



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, and
Eugene Manzanet*

Thursday, November 14, 2019

3:00 PM

Convent Hill Community Room,
455 E. Ogden, 1st Floor

Call to Order

Meeting called to order at 3:10 p.m.

Roll Call

Present: 7 - McCarthy, Wagner, Perez, Manzanet, Bohl, Hurtado, Guskowski

Excused: 2 - Rainey, Crosby

1. [T126](#)

Approval of the minutes of the regular meeting held on Thursday, October 17, 2019

Sponsors: THE CHAIR

Attachments: [October 17, 2019 Travaux Minutes](#)

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

Aye 6 - McCarthy Wagner Perez Manzanet Bohl Hurtado

No 0

Absent 1 - Guskowski

Excused 2 - Rainey Crosby

2. [T127](#)

Resolution approving a contract with Westlawn Renaissance VI LLC to be the Construction Manager at Risk/Constructor for the Westlawn Renaissance VI project in an amount not-to-exceed \$33.6 million

Sponsors: THE CHAIR

Attachments: [Westlawn Renaissance VI Project Brief](#)
[Westlawn Renaissance VI Site Plan](#)

Warren Jones, Vice President of Business Development, explained that last month, the Board approved a contract with Champion Commercial Structures for \$22 million of the \$33.6 million budget. The rest of the contracts will be buying out shortly. Currently the total costs are estimated at \$35 million, but Mr. Jones believes they should reach the \$33.6M budget without a problem. Staff are currently working on designs, continuing to investigate further cost reductions and are working with subcontractors to bring costs to not-to-exceed amount. For instance, Champion provided two quotes, the lower of which includes delivery from a new factory closer to Milwaukee, which seems likely to happen. There will be crawlspaces instead of basements, which will also lower costs. The project is expected to start in March or April of 2020, after the thaw, and is expected to wrap up by December 31, 2021. The manufactured homes are purchased as they are delivered, and so, if pricing would change drastically, which is seen as unlikely, Travaux would not be obligated to purchase at the higher price, and could go to the other bidder, or open another RFP.

Fernando Aniban, HACM's Chief Financial Officer explained the project will encompass 138 units at 57 buildings with a total development cost of \$59 million, and explained the financial makeup of the project.

After discussion between the Directors, Director Bohl amended his resolution to include a stipulation that the resolution would be approved contingent upon there being a provision in the contracts that the contracts can be terminated if the funding isn't put in place.

A motion was made by James A. Bohl, seconded by Eugene Manzanet, that this Travaux Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye 7 - McCarthy Wagner Perez Manzanet Bohl Hurtado Guskowski

No 0

Excused 2 - Rainey Crosby

3. [T128](#)

Report from the President

Sponsors: THE CHAIR

President Pérez said that Travaux had recently presented at the conference of the Wisconsin Association of Housing Authorities, taking place in the metro Milwaukee area. Mr. Jones presented information about Travaux's experience developing real estate and its construction activities. Afterward, some attendees expressed interest in learning more of Travaux's capabilities. Scott Simon, Vice President of Business Development, attended the conference and had an opportunity to network with a number of attendees from across the state. HACM & Travaux also hosted a tour of Westlawn.

Mr. Jones noted that Travaux found out this morning that Victory Manor has been recognized with a LEED-Gold for Homes certification. It is a welcome notification.

Mr. Simon shared that shortly before the meeting he was notified that Travaux was selected in a competitive process to be the Owner's Representative for the Hmong-American Peace Academy (HAPA), performing their work with VJS as the contractor and Continuum as the architect.

President Pérez asked Mr. Fernando Aniban, HACM Chief Financial Officer, to introduce Travaux's new Finance Director, James Bartsch. Mr. Bartsch provided information about his professional background. President Pérez noted that this increases the independence of Travaux.

President Pérez also mentioned that Judge Donald, whose last Travaux Board Meeting was in October, will have his investiture to Appellate Judge of the Court of Appeals tomorrow. Travaux wishes him well.

Director Wagner shared that he also attended the WAHA Conference and was able to introduce Mr. Simon to a number of attendees around the state. He heard a number of positive comments about Travaux's presentation and felt it was worthwhile.

President Pérez noted that Travaux is beginning to put together marketing pieces. Mr. Aniban added that the Travaux website is undergoing an update as well.

Adjournment

There being no further business, Commissioner Guskowski made a motion to adjourn the meeting at 3:39 p.m. Commissioner Bohl 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 Schmidtkecht 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>.