



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 Wagner, Eugene R. Guskowski, Ald. Khalif Rainey, Atty. Kimberly Hurtado, and Eugene Manzanet

Thursday, July 18, 2019

3:00 PM

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

Call to Order

Meeting called to order at 3:27 p.m.

Roll Call

Present: 8 - Wagner, Perez, Manzanet, Donald, Rainey, Crosby, Hurtado, Guskowski

Excused: 2 - McCarthy, Bohl

1. [T116](#) Approval of the minutes of the regular meeting held on May 9th, 2019

Sponsors: THE CHAIR

Attachments: [May 9, 2019 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 8 - Wagner Perez Manzanet Donald Rainey Crosby Hurtado Guskowski

No 0

Excused 2 - McCarthy Bohl

2. [T113](#) Resolution approving an award of contract to Bohmann & Vick Incorporated (Brookfield, WI) for Plumbing (HT-7.1) for remodeling for Holton Terrace in the amount of \$505,500.00

Sponsors: THE CHAIR

Attachments: [Bid Tabulation 57935 - Plumbing \(HT-7.1\) for Remodeling Holton Terrace](#)
[G703 - Holton Terrace Project Budget 07-11-19](#)

The apparent low bidder did not provide a bid surety at the time of bid opening. Not providing a surety is considered a material fault and is not able to be corrected, thus the contract being awarded to the second-lowest bidder. Directors suggested that staff contact bidders in similar situations and explain what should be corrected for future bids to increase the number of responsive bids going forward. Bohmann & Vick is a

certified MBE/WBE firm with the state with no hiring or subcontracting plans at this time. The firm has performed satisfactorily in the past for HACM. Bohmann & Vick is a union shop. This work will be part of the RAD revitalization.

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

Aye 8 - Wagner Perez Manzanet Donald Rainey Crosby Hurtado Guskowski

No 0

Excused 2 - McCarthy Bohl

3. [T114](#)

Resolution approving an award of contract to Common Links Construction LLC (Brookfield, WI) for Painting (HT-10.1) for Holton Terrace in the amount of \$315,550.00

Sponsors: THE CHAIR

Attachments: [Bid Tabulation 57937 - Painting \(HT-10.1\) for Remodeling Holton Terrace](#)
[G703 - Holton Terrace Project Budget 07-11-19](#)

The bidder has performed similar work previously. The amount of this item is enough below the cost estimate that the total for both items is below the total of the two cost estimates. Directors expressed concern about the difference in the amounts of the bids on this item. Staff confirmed that the lowest bidder has the correct scope of work. Common Links Construction is neither a state certified firm nor a Section 3 firm. There was discussion that there may be future opportunities for Section 3 contributions when the next cohort of Youthbuild begins.

The Directors had questions about how Travaux and the Housing Authority notify potential bidders about RFPs, and also about the Section 3 and state EBE/DBE-certified businesses the organizations work with. Staff provided information and Gabe DeVougas said he would share his most recent report with the Board.

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

Aye 8 - Wagner Perez Manzanet Donald Rainey Crosby Hurtado Guskowski

No 0

Excused 2 - McCarthy Bohl

4. [T115](#)

Report from the President

Sponsors: THE CHAIR

Attachments: [HUD Press Release HUD Secretary Ben Carson to Chair White House Council on Affordable Housing 06-25-19](#)
[Biz Journal Keeping it Affordable - High Costs of Downtown Milw Hsg 04-19-19](#)
[JS Housing Authority High-rise to Compete w- Upscale Towers - While Welcoming Lower-income Renters 04-26-19](#)
[Biz Journal Editorial Mixed-income Downtown Milw Apartment Tower Needs Approval 04-26-19](#)
[Biz Journal Mixed Income Apartment Tower Approved for Downtown Milwaukee 07-09-19](#)

President Pérez asked Scott Simon, Travaux's Vice President of Development, to provide an update. Mr. Simon told the Directors that the first phase of construction is underway at the Central City Cyberschool and they will be opening their high school in the fall. Phase two of the construction will be in the next year or two. The Hmong-American Peace Academy has been on hold for a time, but is entering a more active phase of late as they work to put their financing in place. The timing of grants looks like it will push the start date back a year.

President Pérez asked Fernando Aniban, HACM's Chief Financial Officer, to speak about the progress of Travaux's development consultant, Baker Tilly. Baker Tilly's lead representative, Chris Tritsis, has been on the job for two weeks and is learning about the many projects that Travaux and HACM are working on. It is expected that Mr. Tritsis and the team at Baker Tilly will begin providing ideas and insights as they get up to speed.

President Pérez shared a flyer about Victory Manor that was part of the Housing Authority of the City of Milwaukee's Annual Meeting yesterday. Victor Manor was developed by Travaux, and Travaux made a donation to the American Legion on their 100th anniversary as part of yesterday's festivities.

President Pérez noted that this year's Wisconsin Association of Housing Authorities conference will take place in Menomonee Falls and will include a session with HACM and Travaux instructors on creating instrumentalities. He also noted that Milwaukee County is beginning to craft a list of developers and co-developers and HACM had spoken about how Travaux was created. President Pérez also spoke to his desire for Travaux to reach out to housing authorities around the state or other multi-family developers as a partner.

President Pérez noted that the creation of Travaux was listed as part of HACM's 75th Anniversary publication. He added that if Directors have anyone who they think should know more about what Travaux is doing, or that Travaux should know about, that they should share those connections with him.

Director Wagner wanted to share that he was re-elected to his role as Chair of the Housing Authority of the City of Milwaukee at HACM's Annual Meeting yesterday, and expressed his thanks to those Directors who serve on both boards and to those Directors who were able to attend the Annual Meeting yesterday. He extended an invitation to the Directors to attend next year.

Fernando Aniban added that Travaux currently has a job opening posted for a Purchasing Manager. The job description and link to the website will be sent to the Directors.

Warren Jones, Travaux Vice President of Construction, provided a short update on the Westlawn buildings 2.2 and 2.3. Building 2.2 is on time and on budget for November 2019. Infrastructure between the two buildings is underway. Building 2.3 remains two to three months behind, probably looking at February or March 2020 for completion. Mr. Jones also mentioned that there will be a Request for Proposals for Legal Services and one for Modular Homes in the next week or two.

Gabe DeVougas, HACM Section 3 Coordinator, let the Directors know that HACM will be receiving a Diversity in Business award on July 24th from the Daily Reporter for its Section 3 efforts.

Adjournment

There being no further business, Commissioner Manzanet made a motion to adjourn the meeting at 4:17 p.m. Commissioner Donald seconded the motion. There being no objections, the motion carried.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Housing Authority ADA Coordinator, Patricia Schmidtknecht at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.