



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, and Joan
Zepecki*

Thursday, August 11, 2022

3:00 PM

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

Access Code: 866-995-797#

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=991853&GUID=497C6C7A-79F0-4BFE-B312-0BF0CC7B56D2&Options=info|&Search=>

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Call to Order

Meeting called to order at 3:08 p.m.

Roll Call

Present: 6 - McCarthy, Wagner, Hines, Jr., Hurtado, Guskowski, Zepecki

Excused: 3 - Manzanet, Rainey, Crosby

1. [T288](#) Approval of the minutes of the regular meeting held on July 14, 2022

Sponsors: THE CHAIR

Attachments: [Travaux July 2022 Minutes](#)

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

Aye 6 - Zepecki McCarthy Wagner Hines, Jr. Hurtado Guskowski

No 0

Excused 3 - Manzanet Rainey Crosby

2. [T289](#)

Report from President

Sponsors: THE CHAIR

President Hines informed the Board that the Housing Authority of the City of Milwaukee (HACM) Board of Commissioners gained two new members - making the total number of Commissioners six. Mr. Hines added HACM anticipates adding a seventh member to the HACM Board of Commissioners in the future. One of the questions the HACM Board will be looking at is which development projects to pursue after Westlawn Renaissance is completed in the next year.

Mr. Hines informed the Board that two closings had occurred last week: Westlawn Renaissance V (WRV) and Westlawn Renaissance VII (WRVII). Mr. Hines introduced Warren Jones, Travaux Inc.'s Vice President of Construction, to relay in greater detail the final phases of both projects.

Mr. Jones stated the loans for the final two phases of the replacement housing closed. Mr. Jones reported that WRV, called Building 3.1, is a single building with 44 units, located on 64th Street and Sheridan Avenue. Building 3.1's elevator shaft is complete and the underground plumbing has been started.

Mr. Jones stated WRVII includes Building 3.4, an 18-unit multi-family building, located just south of the corner of 60th Street and Silver Spring Drive. Mr. Jones reported that Building 3.4's footings have been dug, the frost walls have been excavated and the pouring of the concrete will start this week. WRVII also includes 79 townhome units, which are located on the western most part of the site, adjacent to 68th Street, between Silver Spring Drive and Birch Avenue. Mr. Jones stated the construction on the townhomes will start the following week.

Mr. Hines concluded the President's Report by speaking about the HACM Employee Appreciation Event that had occurred the prior week. Mr. Hines stated that two divisions at the event are part of the Travaux instrumentality: Modernization & Development and Property Management. The intent of the event was to say "Thank you" from the Senior Staff to the Travaux and HACM employees for helping to keep HACM services open and operating. They provided essential services, through all of the challenges of the pandemic; even as staff was personally affected, they stepped up to the plate.

3. **The Board may receive a motion to convene in closed session pursuant to Section 19.85(1)(g) Wis. Stats. to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or is likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session, however, it is expected that the Board will adjourn the meeting in the Closed Session.**

Vice Chair Hurtado made a motion to convene in closed session at 3:29 p.m. Director Guskowski seconded the motion. There being no objections, the motion carried.

Vice Chair Hurtado convened the Travaux, Inc. Board in closed session pursuant to Wis. Stats. Secs. 19.85 (1) (g) to confer with a representative of legal counsel who will render oral or written advice concerning strategy to be adopted by the Board with respect to litigation in which it is or likely to become involved. The Board may then reconvene in open session concerning any such item following the closed session, however it is expected that the Board will adjourn the meeting in Closed Session.

Adjournment

There being no further business, the Chair adjourned the meeting at 3:50 p.m. with the consent of the other Directors in attendance.

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