



# 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, Daniel  
McCarthy, Eugene R. Guskowski, Atty. Kimberly Hurtado,  
Joan Zepecki, and Karen Gotzler*

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Thursday, June 26, 2025

3:00 PM

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

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#### Call to Order

*The meeting was called to order by Interim President Barbeau at 3:16 p.m. and upon roll call, it was determined that quorum had not been met. As item number 2, the Update to the Amended and restated Bylaws and Articles for Travaux, is a communication not requiring action by the Directors, it was able to be presented. Director Guskowski arrived at the meeting at 3:20 p.m., at which time quorum was achieved and items requiring a vote were acted upon.*

#### Roll Call

**Present:** 4 - Gotzler, Guskowski, Zepecki, Barbeau

**Excused:** 3 - McCarthy, Crosby, Hurtado

1. [T382](#) Approval of the minutes from the regular meeting held on May 29, 2025

**Sponsors:** THE CHAIR

**Attachments:** [May 29, 2025 Meeting Minutes](#)

**A motion was made by Director Zepecki, seconded by Director Gotzler, that this Motion be APPROVED. This motion PREVAILED by Voice Vote.**

2. [T383](#) Update on the Amended and restated Bylaws and Articles of Incorporation for Travaux

**Sponsors:** THE CHAIR

**Attachments:** [Travaux Inc. Restated Articles of Incorporation - Redline](#)  
[Travaux Inc. Restated Articles of Incorporation - All changes accepted](#)  
[Travaux Inc. Amended and Restated Bylaws - Redline](#)  
[Travaux Inc. Amended and Restated Bylaws - All Changes Accepted](#)

*Tom Gartner, Counsel at Michael Best & Friedrich LLP, stated that the HACM Board of Commissioners adopted the resolution approving the Travaux Amended and Restated Articles of Incorporation and Bylaws at its June 24, 2025, Special Board Meeting. He explained that the amendments to the Bylaws were in response to the requirements in the Sustainability Plan and Recovery Agreement. The most significant amendment to the Bylaws was the addition of Article V, regarding instrumentalities. It set the*

*parameters for the way the Housing Authority will interact with its instrumentalities and reiterated the requirements of the U.S. Department of Housing and Urban Development.*

3. [T384](#)

Initial Presentation of LLC audits that have been finalized to-date

**Sponsors:** THE CHAIR

**Attachments:** [2024 Financial Audit Recap - Distributed at 6-26-25 Meeting](#)  
[2024 Financial Audit Lapham Park LLC](#)  
[2024 Financial Audit WL Renaissance LLC](#)  
[2024 Financial Audit WL Renaissance II LLC](#)  
[2024 Financial Audit WL Renaissance III LLC](#)  
[2024 Financial Audit WL Renaissance IV LLC](#)  
[2024 Financial Audit WL Renaissance V LLC](#)  
[2024 Financial Audit WL Renaissance VI LLC](#)  
[2024 Financial Audit WL Renaissance VII LLC](#)

*Brad Leak, HACM's Chief Financial Officer, distributed the "Travaux Inc LLC 2024 Audit Recap PNC Properties" document to the Board, summarizing the Limited Liability Corporations' (LLC) audits attached to the agenda. He stated that there were consistent mistakes brought to light during the audits which affected all the LLC audits. For instance, there was a lack of communication between Property Management and the Section 8 Program, resulting in tenants moved into HACM units before the Housing Assistance Payment calculations were made, leading to a loss of subsidy. In addition, one suggested improvement was to begin reconciling tenant accounts receivable quarterly, as 2024's longer, more complex annual reconciliations delayed the audits.*

*Directors asked for a breakdown of the subsidy shortfalls for each LLC, for the total 2024 Payment In Lieu of Taxes dollar amount due to the City of Milwaukee, and about ways the past errors and current fixes can be communicated to the public.*

4. [T385](#)

Report from the President

**Sponsors:** THE CHAIR

**Attachments:** [Travaux Project Summary as of June 13, 2025](#)  
[Highland Buyout & Change Order Tracking](#)  
[Section 8 Project-Based Voucher Utilization Update](#)  
[Public Housing Days Vacant & Move Ins / Move Outs](#)  
[Public Housing 12MO Occupancy & 2MO Work Order Report](#)  
[Affordable Housing 12MO Occupancy & 2MO Work Order Report](#)  
[Market Rate Housing 12MO Occupancy & 2MO Work Order Report](#)

*Dena Hunt, HACM's Chief Operation Officer – Real Estate, provided an update on the HACM Recovery Agreement/Sustainability Plan. To date, HACM has met the deadlines and Housing Operations has begun to utilize the Standard Operating Procedures*

*specified by the plan. She stated that the U.S. Department of Housing and Urban Development has accepted the plan as submitted.*

*Ms. Hunt highlighted the Physical Needs Assessment from the Travaux Project Summary included with the agenda. She noted that Alison Woznicki, Travaux's Vice President of Construction, has been coordinating the assessments for each development and reports are beginning to be received. The information will be a valuable planning tool for HACM's budget – both financially and in terms of staffing.*

*Ms. Hunt reported that Property Management is focusing on HUD's upcoming National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections at several developments and tenant accounts receivable. The senior property managers and Maintenance have been working on procedures to pre-inspect units and to make them ready for the NSPIRE inspections. Housing Operations is working on reviewing procedures and tenant accounts receivable, and will be communicating any findings with the residents.*

## **Adjournment**

*There being no further business, Director Guskowski made a motion adjourn the meeting at 4:47 p.m. Director Gotzler seconded the motion. There being no objections, the motion carried.*

*Meeting minutes prepared by: Patricia Dee and T. Larson*

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