

**TRAVAUX, INCORPORATED
BOARD MEETING – THURSDAY, MARCH 15, 2018
– MINUTES –**

Travaux, Incorporated met for a regular meeting on Thursday, March 15, 2018, at 2:55p.m. at City Hall, Room 301-B, 200 East Wells Street.

President Pérez introduced a number of new employees who will be involved with Travaux. Julie Wilson is the new counsel for HACM and Travaux in the City Attorney's Office. Amy Hall is the new Communications Coordinator. The new Section 3 Coordinator is Gabe DeVougas and Maria Martinez is the new Executive Assistant, who will share duties for the Travaux Board Meetings.

The meeting was called to order and, upon roll call, those present and absent were as follows:

Present: Antonio M. Pérez, President
Ricardo Diaz, Director
Hon. M. Joseph Donald, Director
Daniel McCarthy, Director
Mark Nicolini, Director
Mark Wagner, Director
James N. Witkowiak, Director

Excused:

Motion Approval of Minutes

Director Diaz moved to approve the minutes of the regular meeting held February 7th, 2018. Director McCarthy seconded the motion, and it carried.

President Pérez introduced new Director Mark Nicolini. Mr. Pérez explained that he and Mr. Nicolini occasionally interfaced in Mr. Nicolini's previous employment as the City's Budget Director, and Mr. Pérez was consistently impressed with his stellar record and character, no more so than when Mr. Nicolini asked Mr. Pérez for his thoughts about potential volunteer pursuits when he began planning for his retirement, wanting to still serve the community.

Resolution No. 19

Director Diaz introduced and moved for adoption Resolution No. 1#, approving a Co-developer and Representation Agreement between HACM and Travaux, Inc.

Director Diaz asked if Travaux must follow the same procedures as HACM, such as Section 3 and other procurement rules. Travaux provides for some efficiencies

regarding hiring, benefits, etc. and will grow or shrink as the business is generated – it will function with a more for-profit ethos, while still maintaining a core social mission. Travaux also minimizes the potential of NIMBYism that has been problematic for HACM pursuing outside projects. When working with projects funded with federal dollars, Travaux will follow the appropriate guidelines. When working with privately funded projects, Travaux is not held to those guidelines. For the Victory Manor project, Travaux stepped up as General Contractor and is expected to provide a significant cost savings.

The motion was seconded by Director Witkowiak and, upon roll call, the following vote was taken:

AYES: Directors Diaz, Donald, McCarthy, Nicolini, Pérez, Wagner, Witkowiak
NAYES: None

President Pérez then declared the motion carried and said resolution adopted.

Resolution No. 20

Director Diaz introduced and moved for adoption Resolution No. 1#, approving a contract to Milwaukee Marble & Granite Company (Milwaukee, WI) for residential casework (commodity only) for the Victory Manor mid-rise apartment building at Westlawn Gardens Phase 2 in the amount of \$301,099.00.

This is for a commodity-only purchase.

The motion was seconded by Director Witkowiak and, upon roll call, the following vote was taken:

AYES: Directors Diaz, Donald, McCarthy, Nicolini, Pérez, Wagner, Witkowiak
NAYES: None

President Pérez then declared the motion carried and said resolution adopted.

Resolution No. 21

Director Diaz introduced and moved for adoption Resolution No. 1#, approving an award of contract to Cathedral Builders, Incorporated (Jackson, WI) for Finish Carpentry for the Victory Manor mid-rise apartment building at Westlawn Gardens Phase 2 in the amount of \$270,957.00.

The motion was seconded by Director Witkowiak and, upon roll call, the following vote was taken:

AYES: Directors Diaz, Donald, McCarthy, Nicolini, Pérez, Wagner, Witkowiak

NAYES: None

President Pérez then declared the motion carried and said resolution adopted.

Report by President Tony Pérez

Mr. Pérez asked Warren Jones, Travaux Vice President of Development to provide an update on Travaux activities. Mr. Jones spoke of the recent installation of a three-story, three-family modular home in the western half of Westlawn. The set went well and pictures will be shared with the Directors. The next set will be next week, with a third and fourth followed in two week increments. With Victory Manor, the steel is set and the panels are set currently. The east stair tower is complete, the masons are working on the west elevator tower and will next work on the central stair tower.

Mr. Pérez asked Mr. DeVougas to speak on the variety of Section 3 and Emerging Business Enterprises opportunities being utilized. In addition to making connections between potential resident & Section 3 employees and businesses interested in working with HACM, he has also arranged for tours, demonstrations and training sessions from union and other companies who are not hiring at the time. Mr. Pérez suggested building and maintaining relationships with the HR departments of vendors, outside of the RFP period, both for direct hires or other referrals. Warren Jones mentioned a vendor with a strong reputation, but who had never pursued work with the Housing Authority because they feared too much bureaucracy. However, when they finally applied, they found the paperwork wasn't intimidating, and have said they will pursue other contracts in the future. It is hoped they will spread their message to others.

Motion to Adjourn

There being no further business, Director Diaz moved to adjourn the meeting at 3:30p.m. Director Donald seconded the motion, and it carried.

By:
Tony Pérez
President