



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, Ricardo Diaz, Hon. M. Joseph Donald, Daniel McCarthy, Mark Nicolini, Mark Wagner, James N. Witkowiak, Eugene R. Guskowski, Ald. Khalif Rainey, and Atty. Kimberly Hurtado

Thursday, December 13, 2018

2:30 PM

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

Call to Order

Meeting called to order at 3:00p.m.

Roll Call

Present: 9 - Nicolini, McCarthy, Diaz, Wagner, Perez, Donald, Crosby, Bohl, Hurtado

Excused: 2 - Witkowiak, Rainey

- 1 [T87](#) Approval of the minutes of the regular meeting held on November 14, 2018

Sponsors: THE CHAIR

Attachments: [Travaux Meeting Minutes November 14, 2018.pdf](#)

A motion was made by M. Joseph Donald, seconded by Kimberly Hurtado, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 9 - Nicolini McCarthy Diaz Wagner Perez Donald Crosby Bohl Hurtado

No 0

Excused 2 - Witkowiak Rainey

- 2 [T88](#) Motion accepting the appointment of Eugene R. Guskowski to the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [Eugene R. Guskowski CV.pdf](#)

A motion was made by M. Joseph Donald, seconded by Kimberly Hurtado, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 9 - Nicolini McCarthy Diaz Wagner Perez Donald Crosby Bohl Hurtado

No 0

Excused 2 - Witkowiak Rainey

- 3 [T89](#) Motion to approve the proposed 2019 schedule for the Travaux Board of Directors

Sponsors: THE CHAIR

Attachments: [2019 Travaux Board Schedule - Tentative.pdf](#)

A motion was made by Ricardo Diaz, seconded by Dan McCarthy, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 9 - Nicolini McCarthy Diaz Wagner Perez Donald Crosby Bohl Hurtado

No 0

Excused 2 - Witkowiak Rainey

- 4 [T90](#) Resolution approving award of contract to Cathedral Builders Inc. (Milwaukee, WI) for finish carpentry at Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$467,468.00

Sponsors: THE CHAIR

Attachments: [Cathedral Builders Inc WLG Ph2 Multi-Fam Apt Bldg 2.3 Finish Carpentry.doc](#)
[57907 IFB tab WLR III - Phase 2 Bldg 2.3 Multi fy Finish Carpentry Cathedral Builders.pdf](#)
[57907 EBE-Sec3 Review Cathedral Builders WLG Ph2 Bldg 2.3 for Finish Carpentry 12-4-18.pdf](#)

In response to questions from the Directors, Kevin Theissen explained that due to extreme amount of work in the construction industry, multiple bids for the current projects have been difficult, thus the single bidder on current jobs. Mr. Theissen also mentioned that they are working on strategies to bring in new business for future projects.

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

Aye 9 - Nicolini McCarthy Diaz Wagner Perez Donald Crosby Bohl Hurtado

No 0

Excused 2 - Witkowiak Rainey

- 5 [T91](#) Resolution approving award of contract to BYCO Inc. (Mayville, WI) for flooring at Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$293,000.00

Sponsors: THE CHAIR

Attachments: [BYCO Inc WLG Ph2 Multi-Fam Apt Bldg 2.2 Flooring.doc](#)
[57914 IFB tab WLG Phase 2 Bldg 2.3-flooring Multi fy BYCO Inc .pdf](#)
[EBE-Sec3 Review BYCO Inc WLG Ph2 Bldg 2.2 for Flooring 12-5-18.docx](#)

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

Aye 9 - Nicolini McCarthy Diaz Wagner Perez Donald Crosby Bohl Hurtado

No 0

Excused 2 - Witkowiak Rainey

6 [T92](#)

Report from the President

Sponsors: THE CHAIR

Mr. Pérez welcomed Grady Crosby of Johnson Controls to his first meeting as a member of the Travaux Board of Directors. Director Crosby stated that he looks forward to working with the Board.

Mr. Pérez also mentioned that HACM will be submitting the Semi-Annual Report to the U.S. Department of Housing and Urban Development's (HUD) Fair Housing regarding the Section 3 Program

In response to questions from Board members, Gabriel DeVougas, Section 3 Coordinator, , stated that he has been working on strengthening partnerships between HACM residents, employment agencies, and the contracting community as well as providing workforce development and hiring opportunities to the Westlawn community and surrounding areas. Mr. Pérez commended Mr. DeVougas for his hard work.

Mr. Pérez also mentioned that the YouthBuild graduation will be happening later this evening. Mr. Pérez congratulated the participants and thanked the Nannette Ray and Albert Jack for their much appreciated hard work.

Director Hurtado brought to the Board's attention that this marks the first year for Travaux, Inc. LLC's existence and wanted to thank all of the staff for their excellent work in a labor of love.

Mr. Pérez, in closing remarks shared two quotes, "The real test is not whether you avoid failure, because you won't. Its whether you let it harden or shame you into inaction, or whether you learn from it and choose to persevere." from Barack Obama. Second, came from Ephesians 4:31-32, "Let all bitterness and wrath and anger and clamor and slander be put away from you, along with all malice. Be kind to one another, tenderhearted, forgiving one another, as God in Christ forgave you."

Adjournment

There being no further business, Director Diaz made a motion to adjourn the meeting at 3:45p.m. Commissioner Crosby seconded the motion. There being no objections, the motion carried.

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