



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

Thursday, March 26, 2026

3:00 PM

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

Call to Order

Meeting called to order at 3:07 p.m.

Roll Call

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

1. [T409](#) Approval of the minutes from the regular meeting held on February 26, 2026

Sponsors: THE CHAIR

Attachments: [Travaux Meeting Minutes for February 26, 2026](#)

A motion was made by Eugene Guskowski, seconded by Grady Crosby, that this Motion be APPROVED. This motion PREVAILED by the following vote:

2. [T410](#) Report from the President

Sponsors: THE CHAIR

Attachments: [Travaux Project Summary](#)
[CFP Budgets](#)
[Highland Buyout & Change Order Tracking](#)
[Public Housing 12Mo Occupancy & 2Mo Work Order Report](#)
[Affordable Housing 12Mo Occupancy & 2Mo Work Order Report](#)
[Market Rate 12Mo Occupancy & 2Mo Work Order Report](#)

Alison Woznicki, Travaux's Vice President of Construction, provided an overview of the Travaux Project Summary included with the agenda. She reported that the National Standards for the Physical Inspection of Real Estate (NSPIRE) inspections at Scattered Sites revealed some deficiencies. Travaux is working with Crystal Walton, HACM Scattered Site Senior Housing Manager, and applicable contractors, to take care of the recent issues found. Then, a proactive approach will be taken to prepare for upcoming HUD NSPIRE inspections at additional Scattered Sites addresses.

Ms. Woznicki continued her report, stating the College Court and Mitchell Court elevator modernizations are proceeding well and that the Lincoln Court elevator

modernization will begin in early June. The bids for the Hillside Terrace elevator update have been received, and William Sackerson Construction Co. Inc. (Cudahy, WI) was the lowest responsive and responsible bidder. The Hillside project will be part of the 2024 Capital Fund Program obligations.

Ms. Woznicki provided an update on the Westlawn park and playground. She stated that the first phase of the project has begun and the underground plumbing has been approved. The second phase will involve the installation of the playground equipment, which will be fully accessible.

Ms. Woznicki shared that the façade work at Locust Court is ongoing, and Arlington Court will be the next development to undergo a façade renewal.

Directors asked questions about the extent of the façade projects and how the Capital Fund Program budgets and expenditure dates played a role in the work being performed.

Ms. Woznicki provided an overview of the Capital Fund Program (CFP) Budgets document included with the agenda. She reported that the 2020 and 2021 funds have been fully expended. She shared that there are open contracts for the 2022 funds, so she has contacted the contractors, asking them to submit their final billing for processing. Also, she has been collaborating with HACM's Information Technology and Public Safety departments to expend some of the 2022 CFP funds on needed security cameras. In addition, Ms. Woznicki has been working with the Property Management and Maintenance departments to ascertain the appliance replacement needs at the Public Housing developments, the logistics of where the new appliances will be stored prior to installation, and the process for delivery to the developments. If the replaced equipment is still in good working condition, it will be cleaned and reused at the Affordable Housing locations, otherwise, it will be recycled.

Ms. Woznicki shared an update on the Highland Buyout and Change Order Tracking report included with the agenda, stating that the project is near completion, and soon, she will begin a final review and close out of the ledger.

Ken Barbeau, Travaux's Interim President, provided an overview of the Public, Affordable and Market Rate Housing Occupancy Reports included with the agenda. He explained that hold units, unoccupied units requiring extensive repairs, are not counted towards HACM's official Public Housing occupancy/vacancy rate. A weekly meeting with the Property Management and Maintenance departments has been re-instituted to focus efforts on vacant units. Mr. Barbeau reported that the Affordable Housing occupancy rate is still down and that Property Management, Maintenance and the Section Eight Project-Based Voucher departments are working closely with the waitlist to occupy those units. Market Rate Housing is unchanged at 93.35 percent occupancy.

Ken Barbeau, Travaux's Interim President, concluded his report by sharing that the HACM Board of Commissioners has named Harold S. Ince, Jr. as their candidate to be HACM's next Secretary-Executive Director and that the HACM Board Chair is currently negotiating a contract. Karen Gotzler, Vice Chair of the HACM Board of Commissioners and a Travaux Director, thanked the Travaux Board for their feedback on the Secretary-Executive Director finalists. She stated that their input assisted in solidifying the Commissioners' selection for the position.

Adjournment

There being no further business, Director Crosby made a motion to adjourn the meeting at 3:55 p.m. Director Guskowski seconded the motion. There being no objections, the motion carried.

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