



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, Ph.D., and
Joan Zepecki*

Friday, December 16, 2022

3:00 PM

Convent Hill Community Room
455 East Ogden, Milwaukee, WI, 2nd Floor

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Call to Order

Meeting called to order at 3:00 p.m.

Roll Call

Present: 5 - McCarthy, Wagner, Hines, Jr., Manzanet, Hurtado

Excused: 4 - Rainey, Crosby, Guskowski, Zepecki

1. [T299](#) Approval of the minutes of the regular meeting held on November 10, 2022

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for November 10, 2022](#)

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

Aye 5 - McCarthy Wagner Hines, Jr. Manzanet Hurtado

No 0

Excused 4 - Zepecki Rainey Crosby Guskowski

2. [T300](#)

Motion to approve the proposed 2023 schedule for the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [2023 Travaux Board Schedule - Tentative](#)

Patricia Dee, HACM's Administrative Services Supervisor, went over the proposed schedule and explained the highlighted dates for Directors, explaining their deviation from normal.

President Hines mentioned that he will be contacting the Directors to discuss the Board meetings take place virtually versus in-person and also the frequency. President Hines stated that he will be contacting each Director individually for their input in order to be mindful of their schedules.

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

Aye 5 - McCarthy Wagner Hines, Jr. Manzanet Hurtado

No 0

Excused 4 - Zepecki Rainey Crosby Guskowski

3. [T301](#)

Resolution approving the Business Plan and Annual Operating Budget for the year 2023

Sponsors: THE CHAIR

Attachments: [2023 Business Plan and Annual Operating Budget](#)

Dennis Yaccarino, HACM's Chief Financial Officer and David Schultz, Travaux's Finance Manager, gave a summary from the attachments provided with the agenda regarding Travaux's current and projected budget for 2023. Mr. Yaccarino advised the Board that the budgets for the Limited Liability Company's have been approved by the investors. Directors discussed revenues, succession planning, staffing, major and minor risks with operations, and future projects in 2024.

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 5 - McCarthy Wagner Hines, Jr. Manzanet Hurtado

No 0

Excused 4 - Zepecki Rainey Crosby Guskowski

4. [T302](#)

Report from the President

Sponsors: THE CHAIR

Attachments: [Status Report -Travaux Board Presentation](#)

Warren Jones, Travaux's Vice President of Construction, gave a brief overview of the materials provided with the agenda about the construction progress at Westlawn Gardens Phase 2, Phase 4A Townhomes, Buildings 3.1 and 3.4, and Carver Park. Mr. Jones stated that the only challenge at the present time is the electrical work with WeEnergies, but otherwise the Westlawn work is going very well and on schedule for completion. Directors discussed retail and garden spaces, the relocation of residents and their return to the rehabbed units, including providing spaces for family and community gatherings. Directors also discussed the lack of contractors, subcontractors and commodities in construction, its effects on current construction, and opportunities for entrepreneurship to the retail spaces. Directors recommended organizations that could possibly collaborate with Travaux. Vice President Hurtado mentioned the Wisconsin Women's Business Initiative, Inc., Milwaukee Parks Foundation, Betty Brinn Children's Museum Traveling Art Program and offered to make introductions and connect the organizations with Mr. Jones.

President Hines thanked Mr. Jones and Travaux's staff for the work and commitment to the Westlawn site. Mr. Hines stated that he looks forward to an increased sense of community now that COVID has passed, and resident gathering rooms and resources are reopening, along with the Resident Organization meetings starting again.

President Hines informed the Directors of the HACM Board's Engagement Sessions now that its three new members are in place. President Hines also mentioned future sessions will look ahead and consider the next site to upgrade. President Hines also thanked Greg Anderson and his team in taking HACM from 86% occupancy to 98% occupancy.

President Hines thanked the Directors for their expertise and their commitment to excellence. He wished the Board a Happy Holidays.

Adjournment

There being no further business, Director McCarthy made a motion to adjourn the meeting at 4:15 p.m. Vice President Hurtado seconded the motion. There being no objections, the motion carried.

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