



# 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*

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Thursday, January 17, 2019

3:00 PM

Convent Hill Community Room,  
455 E. Ogden, 2nd Floor

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#### Call to Order

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

#### Roll Call

**Present:** 7 - McCarthy, Wagner, Perez, Crosby, Bohl, Hurtado, Guskowski

**Excused:** 5 - Nicolini, Witkowiak, Diaz, Donald, Rainey

#### Presentation by Continuum Architects

*The board welcomed to the front Scott Simon, Travaux's Vice President of Development, and Falamak Nourzad of Continuum Architects. Continuum Architects was the architect and design firm for the Travaux office, which was recently completed. Previously, the space was an archive of architectural and interior elements that had been removed from 19th and 20th century Milwaukee-area buildings razed in the 1960s and 1970s. These included glass panels originally in the house of the daughter of John Plankinton, which after almost 90 years, were shipped to California, then Saskatchewan before coming back to Milwaukee. These were incorporated onto the walls of the Travaux office. Ms. Nourzad presented Travaux with a plaque to be installed alongside them explaining their history.*

*Mr. Pérez noted that Continuum Architects was also the architect of the Milwaukee Job Corps Center, which Mr. Pérez helped shepherd to Milwaukee. Mr. Pérez had pushed for Continuum to be the architect of the campus, which was subsequently given high marks nationwide. Mr. Simon also noted that Continuum is the architect working with Travaux and the Hmong-American Peace Academy (HAPA).*

1. [T93](#) Approval of the minutes of the regular meeting held on December 13, 2018

**Sponsors:** THE CHAIR

**Attachments:** [December 13, 2018 Travaux Minutes](#)

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

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

**No** 0

**Excused** 5 - Nicolini Witkowiak Diaz Donald Rainey

2. [T94](#)

Resolution approving a contract to Milwaukee Marble and Granite (Milwaukee, WI) for Residential Casework (Commodity Only) for the Multi-Family Apartment Building 2.3 at Westlawn Gardens Phase 2 in the amount of \$168,570.00

**Sponsors:** THE CHAIR

**Attachments:** [57913 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.3 Residential Casework - Commodity - Milw Marble & Granite](#)  
[Travaux G703 - WLG 2.3 Project Budget REVISED 01-08-19](#)

*Warren Jones, Travaux's Vice President of Construction, explained that Milwaukee Marble and Granite has performed responsibly on previous bids. He further explained that the lowest bidder wasn't selected because their bid did not include all the specified items and was deemed unresponsive. Gabe DeVougas, HACM Section 3 Coordinator, explained that the vendor is not an MBE, and Section 3 is not invoked, as this is a commodity only.*

**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** 7 - McCarthy Wagner Perez Crosby Bohl Hurtado Guskowski

**No** 0

**Excused** 5 - Nicolini Witkowiak Diaz Donald Rainey

3. [T95](#) Resolution approving a contract to Builders FirstSource Inc. (Lomira, WI) for Residential Casework (Commodity Only) for the Multi-Family Apartment Building 2.2 at Westlawn Gardens Phase 2 in the amount of \$180,243.00

**Sponsors:** THE CHAIR

**Attachments:** [57915 IFB tab WLG Ph2 Multi-Fam Apt Bldg 2.2 Residential Casework - Commodity - Builders FirstSource](#)  
[Travaux G703 - WLG 2.2 Project Budget REVISED 01-08-19](#)

*Warren Jones, Travaux's Vice President of Construction, explained this is the first time this vendor will be used. Gabe DeVougas, HACM Section 3 Coordinator, explained that the overall EBE goal for Westlawn Renaissance III is 25% and the current percentage is 47%. The percentage is monitored throughout the project. It is anticipated that they'll be more opportunities for EBE participation in the smaller contracts of the project.*

*Director McCarthy congratulated the team involved in the YouthBuild document that was sent out to the Directors. Director Hurtado added that she had shared the document with firms she knew and that six of them accepted her challenge to interview graduates of the program. Director Pérez noted that HACM hired three from the last cohort. Director Wagner shared stories from the YouthBuild graduation and HACM's @Promise program.*

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

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

**No** 0

**Excused** 5 - Nicolini Witkowiak Diaz Donald Rainey

4. [T96](#) Resolution approving Travaux’s Business Plan and Annual Operating Budget for the Year 2019

**Sponsors:** THE CHAIR

**Attachments:** [Travaux 2019 Business Plan & Operating Budget](#)

*Fernando Aniban, HACM’s Chief Financial Office, explained that in 2016, the Bronner Group was commissioned to develop the initial business plan for Travaux when exploring how to operationalize the new organization. The business began in 2017 with an emphasis on the construction component of the plan. Since then, the plan has been fine tuned. The plan being presented today is a draft for the board’s input. He noted the mission/vision of the organization and Travaux’s lines of business, which in addition to construction, includes real estate development, led by Scott Simon, and property and asset management, led by Gregory Anderson. Mr. Aniban walked the Directors through the rest of the plan and the proposed budget provided. He suggested that the Development and Construction Committee of the board look at each of the projects in greater detail.*

*Scott Simon, Travaux Vice President of Development, shared a brief summary of the Hmong-American Peace Academy (HAPA) consulting project.*

*Kaylin Nuss, HACM Director of Strategic Initiatives, provided background on the Rental Assistance Demonstration (RAD) program and how HACM’s pursuit of the conversion of its public housing units under the RAD program could result in the renovation of the units, if RAD is combined with a variety of other funding sources, like Opportunity Zones or Low Income Housing Tax Credits, for example. If successful, these renovations are expected to be a part of Travaux’s activities in coming years.*

*Director Pérez described a variety of HUD and other programs that HACM continues to look at for funding or procedural relief that could impact HACM’s plans for renovation. He also mentioned that S&P recently affirmed their A+ rating for HACM, which can be a positive when pursuing funding. The creation of Travaux was a positive factor in S&P’s review. There was further discussion about potential opportunities within the state for Travaux to assist smaller Housing Authorities with their own considerations of RAD, small developments moving out of their tax credit periods, with an area’s loss of affordable housing and the increased need for workforce housing, or with broader neighborhood development with integrated partnerships. The recent AIA HUD Secretary’s Award that Westlawn received has brought a nationwide focus to the work done there.*

*The Directors asked various questions about the plan and budget, and provided feedback and guidance about what was presented. The Development and Construction Committee will be diving further into the information. A strategic planning session with the board may be suggested.*

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

**Aye** 6 - McCarthy Wagner Perez Crosby Bohl Guskowski

**No** 1 - Hurtado

**Excused** 5 - Nicolini Witkowiak Diaz Donald Rainey

5. [T97](#) Report from the President

**Sponsors:** THE CHAIR

**Adjournment**

*There being no further business, Director Bohl made a motion to adjourn the meeting at 4:20 p.m. Director Crosby seconded the motion. There being no objections, the motion carried*

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