



City of Milwaukee

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

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

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

Thursday, February 10, 2022

3:00 PM

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

Access Code: 722-671-253#

Annual Meeting

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=930034&GUID=6F73AD85-6348-4F1D-B2EC-FF24311677D&Options=info&Search=travaux>

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Call to Order

Meeting called to order at 3:00pm

Roll Call

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

Excused: 2 - Perez, Manzanet

1. [T238](#) Approval of the minutes of the regular meeting held on January 13, 2022

Sponsors: THE CHAIR

Attachments: [January 13, 2022 Travaux Minutes](#)

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

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

No 0

Excused 2 - Perez Manzanet

2. [T245](#) Presentation of the proposed amended and restated Bylaws of Travaux, Inc.

Sponsors: THE CHAIR

Attachments: [Proposed Travaux Amended Bylaws 02-02-22](#)
 [Proposed Travaux Amended Bylaws Redline 02-02-22](#)

Fernando Aniban, HACM's Chief Financial Officer, and Tom Gartner, Counsel with Michael Best, spoke on the amended Bylaws for Travaux, Inc. stating the amendment clarifies some ambiguous language discovered when preparing for the upcoming Travaux Board elections. The Bylaws were approved yesterday at the HACM Board meeting and are now being presented to the Travaux Board. Attorney Gartner further elaborated that the intent is to clarify the process of the appointment of the officers.

3. [T240](#) Election of Vice President

Sponsors: THE CHAIR

Directors discussed the different roles of each of the position and who would be willing to assume the responsibilities of Vice President, Treasurer and Secretary.

Director Crosby made a motion to nominate Director Kim Hurtado for Vice President, Director McCarthy seconded.

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

Aye 7 - McCarthy Wagner Hines, Jr. Rainey Crosby Guskowski Zepecki

No 0

Excused 2 - Perez Manzanet

Abstain 1 - Hurtado

4. [T241](#) Election of Secretary

Sponsors: THE CHAIR

Directors discussed the different roles of each of the position and who would be willing to assume the responsibilities of Vice President, Treasurer and Secretary.

Director Crosby made a motion to nominate Patricia Dee as Secretary, Director McCarthy seconded.

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

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

No 0

Excused 2 - Perez Manzanet

5. [T242](#) Election of Treasurer

Sponsors: THE CHAIR

Directors discussed the different roles of each of the position and who would be willing to assume the responsibilities of Vice President, Treasurer and Secretary.

Director Crosby made a motion to nominate Fernando Aniban for Treasurer, Director McCarthy seconded.

Directors also discussed who will present the agenda and guide the meetings. Acting President Hines decided to have Director Wagner continue guiding the current meeting and that Vice President Hurtado and staff will revisit the discussion.

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

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

No 0

Excused 2 - Perez Manzanet

6. [T243](#)

Resolution approving an award of contract to Wenger Construction Inc. (Campbellsport, WI) for fiber cement siding for Building 3.4 (Westlawn Renaissance VII) at Westlawn Gardens Phase 2, in the amount of \$255,107.00 Official Notice 58051

Sponsors: THE CHAIR

Attachments: [Bid Tab 58051 Wenger Construction In Fiber Cement Siding](#)

Warren Jones, Travaux's Vice President of Construction, stated that Wenger Construction Incorporated has performed satisfactorily for Travaux. They are currently working on another area at the site and are familiar with the scope of work to be completed. Directors and staff also discussed Emerging Business Enterprise participation for this contract.

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

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

No 0

Excused 2 - Perez Manzanet

7. [T244](#)

Report from the President

Sponsors: THE CHAIR

Willie L. Hines, Travaux's Acting President, asked Warren Jones, Travaux's Vice President of Construction, to update the Board on the overall progress at Westlawn. Mr. Jones stated that Champion Modular Incorporated dba Champion Commercial Structures (Champion) has completed their portion of the work at Phase 4B, Westlawn VI, setting the last modular box in place and pulling off the site. Champion also confirmed that a local company will be handling any of the warranty items of additional work and staff are looking to finish that building in early May. That will complete the work for Phase 4B for Westlawn Renaissance VI. Moving forward to Westlawn Renaissance V and VII, work will start in early spring with infrastructure, roads, landscaping, and storm water management. Directors' Guskowski and Wagner

commended Mr. Jones and staff for a job well done.

Mr. Hines commented on the recent election of Director Kim Hurtado to Vice President for the Travaux Board, noting her experience and expertise in the construction and real estate industry. Mr. Hines also congratulated Director Hurtado for recently being awarded one of the "Notable Women in Law" by Biztimes Milwaukee.

Adjournment

There being no further business, Director Guskowski made a motion to adjourn the meeting at 3:59 p.m. Director Crosby seconded the motion. There being no objections, the motion carried.

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