



# 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, Hon. M. Joseph Donald, Daniel McCarthy, Mark Nicolini, Mark Wagner, Eugene R. Guskowski, Ald. Khalif Rainey, Atty. Kimberly Hurtado, and Eugene Manzanet*

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Thursday, May 9, 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 3:15 p.m.*

#### Roll Call

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

**Excused:** 4 - Nicolini, Manzanet, Rainey, Crosby

1. [T110](#) Approval of the minutes of the regular meeting held on April 18th, 2019

**Sponsors:** THE CHAIR

**Attachments:** [April 18, 2019 Travaux Minutes](#)

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

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

**No** 0

**Excused** 4 - Nicolini Manzanet Rainey Crosby

2. [T111](#)

Resolution approving a contract with the Housing Authority of the City of Milwaukee to be the general contractor for Holton Terrace LLC in an amount not to exceed \$4.8 million, with the understanding that the Board will receive the draft contract and a summary before the end of May 2019

**Sponsors:** THE CHAIR

*Fernando Aniban, HACM's Chief Financial Officer, provided some background on the work to be performed at Holton Terrace and answered questions and received suggestions from the Directors.*

*Director McCarthy requested that the Directors see any contracts before voting on them going forward. There was discussion about the process of the development of the contract, including input from the tax credit equity investor, the timelines of the closing and incentives that could be considered.*

*The Directors agreed to approve the contract with the friendly amendment adding the language ", with the understanding that the Board will receive the draft contract and a summary before the end of May 2019" to the end of the original title of the resolution.*

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

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

**No** 0

**Excused** 4 - Nicolini Manzanet Rainey Crosby

*President Pérez saw the discussion as a lesson in developing practices in the early days of the organization, and acknowledged that Travaux is on the other side of the contract than HACM has been; that Travaux is in the position of being the organization promising to deliver on the contract, so developing these practices is important. He added that he appreciated the board's discussion on this.*

*Approved as amended.*

**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 Donald Bohl Hurtado Guskowski

**No** 0

**Excused** 4 - Nicolini Manzanet Rainey Crosby

3. [T112](#) Report from the President

Sponsors: THE CHAIR

*Mr. Pérez discussed the following items and made note of particular areas of interest for the Board:*

*President Pérez asked Warren Jones, Travaux Vice President of Construction, to speak on the May construction update on buildings 2.2 and 2.3 at Westlawn, including information about Manpower, Project Status & Schedules, a Construction Bulletin Summary, Requests for Information and Budget Summaries for each building, Safety Reports and Photos. Building 2.2 is currently scheduled to be finished in November. Building 2.3 is still behind schedule after winter, which also increased the costs, due to snow removal, etc., and is looking to be finished in February or March of 2020. The Directors commended Mr. Jones and the staff on the presentation of the report. Director Hurtado suggested a Change Order for Building 2.3's schedule due to the weather, adding that it is a legitimate change, and proffers transparency.*

*President Pérez also noted that Victory Manor is fully occupied, including an agreement with the Center for Veteran's Issues for six of the units. President Pérez added that the first rent check for those units was recently received. President Pérez invited the Directors to attend the HACM Annual Meeting to tour the building, or to contact the Travaux staff whenever they would be able to tour it.*

*President Pérez shared a document from MKE United, a coalition looking to expand the strong development work in the downtown area throughout Milwaukee. The goals of the organization strongly parallel the goals of HACM and Travaux, and he hopes that Travaux could be a tool to address the organization's goals. He added that these kinds of efforts inform the conversations that this board and organization pursue, and that Travaux adds to the community. Director McCarthy added that one point of conversation should be the strength HACM offers these kinds of efforts in reaching out to and providing the community with ways to become involved in these opportunities.*

*President Pérez and Director Wagner discussed HACM's Section 3 program, and how it is now seen as a model, with the Midwestern Regional HUD office asking HACM to work with other housing authorities around the country. Director Wagner also mentioned the positive comments he is hearing about the possible Convent Hill West development and its goals for the community.*

## Adjournment

*There being no further business, Director Bohl made a motion to adjourn the meeting at 4:08 p.m. Director McCarthy seconded the motion. There being no objections, the motion carried.*

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