



# City of Milwaukee

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

## Meeting Minutes

### TRAVAUX INC. BOARD OF DIRECTORS

*Antonio M. Perez, President, Ricardo Diaz, Hon. M. Joseph  
Donald, Daniel McCarthy, Mark Nicolini, Mark Wagner, and  
James N. Witkowiak*

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Wednesday, April 11, 2018

2:30 PM

City Hall, Room 301-A, 200 East Wells Street

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#### Call to Order

*Meeting called to order at 3:21 p.m.*

#### Roll Call

**Present:** 4 - Witkowiak, McCarthy, Wagner, Perez

**Excused:** 3 - Nicolini, Diaz, Donald

1. [T 28](#) Approval of the minutes of the regular meeting held on March 15, 2018

**Sponsors:** THE CHAIR

**Attachments:** [March 15, 2018 Travaux Minutes](#)

**A motion was made by James N. Witkowiak, seconded by Dan McCarthy, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Witkowiak, McCarthy, Wagner, and Perez

**No:** 0

**Excused:** 3 - Nicolini, Diaz, and Donald

2. [T\\_29](#)

Motion approving the appointment of Alderman James A. Bohl, Jr. to the Travaux Board of Directors

**Sponsors:** THE CHAIR

**Attachments:** [James Bohl Profile](#)

*Ald. James A. Bohl, Jr. was invited to say a few words. He mentioned he is an 18-year veteran of the Common Council and currently chair of Zoning, Neighborhoods and Development Committee and had expressed an interest to Tony Pérez for more involvement in the work of HACM & Travaux and appreciates the work being done by both organizations. Director Witkowiak believes Ald. Bohl is an excellent choice with his knowledge of development projects as Travaux works, in part, to increase the self sufficiency of HACM. Mr. Pérez noted that he looked forward to Ald. Bohl becoming one of the architects of Travaux and continues his goal of filling Travaux with people of character, competency and compassion.*

**A motion was made by James N. Witkowiak, seconded by Dan McCarthy, that this Motion be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Witkowiak, McCarthy, Wagner, and Perez

**No:** 0

**Excused:** 3 - Nicolini, Diaz, and Donald

3. [T\\_30](#)

Report from the President

Sponsors: THE CHAIR

*Mr. Pérez continued his thoughts about the character of the Travaux Directors by noting that Director Nicolini couldn't be at the meeting today because he is assisting others.*

*Mr. Pérez asked Mr. Warren Jones for an update. Mr. Pérez noted that he knows Mr. Jones and Amy Hall are still working on the Book of Who's Who at Travaux. Mr. Pérez also noted when speaking with some of the Travaux staff that not only were they performing well, but have a good of understanding that, while they often perform work for HACM, they are only HACM themselves at arm's length.*

*Mr. Jones, Travaux Vice President of Construction, provided an update in the Westlawn Choice Neighborhood area. He explained that the 60-unit Victory Manor is currently setting roof trusses and will be putting on the roof next week, and it is expected that the building will be completed by the end of the year. There are thirty units of townhomes going up, including the third three-family modular home being set tomorrow. The fourth & final three-family is scheduled for two weeks later. Then the first 18 of 30 buildings will move forward. The two buildings adjacent to North 66th Street, recipient of a tax credit award, are being redesigned to fit to the budget. The remaining parts of the western half of Westlawn are being demolished.*

*Mr. Scott Simon, Travaux Vice President of Development has been consulting with the Hmong-American Peace Academy, which is in the programming & design process. In addition, there are some single-family lots on which Travaux is exploring efficiencies in order to build affordable housing units on them. Other mixed-use developments are being examined to monetize sites downtown. A Request For Qualifications (RFQ), which has since closed, was also released to seven different trades with the hope to build up a stable of professionals who are ready to work with Travaux.*

*Mr. Pérez noted that the Directors of Travaux will be called upon to help frame what Travaux will become, and provide strategic guidance on what tools can be used and what ideas they can provide that will help the growth and direction of the organization*

*Director McCarthy asked about the deadline for the RFQ for Co-Developer Partners. Mr. Pérez answered that it has been extended for submissions to April 30th and the deadline for the Q&A has been extended to April 17th. Mr. Simon added that there will be additional RFQs for other services and trades. Director Wagner asked that the Directors be kept in the loop with RFQs, as they can reach out to those they know.*

## Adjournment

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