



# 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, Atty. Kimberly Hurtado, and Eugene Manzanet*

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Thursday, March 14, 2019

3:00 PM

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

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#### Call to Order

*Meeting called to order at 3:08 p.m.*

#### Roll Call

**Present:** 9 - Diaz, Wagner, Perez, Manzanet, Donald, Crosby, Bohl, Hurtado, Guskowski

**Excused:** 4 - Nicolini, Witkowiak, McCarthy, Rainey

1. [T102](#) Approval of the minutes of the regular meeting held on February 7, 2019

**Sponsors:** THE CHAIR

**Attachments:** [February 7, 2019 Travaux Minutes](#)

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

**Aye** 9 - Diaz Wagner Perez Manzanet Donald Crosby Bohl Hurtado Guskowski

**No** 0

**Excused** 4 - Nicolini Witkowiak McCarthy Rainey

2. [T103](#) Resolution approving a Co-Developer and Representation Agreement between the Housing Authority of the City of Milwaukee and Travaux, Incorporated

**Sponsors:** THE CHAIR

**Attachments:** [HACM-Travaux Co-developer & Representation Agreement RAD](#)

*Fernando Aniban, HACM's Chief Financial Officer, explained that this formalizes an agreement for RAD and all other future projects and that it is similar to an existing, but separate, agreement regarding the Milwaukee Choice Neighborhood Initiative.*

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

**Aye** 8 - Diaz Wagner Perez Manzanet Crosby Bohl Hurtado Guskowski

**No** 0

**Excused** 4 - Nicolini Witkowiak McCarthy Rainey

**Abstain** 1 - Donald

3. [T104](#) Resolution approving an Amendment to the Cooperation Agreement for the receipt and furnishing of services, materials and equipment between the Housing Authority of the City of Milwaukee and Travaux, Incorporated

**Sponsors:** THE CHAIR

**Attachments:** [Amendment to HACM-Travaux Coop Agreement](#)  
[Original HACM-Travaux Cooperation Agreement 02-21-18 - Fully Executed](#)

*Fernando Aniban, HACM's Chief Financial Officer, said this amendment will extend the agreement to such time as either party would like to give notice. HACM also approved the agreement at the April HACM Board Meeting.*

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

**Aye** 9 - Diaz Wagner Perez Manzanet Donald Crosby Bohl Hurtado Guskowski

**No** 0

**Excused** 4 - Nicolini Witkowiak McCarthy Rainey

4. [T105](#)

Resolution approving a contract to Baker Tilly Virchow Krause, LLP to provide development consulting and program management services

**Sponsors:** THE CHAIR

**Attachments:** [57916 RFP - Development Consultant - Scope-Engagement-Fee Summary](#)  
[57916 IFB tab Development Consulting & Program Mgmt Svcs - Baker Tilly Virchow Krause](#)  
[57916 Baker Tilly Proposal](#)

*Fernando Aniban, HACM's Chief Financial Officer, explained that Travaux and HACM were reviewing the pipeline of possible projects in the next few years and believed that Travaux may not yet have the capacity for the number of potential projects. Baker Tilly Virchow Krause (BTVK) will provide assistance in two areas. The first is consulting on potential projects, paid on a retainer basis. The second component is assisting with the execution of projects, which will be charged only as work is performed.*

*Mr. Aniban answered questions from the Directors, discussing the criteria that were used in the evaluations of the three respondents. Mr. Aniban also noted that Travaux can still pursue other vendors for the work of the second component. President Pérez and Mr. Aniban explained that BTVK's work will allow Travaux to expand and contract these services as needed, as the projects evolve. It is hoped that as Travaux gains experience, it will absorb these skills.*

*Gabriel DeVougas, HACM's Section 3 Coordinator, explained that BTVK will be providing their Section 3 compliance by providing funds for the other economic efforts fund.*

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

**Aye** 9 - Diaz Wagner Perez Manzanet Donald Crosby Bohl Hurtado Guskowski

**No** 0

**Excused** 4 - Nicolini Witkowiak McCarthy Rainey

5. [T106](#)

Report from the President

**Sponsors:** THE CHAIR

**Attachments:** [Travaux 12-31-2018 Balance Sheet - Provisional Figures Subject to Change 03-07-19](#)  
[Travaux 2018 Income Statement-CommonSize - Provisional Figures Subject to Change 03-06-19](#)

*Fernando Aniban, HACM's Chief Financial Officer, discussed the financial information attached to the agenda. It is subject to revision as the books are still being finalized, but staff wanted to present a general picture of the organization overall. It is expected that as the organization continues to mature that financial information will be provided quarterly.*

*Warren Jones, Vice President of Construction, presented a progress report on Westlawn Gardens Buildings 2.2 and 2.3. This is an initial format and Mr. Jones welcomes recommendations from the Directors for the document; he will be making changes himself. He walked through the information, including the project directories, safety information, the staffing & schedules, summaries of construction bulletins, request for information and budget updates, and photos of the buildings.*

*Mr. Jones and President Pérez discussed Victory Manor. Tenants have begun moving in. Mayor Barrett noted the veterans-preference building during his recent State of the City address. The Center for Veterans Issues (CVI) provides services to the veterans. It was noted that Gen. Robert Cocroft, who recently passed away, mentored CVI's partnership at Victory Manor.*

*President Pérez noted that Director Crosby is being honored by the United Negro College Fund for being a beacon of hope and supporter of its mission.*

*President Pérez welcomed Gene Manzanet, recently of PNC Bank, newly of U.S. Bank's Community Lending department, to the Travaux Board of Directors and looks forward to his service.*

*President Pérez shared that some of Travaux's original Directors, who served during its initial creation and earliest days, are now stepping down. Director Diaz and Director Witkowiak have notified President Pérez that they are ending their time on Travaux's Board of Directors. He thanked them for their service, especially at such a critical time for the organization.*

*President Pérez thanked the Directors for having faith in this new kind of organization. The Housing Authority of the City of Milwaukee (HACM) has developed innovative programs and models before. Travaux is the latest example of this pursuit to enable and expand HACM's mission, although he acknowledged that some in the community show concern when HACM explores new areas. He noted that these early days of Travaux are exciting times when it is not yet known what Travaux will ultimately explore, but noted that the Directors will be integral. He encouraged them to bring their ideas to the staff to connect, brainstorm and investigate.*

*Scott Simon, Vice President of Business Development, provided some early conceptual information of a mixed-income development of workforce housing that is being presented to the Board of Zoning Appeals in upcoming weeks.*

*Director Wagner noted a display of the Economic Impact of HACM's Public and Voucher-Assisted Housing, which he believes make a strong case for the value of what HACM and Travaux can accomplish. The statistics included HACM's 2017 total of \$76.6 million in revenue, creating an annual impact of \$139 million dollars to the state of Wisconsin, including \$116 million dollars to the city of Milwaukee, 670 jobs, and with 67% of contracts supporting Emerging Business Enterprises.*

## **Adjournment**

*There being no further business, Director Crosby made a motion to adjourn the meeting at 4:31 p.m. Director Hurtado seconded the motion. There being no objections, the motion carried.*

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