



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. Guszkowski, Ald. Khalif Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan Zepecki

Thursday, May 14, 2020

3:00 PM

Public Listen-In: 1 (872) 240-3412
Access Code: 637-671-181#

To view the meeting materials electronically, you may view them at:

<https://milwaukee.legistar.com/MeetingDetail.aspx?ID=787005&GUID=50E16194-AAE8-4996-AE7D-2A87E9305FF2&Options=info|&Search=>

ID=787005&GUID=50E16194-AAE8-4996-AE7D-2A87E9305FF2&Options=info|&Search=

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.

President Pérez welcomed Travaux's newest Director, Ms. Joan Zepecki, and asked her to introduce herself. Director Zepecki spoke of her current and previous work experience. President Pérez added that it was honor for her to join the Board.

Call to Order

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

Roll Call

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

Excused: 2 - Rainey, Hurtado

1. [T152](#) Approval of the minutes of the regular meeting held on April 9th, 2020

Sponsors: THE CHAIR

Attachments: [April 9, 2020 Travaux Minutes](#)

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

Aye 7 - McCarthy Wagner Perez Manzanet Crosby Bohl Zepecki

No 0

Absent 1 - Guskowski

Excused 2 - Rainey Hurtado

2. [T153](#) Resolution approving a contract to BYCO Incorporated (Mayville, WI) for Flooring (MP-13) for Remodeling at Merrill Park in the amount of \$340,300.00 (Official Notice No. 57976)

Sponsors: THE CHAIR

Attachments: [57976 IFB tab Merrill Park Remodel Flooring \(MP-13\) - BYCO Inc FINAL](#)
[Merrill Park RAD Rehab Awards 05-01-2020](#)

Warren Jones, Travaux's Vice President of Construction, provided information on the review. Mr. Jones also provided background information on the Rental Assistance Demonstration (RAD) program and the Merrill Park renovations. Gabe DeVougas, HACM's Section 3 Coordinator, added that BYCO Incorporated is listed as an MBE with the State of Wisconsin, and is not a Section 3-certified business, but may add a Section 3 hire.

A motion was made by James A. Bohl, seconded by Grady Crosby, that this Travaux Resolution be ADOPTED. This motion PREVAILLED by the following vote:

Aye 8 - McCarthy Wagner Perez Manzanet Crosby Bohl Guskowski Zepecki

No 0

Excused 2 - Rainey Hurtado

3. [T154](#) Report from the President

Sponsors: THE CHAIR

President Pérez asked Warren Jones, Travaux's Vice President of Construction, to provide an update on current projects. Mr. Jones explained the work happening at Westlawn, including infrastructure, Westlawn Renaissance VI, which will be 138 modular townhomes expected to start construction in June, and Westlawn Renaissance IV, two midrise buildings on 64th Street across from the Silver Spring Neighborhood Center, with the RFP for modular building going out soon. He continued with the Rental Assistance Demonstration (RAD) rehabilitation work taking place at Holton Terrace. Construction is currently happening on the fifth floor. The resident relocation was temporarily halted due to COVID-19, but is now back on track. The largest outstanding bid there is for elevator modernization. At Merrill Park, the initial interior renovation has begun. Becher Court will begin its RAD work in June or July. Mr. Jones continued that there are currently a number of cell phone tower modifications being conducted by their lessees. The roof at the Rent Assistance office is also in the process of being replaced.

President Pérez asked Scott Simon, Travaux's Vice President of Business Development, to provide an update. Mr. Simon discussed the Hmong-American Peace Academy campus expansion, where construction is about to begin. Travaux had

previously been a consultant, and is now their owner's rep.

President Pérez asked Fernando Aniban, HACM's Chief Financial Officer, to speak about HACM deepening its relationships with organizations such as WHEDA, as staff has met with new counterparts recently to explore expanding partnerships, looking to maximize the deployment of future strategies. For Travaux, that may have implications for rural development and growth of emerging developers. President Pérez mentioned that staff are developing a Book of Business with bios of Travaux's players. While the entity may be new, those involved have a strong record of experience.

President Pérez noted that a new Financial Officer is expected to begin soon.

President Pérez thanked the Development and Construction Committee for their recent review of bids. Their advice was heeded.

Director Guszkowski, following up on the WHEDA discussion, suggested that it may be worthwhile to create a model development that could be a helpful introductory piece in smaller markets, something akin to a Book of Models. President Pérez noted that this may be especially true with all the conversations around the Rental Assistance Demonstration program (RAD).

Director McCarthy requested that at the June or July Travaux Board Meeting that staff provide some information on Travaux's efforts to check on COVID-19's financial impacts on its subcontractors and supplies, and how those impacts are being managed to minimize any problems as they head down the pipeline toward Travaux. Director Zepecki mentioned she's already heard of some longer lead times with items in the supply chain and that increased cleaning costs may more greatly impact smaller companies.

President Pérez asked Amy Hall, HACM's Communications Coordinator for a quick update on Travaux's marketing efforts. Ms. Hall mentioned that COVID-19 did cause a bit of a slowdown, but next steps will be making updates based on the feedback from the Travaux staff and then presenting the site to the Board for their feedback.

Adjournment

There being no further business, Director Bohl made a motion to adjourn the meeting at 3:50 p.m. Director Manzanet 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.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.