



Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

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

Thursday, May 11, 2023

3:00 PM

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

Access Code: 881-700-365#

Roll Call

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

Excused: 3 - Wagner, Rainey, Guskowski

- 1. [T305](#) Approval of the minutes of the regular meeting held on April 13th, 2023

Sponsors: THE CHAIR

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

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

- 2. [T306](#) Resolution authorizing the addition of Juneteenth as an additional paid holiday by Travaux, Inc.

Sponsors: THE CHAIR

Fernando Aniban, HACM's Assistant Secretary, stated that Juneteenth has been declared a Federal holiday and that the City of Milwaukee has adopted it as a paid holiday. He added that a similar resolution was passed and adopted by the Housing Authority of the City of Milwaukee's (HACM) Board of Commissioners.

A motion was made by Eugene Manzanet, seconded by Dan McCarthy, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

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

No 0

Excused 3 - Wagner Rainey Guskowski

- 3. [T307](#) Report from the President

Sponsors: THE CHAIR

Attachments: [Staff Training and Development Update](#)
[Rocketship Exhibit](#)

Fernando Aniban, HACM's Assistant Secretary, while explaining the attached summary, stated that over the last several years there has been a high staff turnover rate and several changes to regulations and processes and that these factors have been affecting service delivery. He went on to say that a new training platform is being implemented, the HACM University, which formalizes all training requirements and has the ability to assign training based upon an employee's job duties and track their completion to ensure that staff have the tools they need to perform services efficiently.

Gregory Anderson, Travaux's Vice President of Asset Management, presented the Housing Authority of the City of Milwaukee's Public Housing occupancy metrics for April. He summarized the data, which included turnaround times of units, the number of move-outs / -ins and pending evictions. Directors asked questions and offered suggestions about exit surveys and other efforts that are being made to hire and retain skilled staff to address staff shortages which have been affecting the turnaround times and the leasing of units.

Scott Simon, Travaux's Vice President of Business Development, introduced a prospective development project for Rocketship Public Schools that would be located within the Choice Neighborhood Initiative at Westlawn Gardens. Mr. Simon informed the Board of several possible options and explained that the opportunity is in its early stages.

- 4. The Board may receive a motion to convene in closed session pursuant to Section 19.85(1) (g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session.**

Director Zepecki made a motion to convene in closed session at 3:33 p.m. Director Crosby seconded the motion. There being no objections, the motion carried.

Director Zepecki convened the Travaux, Inc. Board in closed session pursuant to Secs. 19.85 (1) (g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session, however it is expected that the Board will adjourn the meeting in Closed Session.

T308

Motion authorizing counsel with respect to litigation in which it is or is likely to become involved

Sponsors: THE CHAIR

During the closed session discussion, the Directors decided that they would find it of interest to authorize counsel to secure an expert witness and enter into tolling agreements as necessary with respect to litigation in which it is or is likely to become involved. Directors requested counsel return to update the Board on those actions and agreed counsel would have to bring forth any subsequent contracts or documents that would require Board action, and made a motion for it.

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

Adjournment

There being no further business, Director McCarthy made a motion to adjourn the meeting at 4:22 p.m.

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, Marquette Treadway 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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