



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

Thursday, December 18, 2025

3:00 PM

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

Call to Order

Meeting called to order at 3:19 p.m.

Roll Call

Present: 6 - McCarthy, Gotzler, Hurtado, Guskowski, Zepecki, Barbeau

Excused: 1 - Crosby

1. [T397](#) Approval of the minutes from the regular meeting held on November 20, 2025

Sponsors: THE CHAIR

Attachments: [Travaux Meeting Minutes for November 20, 2025](#)

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

Aye 6 - McCarthy Gotzler Hurtado Guskowski Zepecki Barbeau

No 0

Excused 1 - Crosby

2. [T398](#) Election of Vice President

Sponsors: THE CHAIR

Director Zepecki made a motion to open the floor to nominations for the office of Vice President and Director Gotzler seconded. Director Hurtado made a motion to nominate Alison Woznicki for Vice President. There being no other nominations, Director McCarthy made a motion to close the floor to nominations for the office of Vice President, and Director Zepecki seconded the motion. This nomination PREVAILED by the following votes: all ayes.

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

Aye 6 - McCarthy Gotzler Hurtado Guskowski Zepecki Barbeau

No 0

Excused 1 - Crosby

3. [T399](#) Election of Secretary

Sponsors: THE CHAIR

Director Hurtado made a motion to open the floor to nominations for the office of Secretary and Director Zepecki seconded. President Barbeau made a motion to nominate Patricia Dee for Secretary and Director Zepecki seconded. There being no other nominations, Director Gotzler made a motion to close the floor to nominations for the office of Secretary, and Director Hurtado seconded the motion. This nomination PREVAILED by the following votes: all ayes.

A motion was made by Kimberly Hurtado, seconded by Joan Zepecki, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 6 - McCarthy Gotzler Hurtado Guskowski Zepecki Barbeau

No 0

Excused 1 - Crosby

4. [T400](#) Motion to approve the proposed 2026 schedule for the Board of Directors

Sponsors: THE CHAIR

Attachments: [2026 Travaux Board Schedule - Tentative](#)

Patricia Dee, HACM's Administrative Services Supervisor, explained that the default day for the Board Meeting is the fourth Thursday, at 3pm, at the Convent Hill Community Room. She added, of course, that the default schedule is subject to change as the year progresses, to accommodate other events and to assess the amount of business coming before the Board as the default date approaches.

A motion was made by Kimberly Hurtado, seconded by Eugene Guszkowski, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 6 - McCarthy Gotzler Hurtado Guskowski Zepecki Barbeau

No 0

Excused 1 - Crosby

5. [T401](#) Report from the President

Sponsors: THE CHAIR

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| <u>Attachments:</u> | Travaux Projects 12.5.25 |
| | Highland Gardens G703 Buyout Tracking |
| | Public Housing 12Mo Occupancy & 2Mo Work Order Report Dec 24 - Nov 25 |
| | Affordable LLC 12Mo Occupancy & 2Mo Work Order Report Dec 24 - Nov 25 |
| | Market Rate 12Mo Occupancy & 2Mo Work Order Report Dec 24 - Nov 25 |

Alison Woznicki, Vice President of Construction for Travaux, Inc., provided a summary of Travaux's modernization projects as outlined in the agenda. She reported that modernization work at the Scattered Sites properties has begun, and her team is currently working with Crystal Walton, the Scattered Sites Property Manager, who oversees the entire Scattered Sites portfolio. They are reviewing outstanding items to determine how best to address them moving forward. Future decisions will be made with increased oversight and more detailed reporting to upper management.

Ms. Woznicki also noted that the College Court elevator modernization is progressing overall, though some challenges have occurred. Specifically, there have been reports of elevator entrapments and elevators in each tower have gone down simultaneously, resulting in delays as the vendor shifts to making repairs to ensure at least one elevator remains operational per tower. Ms. Woznicki confirmed that she and her team are working closely with Otis Elevator, the service contractor, to address and mitigate these issues as effectively as possible. Ms. Woznicki continued that the start date for the Locust Court elevator modernization is still to be determined. She emphasized this is a priority, as the funds for this work must be expended by May 11, 2026. The Mitchell Court elevator modernization started on December 15th, and the Hillside Terrace elevator modernization work is being incorporated into the Capital Funds Program (CFP) five-year plan.

Ms. Woznicki provided an update on the park and playground within Westlawn, reporting that she identified a company offering a grant with a one-to-one cost match; however, Travaux is still awaiting the issuance of several permits. Regarding lighting concerns throughout the Westlawn Gardens campus, a comprehensive lighting study is currently being conducted by the architectural firm EUA. Updates will be provided to the Board once the study is completed. She also noted that the camera installations for Hillside Terrace and the Parklawn development remain pending, as staff are currently awaiting availability from an installer to complete the work.

Regarding planned projects, Ms. Woznicki reported that the façade work at Locust Court has been awarded to Berglund Construction, with a planned start date of January 20th. Fire alarm replacements at College Court and Mitchell Court have been reviewed with the designer, EUA, and are scheduled for completion no later than May 11th.

Ms. Woznicki also reported that a balcony at Hillside Terrace has been temporarily shored up, and JLA Architects has met with staff on site to assess the necessary measures to prevent structural failure. She further shared an update on Highland Gardens, noting that the project continues to progress well despite a temporary issue with a transfer switch for one of the elevators. Work remains ongoing, and residents are expected to begin moving back into units in early January, as phases seven and eight may proceed concurrently. Additionally, concrete work and striking are currently out for bid. Planned repairs include city sidewalks, city urban water infrastructure, and HACM's perimeter border at the front entry. All remaining items in her report are continuing as discussed at last month's meeting.

In response to Directors questions, Ms. Woznicki, explained that the green roof trays installed a number of years ago at Highland Gardens are now resulting in significant cost savings during the current remodel. Travaux avoided a full roof replacement, saving close to \$1.1 million in roofing costs, which was directly attributed to the existing green roof trays. Director Guszkowski suggested sharing stories like this upon the completion of Highland Gardens that highlight the project's progress and the cost-saving decisions made throughout its development.

Director Gotzler requested that Ms. Woznicki structure her report to clearly delineate which are Capital Fund Projects (CFP) for Public Housing developments, which projects are for affordable housing developments, which are for market-rate developments, and which fall into none of those categories. Additionally, for CFP projects, she requested that the report include the remaining fund balance for each applicable year. Director Gotzler noted that this information will provide the Directors with a clearer understanding of CFP funding by year. She also asked that this format be made a standard part of the report going forward.

Ken Barbeau, Travaux's Acting President, summarized the occupancy reports for the Public, Affordable, and Market Rate housing properties included with the agenda. He noted that the occupancy rate at Southlawn was high and stated that he would look into the matter and provide an explanation to the Board. Mr. Barbeau also updated the Directors that the CFO and COO positions are currently open for applicants. Director Gotzler added that the HACM's Executive Search Committee will be conducting its first interviews December 29th.

Directors made closing remarks in recognition of Director Daniel McCarthy's final meeting as a Director with Travaux. Each Director expressed admiration and respect, sharing heartfelt reflections on their time working with Director McCarthy. HACM and Travaux are grateful for and enriched by the commitment, insight, guidance, and expertise he brought to the Board and staff. HACM and Travaux wish him all the best in the next chapter of his journey.

Adjournment

There being no further business, Director McCarthy made a motion to adjourn the meeting at 4:24 p.m. Director Hurtado seconded the motion. There being no objections, the motion carried.

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

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