



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

Monday, July 16, 2018

2:30 PM

City Hall, Room 301-A

Call to Order

Meeting called to order at 2:37 p.m.

Roll Call

Present: 6 - Nicolini, Diaz, Wagner, Perez, Donald, Bohl

Excused: 2 - Witkowiak, McCarthy

1. [T 36](#) Approval of the minutes of the regular meeting held on June 6, 2018.

Sponsors: THE CHAIR

Attachments: [June 6, 2018 Travaux Minutes](#)

Director Nicolini offered an amendment that the minutes reflect Director Bohl's corrections via email, Director Diaz seconded. Director Diaz moved to approve the minutes of the regular meeting held June 6th, 2018, as amended. Director Nicolini seconded the motion, and it carried.

Aye: 6 - Nicolini, Diaz, Wagner, Perez, Donald, and Bohl

No: 0

Excused: 2 - Witkowiak, and McCarthy

2. [T_37](#)

Resolution approving contracts to various firms for architectural, engineering and related services for development projects at various sites

Sponsors: THE CHAIR

Attachments: [57850 RFQ Analysis-Recommendation - Architectural & Engineering & Related Services at Various Developments](#)

Scott Simon, Travaux Vice President of Development, explained that Travaux felt it was prudent to have a stable of providers for basic services, similar to HACM's. Travaux sent out proposals to a broad swath of companies and published the request. The requests were for the following: Architecture, Land Planning, Civil Engineering, Surveying, Geotechnical Testing and Consulting, Landscape Architecture, Lighting Study and Engineering, Structural Engineering, Traffic Study and Consultation and Wetland Delineation. Staff is hoping to develop a list of approved providers.

The vetting for Emerging Business Enterprise & Section 3 has not been done at this time, but will be vetted at the time of the release of contracts, to ensure accurate numbers.

A motion was made by Ricardo Diaz, seconded by M. Joseph Donald, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Nicolini, Diaz, Wagner, Perez, Donald, and Bohl

No: 0

Excused: 2 - Witkowiak, and McCarthy

3. [T_38](#)

Report from the President

Sponsors: THE CHAIR

Mr. Pérez discussed the following items and made note of particular areas of interest for the Board:

The Directors acknowledged Myra Edwards, Advisor to the Mayor, who was in attendance and thanked her for her interest. She thanked the Directors for conducting their business in the spirit of HACM and the City of Milwaukee.

Scott Simon, spoke about the development of the Travaux office space at 401 East Ogden Avenue, at Milwaukee Street. It is on schedule and on budget and expected to be ready to occupy in mid-September. The firms involved are Greenfire Management Services and Continuum Architects + Planners, both Emerging Business Enterprises, with about 15 other trades involved.

The Hmong-American Peace Academy consulting project is still active. Travaux had recently spoken with them on possible funding opportunities that could be explored, and it is believed their board is knowledgeable about the subject.

Warren Jones, Travaux Vice President of Construction provided an update on Westlawn. Victory Manor, a 60-unit, veterans-preference building at 68th and Silver Spring Drive, is now fully dried in, the roof is on, drywall & mechanical systems are going in and it should be fully enclosed next week with windows & doors. It is on schedule for a December occupancy. There are also thirty units being built in 10 buildings from 60th to 64th streets, ranging from duplexes to six-family buildings. Foundations are complete for nine of the ten buildings. The buildings are being built modularly. Mr. Jones also added that his department is also currently looking for a Project Accountant for the paperwork associated with multiple multi-family buildings.

Mr. Pérez noted that Travaux is the General Contractor for the construction currently taking place at Westlawn and asked Fernando Aniban to expound on future roles. Mr. Aniban explained that HACM is expecting to bring to the HACM Board an award of contract to Travaux for future work at two 47-unit buildings at Westlawn Gardens, as well as some rehabilitation work at Holton Terrace. All this activity is stretching the Travaux staff's capabilities, hence the new Project Accountant position. Mr. Pérez noted that the Chicago Housing Authority is exploring the creation of an instrumentality such as Travaux, seeing its value.

Mr. Aniban continued that companies are showing their confidence in Travaux, as more entities are willing to underwrite Travaux's performance and payment bonds, or increase the amount they will underwrite. That allows for more Emerging Business Enterprises and Section 3 activity because Travaux can share the bond with those companies. Mr. Pérez felt that receiving this level of recognition, so early in the organization's history, is a commendable occurrence.

Director Wagner asked about the financing for the Soldiers Home. President Pérez noted that The Alexander Company had recently received some gap financing from the Veterans Administration. He also noted that staff always is keeping an open mind about what future endeavors might be pursued, or how the organization might want to evolve into other geographic and project areas.

Adjournment

There being no further business, Director Bohl made a motion to adjourn the meeting at 3:12 p.m. Director Donald seconded the motion. There being no objections, the motion carried.

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