 Meeting Minutes](#)

**A motion was made by Dan McCarthy, seconded by Eugene Manzanet, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye** 6 - Manzanet Zepecki McCarthy Hines, Jr. Crosby Hurtado

**No** 0

**Excused** 2 - Rainey Guskowski

2. [T315](#) Report from the President

**Sponsors:** THE CHAIR

**Attachments:** [Occupancy Report Jan - Dec 2021](#)  
[Occupancy Report Jan - Dec 2022](#)  
[Occupancy Report Jan - Sep 2023](#)  
[Westlawn Gardens Recent Events](#)  
[Triple Pundit -Grady Crosby- It Takes a Village - Northwestern Mutual](#)

*Mr. Hines asked for updates on two buildings. Fernando Aniban, HACM's Assistant Secretary, provided an update on the Highland Gardens rehabilitation stating it would address some structural issues and that the project is anticipated to close in 2024. Warren Jones, Travaux's, Vice President of Construction, stated the rehabilitation would also add one additional elevator to each wing.*

*Mr. Jones provide an update on the air conditioning unit at Victory Manor. He stated there had been only one recent complaint and it had been fixed. He believes the past issues with the unit may be resolved.*

*Gregory Anderson, Travaux's Vice President of Asset Management, presented the Housing Authority of the City of Milwaukee's Public Housing occupancy metrics for January through September of 2023 . Directors asked questions about the occupancy rates and offered suggestions about the waitlist and attracting qualified tenants to the Affordable Housing and Market Rate units.*

*Paul Williams, HACM's Choice Neighborhood Initiative Coordinator, highlighted some community events that took place in the Westlawn Community Gardens and were hosted by the Milwaukee Public Library and Betty Brinn Children's Museum, the African American Breastfeeding Network and Silver Spring Neighborhood Center in partnership with Browning Elementary and the Milwaukee Police Department.*

*Willie L. Hines, Jr., Travaux's President, noting a recent article about him, commended and thanked Director Crosby for what he does on the Travaux Board of Directors and for the community with his work at Northwestern Mutual. Director Crosby stated that his work efforts around affordable housing aligns well with what he does with Travaux, Inc.*

## Adjournment

*There being no further business, Director Manzanet made a motion to adjourn the meeting at 4:12 p.m. Commissioner Crosby seconded the motion. There being no objections, the motion carried.*

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