



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

Friday, December 11, 2020

3:00 PM

Conference Call-in: (646) 749-3129

Access Code: 925-654-029#

To view the meeting materials electronically, please go to:

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Call to Order

Meeting called to order at 3:04 p.m.

Roll Call

Present: 8 - McCarthy, Wagner, Perez, Manzanet, Rainey, Crosby, Guskowski, Zepecki

Excused: 2 - Bohl, Hurtado

1. [T181](#) Approval of the minutes of the regular meeting held on November 12, 2020

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for 11-12-2020.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Guskowski Zepecki

No 0

Excused 2 - Bohl Hurtado

2. [T182](#) Motion to approve the proposed 2021 schedule for the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [2021 Travaux Board Schedule - Tentative.pdf](#)

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Guskowski Zepecki

No 0

Excused 2 - Bohl Hurtado

3. [T183](#) Resolution rescinding approval of contract with Westlawn Renaissance IV LLC for Travaux Inc. to be Construction Manager at Risk (as Constructor) for Westlawn Renaissance IV in an amount not to exceed \$13,950,000.00, and approving a contract with Westlawn Renaissance IV LLC for Travaux Inc. to be Construction Manager as Advisor for Westlawn Renaissance IV in an amount not to exceed \$467,018.00

Sponsors: THE CHAIR

Attachments: [Travaux CMA for WRIV Contract-Exhibits DRAFT 2020-12-04](#)
[WR IV- Construction Budget Summary 12-1-20.pdf](#)

Fernando Aniban, HACM's Chief Financial Officer, noted that the fee for the Construction Manager as Advisor is four percent.

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Guskowski Zepecki

No 0

Excused 2 - Bohl Hurtado

4. [T184](#) Resolution rescinding award of contract to Champion Modular Inc. dba Champion Commercial Structures (Troy, WI) for factory-built housing units for Westlawn Renaissance IV (Bldgs 3.2 and 3.3) at Westlawn Gardens 2, in an amount not to exceed \$6,500,000.00

Sponsors: THE CHAIR

Fernando Aniban, HACM's Chief Financial Officer, explained that while these contract negotiations had ended before the contract had been finalized, this resolution would make that action more clear.

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

Aye 8 - McCarthy Wagner Perez Manzanet Rainey Crosby Guskowski Zepecki

No 0

Excused 2 - Bohl Hurtado

5. [T185](#) Report from the President

Sponsors: THE CHAIR

Attachments: [William Murphy Resume.pdf](#)

Mr. Pérez introduced Travaux's new Finance Manager, William Murphy. Mr. Murphy described his earlier experiences in accounting, appraisals and brokerages. Mr. Pérez stated that Mr. Murphy will be a wonderful addition and strengthen the very core of Travaux. Director Wagner concurred.

Mr. Pérez asked Kevin Theissen, Travaux's Project Executive, to mention another new hire. Eric Nelson is a new Project Manager from Gurnee, Illinois who will be working on Becher Court and Mitchell Court.

Mr. Pérez then had Mr. Theissen to provide an update on the construction at Westlawn Gardens, the renovation work at Holton Terrace, Merrill Park and Becher Court and the expansion at the Hmong-American Peace Academy.

Mr. Pérez and Fernando Aniban, HACM's Chief Financial Officer, mentioned that HACM is pursuing three Low Income Housing Tax Credit applications for December, and a Choice Neighborhood Implementation revitalization grant in Milwaukee's Near West Side, also in December.

Director Wagner requested that if there is a video of the setting of one of the modular townhomes that it be shared with the Directors, or maybe an invite could be arranged for the Directors to view a setting in the spring.

Adjournment

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