



Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

Ken Barbeau, Acting President, Grady L. Crosby, Daniel  
McCarthy, Eugene R. Guskowski, Atty. Kimberly Hurtado,  
Eugene Manzanet, Ph.D., Joan Zepecki, and Karen Gotzler

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Thursday, January 9, 2025

3:00 PM

Convent Hill Community Room, 1st Floor  
455 East Ogden, Milwaukee, WI

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Call to Order

Meeting called to order at 3:09 p.m.

Roll Call

**Present:** 7 - McCarthy, Gotzler, Crosby, Hurtado, Guskowski, Zepecki, Barbeau

**Excused:** 1 - Manzanet

- [T362](#) Approval of the minutes of the regular meeting held on December 12, 2024

**Sponsors:** THE CHAIR

**Attachments:** [December 12, 2024 Meeting Minutes](#)

*Director Guskowski made a correction to the December 12, 2024 meeting minutes stating he was excused from the December meeting. The Board approved the minutes with the correction.*

**A motion was made Kimberly Hurtado, seconded by Dan McCarthy, that this Motion be APPROVED This motion PREVAILED by Voice Vote**
- [T363](#) Resolution approving a change order to Purchase Order Number HG124216, invitation for quotations, framing and drywall at Highland Gardens, to Dodge & Son's Builders LLC (Fond Du Lac, WI) in the amount of \$192,829.00, bringing the total amount to \$292,329.00, not-to-exceed

**Sponsors:** THE CHAIR

**Attachments:** [Change Order to PO HG124216- Dodge & Son's Highland Gardens Schedule of Values](#)

*Alison Woznicki, Travaux's Vice President of Construction, explained that the majority of the change order is the demolition of the walls behind the refrigerators to allow for a larger than 10 cubic foot refrigerator to be installed. The change order also includes temporary walls for the safety of the contractors and residents operating in and around the elevator construction, and some structural changes to the flat roof and how it attaches to the existing building. Directors asked questions about the miscalculation*

*for the refrigerator size in the plans and about Dodge & Sons' Emerging Business Enterprise metrics.*

**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** 7 - McCarthy Gotzler Crosby Hurtado Guskowski Zepecki Barbeau

**No** 0

**Excused** 1 - Manzanet

3. [T365](#)

Resolution approving and authorizing signatories to the bank and financial accounts of Travaux, Inc.

**Sponsors:** THE CHAIR

*Original title read: Resolution approving and authorizing additional signatories to the bank and financial accounts of Travaux, Inc.*

**This Travaux Resolution was AMENDED**

**Aye** 6 - McCarthy Gotzler Crosby Hurtado Guskowski Zepecki

**No** 0

**Excused** 1 - Manzanet

**Abstain** 1 - Barbeau

*Dave Schultz, Travaux's Finance Manager, explained that the current signatories needed to be updated for Travaux Inc.'s various bank and financial institutions.*

**A motion was made by Grady Crosby, seconded by Karen Gotzler, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye** 6 - McCarthy Gotzler Crosby Hurtado Guskowski Zepecki

**No** 0

**Excused** 1 - Manzanet

**Abstain** 1 - Barbeau

4. [T364](#)

Report from the Acting President

**Sponsors:** THE CHAIR

**Attachments:** [Summary of DNS Violations Status & Data](#)  
[Section 8 Voucher Utilization Update](#)  
[Public Housing 12 Mo Occupancy & 2 Mo Work Order Report](#)  
[Affordable Housing 12 Mo Occupancy & 2 Mo Work Order Report](#)  
[Market Rate 12 Mo Occupancy & 2 Mo Work Order Report](#)

*Gregory Anderson, Travaux's Vice President of Asset Management, presented an*

*overview of the December 2024 Summary of DNS Violations Status report. He answered the Directors' questions about Unassigned Properties, the violation notification process, e-Notify and how HACM has been receiving information from the Department of Neighborhood Services.*

*Ken Barbeau, Travaux's Acting President, summarized the Voucher Utilization Update included with the agenda. Dena Hunt, HACM's Chief Executive Officer – Real Estate & Public Housing, shared information about the shift in management of the Rent Assistance Program to CVR Associates, LLC that occurred on January 2nd. Directors asked questions about HACM's objective measures and oversight of the consulting firm.*

*Gregory Anderson, Travaux's Vice President of Asset Management, presented an overview of the December 2024 metrics for the Housing Authority of the City of Milwaukee's occupancy rates and work order status for Public-, Affordable- and Market-Rate Housing included with the agenda. Directors offered suggestions for properties with low occupancy rates to increase the rentals of units.*

## **Adjournment**

*There being no further business, Director McCarthy made a motion to adjourn the meeting at 4:35 p.m. Director Guskowski seconded the motion. There being no objections, the motion carried.*

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