



# 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*

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Thursday, March 5, 2020

3:00 PM

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

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#### 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. [T138](#) Approval of the minutes of the regular meeting held on February 6th, 2020

**Sponsors:** THE CHAIR

**Attachments:** [February 6, 2020 Travaux Minutes](#)

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

**Aye** 7 - McCarthy Wagner Perez Manzanet Bohl Hurtado Guskowski

**No** 0

**Excused** 2 - Rainey Crosby

2. [T135](#)

Resolution approving a contract with Becher Court LLC to be the Construction manager at Risk/Constructor for Becher Court project in an amount not-to-exceed \$6.9 million

**Sponsors:** THE CHAIR

**Attachments:** [Becher Court GC Contract - Project Narrative.pdf](#)  
[Becher Court G703 01-24-2020.pdf](#)  
[Becher Court Forecast 1-6-20 \(Exhibit to LOI\).pdf](#)  
[Becher Court and Travaux GC Contract - Draft.docx](#)  
[REVISED Becher Court and Travaux GC Contract - Draft - Flores Email re Changes.pdf](#)  
[REVISED Becher Court and Travaux GC Contract - Draft 02-20-2020.pdf](#)

*Fernando Aniban, HACM's Chief Financial Officer, summarized the updated information and documents, requested by the Directors last month, and provided an update on the project.*

**A motion was made by Eugene Manzanet, seconded by James A. Bohl, 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. [T139](#) Report from the President

Sponsors: THE CHAIR

*President Pérez asked Warren Jones, Travaux's Vice President of Construction, to provide an update on the Rental Assistance Demonstration (RAD) rehabilitation work taking place at Holton Terrace. Construction on six non-ADA units on Floor 7 has begun, and the final approval on the ADA units has been received. The completion date of June 2020 appears still on target.*

*President Pérez asked Scott Simon, Travaux's Vice President of Business Development, to provide an update on the RAD rehabilitation work at Merrill Park and Becher Terrace. For Merrill Park, the bids have begun coming in and construction should start in the next couple of weeks. Becher Court is earlier in the process. The environmental review is now taken care of, which an important step. Looking forward, it is hoped that construction will start around early June.*

*President Pérez added that Travaux, and HACM, are busy working with the existing RAD projects and evaluating where to deploy future RAD plans within HACM's developments.*

*President Pérez told the Directors that he will be submitting the name of a potential new Travaux Board Member to the HACM Board in April, and that the prospective Director has industry experience in areas that the Directors have been discussing in the last couple of Board Meetings.*

## Adjournment

*There being no further business, Director Manzanet made a motion to adjourn the meeting at 3:30 p.m. Director Hurtado seconded the motion. There being no objections, the motion carried.*

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