



# City of Milwaukee

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

## Meeting Minutes

### TRAVAUX INC. BOARD OF DIRECTORS

*Antonio M. Perez, President, James A. Bohl, Jr., 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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Thursday, January 14, 2021

3:00 PM

Virtual Mtg Call-in: 1-866-899-4679

Access Code: 925-585-205#

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To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=832230&GUID=849386BA-3BC3-4A58-8A2D-C66816A83546&Options=info|&Search=>

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#### Call to Order

*Meeting called to order at 3:12 p.m.*

#### Roll Call

**Present:** 9 - McCarthy, Wagner, Perez, Manzanet, Rainey, Bohl, Hurtado, Guskowski, Zepecki

**Excused:** 1 - Crosby

1. [T186](#) Approval of the minutes of the regular meeting held on December 11, 2020

**Sponsors:** THE CHAIR

**Attachments:** [December 11, 2020 Travaux Minutes](#)

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

**Aye** 9 - McCarthy Wagner Perez Manzanet Rainey Bohl Hurtado Guskowski Zepecki

**No** 0

**Excused** 1 - Crosby

2. [T187](#) Presentation on Current Construction Activities

**Sponsors:** THE CHAIR

**Attachments:** [Presentation on Current Construction Activities - Project Updates](#)

*President Pérez asked Warren Jones, Travaux's Vice President of Construction, and*

*Kevin Theissen, Travaux's Project Executive, to discuss the status of work being performed at Westlawn Gardens Phase 2, Holton Terrace, Merrill Park, Becher Court and various other sites, per the attached document.*

*Mr. Jones mentioned an increase in costs, especially lumber, that a contractor is asking be covered as part of the Westlawn Gardens 2 construction. He explained that staff and counsel will be reviewing and verifying the supporting documentation as they work to determine the best course of action. Directors asked staff about the contract and its obligations and commented on their experience in the current marketplace.*

*Director McCarthy asked about the unexpected changes revealed during the current rehabilitation of some of HACM's buildings. Directors and staff agreed that they should take lessons from these rehabs to future, similar rehabs in other HACM buildings and spoke of how buildings like these need to be designed with an awareness of how they might need to evolve in the future.*

*Director Hurtado expressed her appreciation for the green features mentioned and encouraged green features to be incorporated in future construction. Discussion touched on challenges, opportunities and upsides to incorporating green features.*

3. [T188](#)

Report from the President

**Sponsors:** THE CHAIR

*President Pérez opened with two quotes from Dr. Martin Luther King, Jr.: "Take the first step in faith. You don't have to see the whole staircase, just take the first step." and "Nothing worthwhile is gained without sacrifice." He added that there is a long way to go before there is true equanimity and inclusion, but organizations like Travaux and its staff and Board are part of the social justice movement.*

*President Pérez asked Scott Simon, Travaux's Vice President of Development, to speak about the early planning being considered around HACM's Hillside development. While it is too early for specifics, potential amenities and layouts are being explored. There is an expectation that total number of units throughout the neighborhood will increase, including the current tally of Hillside units, and there is hope that the revitalization of Hillside will improve the quality of life throughout the neighborhood. A preliminary picture will be brought to a future Board meeting.*

*President Pérez asked Fernando Aniban, HACM's Chief Financial Officer, for an update and he mentioned that green features are under consideration for the Westlawn Renaissance IV construction.*

*President Pérez also had staff update the Directors about the status of the Travaux website, which will be shared with the Directors shortly, and a video being developed for the Westlawn Choice Neighborhood, which is expected to be completed in the next week or so.*

**Adjournment**

*There being no further business, Director Hurtado made a motion to adjourn the meeting at 4:07 p.m. Director Manzanet seconded the motion. There being no objections, the motion carried.*

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