



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, November 20, 2025

3:00 PM

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

Call to Order

Roll Call

Present: 5 - McCarthy, Gotzler, Hurtado, Zepecki, Barbeau

Excused: 2 - Crosby, Guskowski

1. [T394](#) Approval of the minutes from the regular meeting held on October 30, 2025

Sponsors: THE CHAIR

Attachments: [Travaux Meeting Minutes for October 30, 2025](#)

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

Aye 5 - McCarthy Gotzler Hurtado Zepecki Barbeau

No 0

Excused 2 - Crosby Guskowski

2. [T395](#) Resolution approving an Amendment to Section 5.1 of the Travaux, Inc. Bylaws to permit a person other than a Director to serve as Vice President

Sponsors: THE CHAIR

Attachments: [Travaux Inc. - Amended Bylaws 5.1 - Redline](#)

[Travaux Inc. - Amended Bylaws 5.1 - Accepted Changes](#)

Ken Barbeau, Travaux's President, stated that these amendments were drafted in response to concerns raised by Director Hurtado regarding the role of Vice President in the Travaux Bylaws, and in agreement with Director Crosby's recommendation to ensure the Bylaws include language clarifying that the Travaux Board can still meet and conduct business if it has fewer than seven members. Mr. Barbeau confirmed that page 3 of the Travaux Bylaws already outlines the quorum requirements, stating that a majority of the Directors then in office constitutes a quorum for conducting Board business, therefore, vacancies on the Board do not prevent the Board from continuing

its operations. He further explained that, as reflected on page 5 of the redlined version, language referring to the Vice President was removed so that the position could be filled by a Director, though it is no longer required to be. These changes were approved by the HACM Board of Commissioners at their November meeting.

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

Aye 5 - McCarthy Gotzler Hurtado Zepecki Barbeau

No 0

Excused 2 - Crosby Guskowski

3. [T396](#) Report from the President

Sponsors: THE CHAIR

Attachments: [Travaux Projects 11.4.25](#)

[Highland Gardens G703 Buyout tracking 11-4-2025](#)

[Public Housing 12Mo Occupancy & 2Mo Work Order Reports Nov '24 - Oct '25](#)

[Affordable LLC 12Mo Occupancy & 2Mo Work Order Reports Nov '24 - Oct '25](#)

[Market Rate 12Mo Occupancy & 2Mo Work Order Repots Nov '24 - Oct '25](#)

Alison Woznicki, Vice President of Construction for Travaux, Inc., gave a summary of Travaux's modernization projects, as provided in the agenda. She stated that the change orders for \$200,000, which were approved by the HACM Board of Commissioners, were sent out to each of the four contractors for their work to begin at the Scattered Sites portfolio, starting December 2025. The elevator modernization work is ongoing, with the Lincoln Court start date to be determined. Ms. Woznicki noted that all Physical Needs Assessments have been completed and provided an update on the planned projects for several developments, adding that design decisions are still underway. Ms. Woznicki noticed that the façade designs for Locust Court were missing from the updates. She emphasized this is a priority, as the funds for this work must be expended by May 11, 2026. She will provide this information to the Board in the December report. In response to lighting concerns at the Westlawn Gardens campus, a comprehensive light study will be performed for the entire property by the architectural firm EUA, which is also completing the fire alarm designs for College Court and Mitchell Court. This lighting study will help identify the streetlight poles at the Westlawn campus and clarify responsibilities and boundaries between HACM and the City of Milwaukee. She stated that K Comfort Heating & Cooling, the new HVAC contractor, is performing well at Victory Manor. They have created an instructional video for Victory Manor residents, accessible via a link on phones, computers, or tablets. Residents may also visit the office to view the video. The tutorial demonstrates thermostat use and proper programming for heating and air conditioning in each unit. All other items in her report continue to proceed as discussed last month.

Ken Barbeau, Travaux's President, provided an update on the furnace installations at Berryland and Northlawn, noting that the work is now at the halfway point. Staff are currently prioritizing no-heat calls and will continue with furnace repairs and installations as time allows. Mr. Barbeau stated that the project has been a significant

logistical challenge, as hundreds of furnaces, and water heaters, and some main electrical motherboards required replacement. He also summarized the occupancy reports for the Public, Affordable, and Market Rate housing properties included with the agenda.

Directors discussed incorporating a budget pro forma for each of the LLCs and conducting that analysis annually for each HACM property. This type of review would help the organization focus its attention as to where dollars are and where they are most needed.

Adjournment

There being no further business, Director McCarthy made a motion to adjourn the meeting at 3:44 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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