



# City of Milwaukee

P.O. Box 324  
Milwaukee, WI  
53201-0324

## Meeting Minutes

### TRAVAUX INC. BOARD OF DIRECTORS

*Willie L. Hines, Jr., President, Grady L. Crosby, Daniel  
McCarthy, Mark Wagner, Eugene R. Guskowski, Ald. Khalif  
Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan  
Zepecki*

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Friday, September 16, 2022

3:00 PM

Virtual Call-in: 1-877-309-2073

Access Code: 974-071-597#

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To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=997557&GUID=BD6748F2-274A-4ED0-AC18-D292E468A78C&Options=infoj&Search=travaux>

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities who cannot access the meeting via phone. For additional information contact the Housing Authority ADA Coordinator, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

#### Call to Order

*Meeting called to order at 3:03 p.m.*

#### Roll Call

**Present:** 8 - Wagner, Hines, Jr., Manzanet, Rainey, Crosby, Hurtado, Guskowski, Zepecki

**Excused:** 1 - McCarthy

1. [T290](#) Approval of the minutes of the regular meeting held on August 11, 2022

**Sponsors:** THE CHAIR

**Attachments:** [Travaux August 2022 Minutes](#)

**A motion was made Eugene Manzanet, seconded by Willie Hines, Jr., that this Motion be APPROVED This motion PREVAILED by Voice Vote**

2. [T291](#)

Resolution approving the acquisition of membership interests in Cherry Court Development LLC

The HACM, through its wholly owned LLC “Cherry Court LLC”, managing member, is acquiring the investor member interest in the Cherry Court Project. This is a 120- unit multifamily building constructed and funded with Low Income Housing Tax Credit. The entity that owns this project is Cherry Court Development LLC. This project had already passed the 15-year compliance period. The investor is selling their interest in the project for \$1 and a disposition fee of \$4,000. All disposition fees will be paid by HACM. To preserve the Limited Liability status of Cherry Court Development LLC, Travaux will be acquiring .001% interest in the LLC. “Cherry Court LLC”, its Managing member will acquire 99.99% of the investor interest.

**Sponsors:** THE CHAIR

**Attachments:** [Assignment and Assumption of Membership Interests and Third Amendment to](#)

*Fernando Aniban, HACM’s Assistant Secretary, summarized the documents included on the agenda and answered Director questions about the property’s profitability and occupancy rate.*

**A motion was made by Willie Hines, Jr., seconded by Eugene Manzanet, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:**

**Aye** 8 - Zepecki Wagner Hines, Jr. Manzanet Rainey Crosby Hurtado Guskowski

**No** 0

**Excused** 1 - McCarthy

3. [T292](#) Report from the President

**Sponsors:** THE CHAIR

**Attachments:** [Travaux Construction Update Presentation](#)

*President Willie L. Hines, Jr. introduced Warren Jones, Travaux Inc.'s Vice President of Construction, to present a construction update on Westlawn Gardens Phase 2 and Carver Park.*

*Mr. Jones reported that the work at Westlawn Gardens Phase 2 included Horizontal Utilities (Phase 5), Townhomes (Phase 4A) and Buildings 3.1 and 3.4. The Horizontal Utilities (Phase 5) include the Bioswale Paving System which was started August 15, 2022, and the Roadway System Alterations which have not yet begun. Ten of the forty-four locations have a completed installation of a Pavement Drain Permeable Paving System, which will be the largest installation of this pavement system in the City of Milwaukee.*

*Mr. Jones stated work began August 7, 2022, on the Phase 4A Townhomes at Westlawn Gardens Phase 2. Eighteen of the twenty-two basements have been excavated and footings and foundations completed. Two townhomes are under construction. For Building 3.1, all excavation is completed and 20% of the Mechanical, Electrical and Plumbing (MEP) work is done. For Building 3.4, all excavation is completed and 75% of the MEP work is done.*

*Mr. Jones concluded his presentation with an update on Carver Park. He stated onsite work for the remodeling of 122 units began August 16, 2022, and to date, ten households have been relocated and are in different stages of demolition / construction. Future work will include sidewalk and landscaping repairs, as well as, signage for the site and Americans with Disabilities Act (ADA) parking areas.*

*Vice Chair Hurtado thanked everyone at Travaux, Inc. for focusing on the suggestion made to staff last year from the Board of Directors to have more handicapped accessible units. She went on to say that the handicapped and elderly in this complex will benefit from having simpler accessibility to the bathroom and kitchen facilities.*

4. **The Board may receive a motion to convene in closed session pursuant to Section 19.85(1) (g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session.**

*Vice Chair Hurtado made a motion to convene in closed session. Director Crosby seconded the motion. There being no objections, the motion carried.*

*After discussion, Director Manzanet made a motion to reconvene the meeting in open session. Director Crosby seconded the motion. There being no objections, the motion carried.*

5. [T293](#) Resolution approving settlement regarding Champion Modular, Inc.,  
D/B/A Champion Commercial Structures

**Sponsors:** THE CHAIR

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

**Aye** 8 - Zepecki Wagner Hines, Jr. Manzanet Rainey Crosby Hurtado Guskowski

**No** 0

**Excused** 1 - McCarthy

### Adjournment

*There being no further business, Director Manzanet made a motion to adjourn the meeting at 4:21 p.m. Director Crosby seconded the motion. There being no objections, the motion carried.*

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Housing Authority ADA Coordinator, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

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