



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

Friday, September 13, 2019

3:00 PM

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

Call to Order

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

Roll Call

Present: 7 - McCarthy, Wagner, Perez, Donald, Crosby, Bohl, Guskowski

Excused: 3 - Manzanet, Rainey, Hurtado

1. [T120](#) Approval of the minutes of the regular meeting held on August 15th, 2019

Sponsors: THE CHAIR

Attachments: [August 15, 2019 Travaux Minutes](#)

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

Aye 7 - McCarthy Wagner Perez Donald Crosby Bohl Guskowski

No 0

Excused 3 - Manzanet Rainey Hurtado

2. [T121](#) Resolution approving a contract with Merrill Park LLC to be the Construction Manager at Risk for Merrill Park in an amount not-to-exceed \$9.2 million

Sponsors: THE CHAIR

Attachments: [MEMO to Board re Merrill Park General Contractor GC Contract 19-034](#)
[G703 - Merrill Park Budget 08-05-19](#)
[A133 Contract for HACM Merrill Park - 09-06-19](#)

Paul Thornton, Project Manager at Travaux, provided information about Merrill Park: it is a 9-story, 120 unit multi-family development at 222 North 33rd Street. Scott Simon, Travaux's Vice President of Business Development, explained that the target for the RAD closing is the end of November so the property can shift its subsidy to project-based vouchers and begin construction at the start of 2020. Fernando Aniban, HACM Chief Financial Officer, added that yesterday, HACM's Board approved the LLC entering into the contract with Travaux. The units are all 1-Bedroom, 444 square feet. Twenty-four units will be converted into fully accessible units, the rest of the units will receive items such as new finishes, cabinets, countertops, flooring, appliances, plumbing and painting. There will also be work done in the common areas, parking and possible landscaping. All the light fixtures will become LED outlets. The 24 units being modified for accessibility will have mechanical and electrical work related to the accessibility modifications.

In answer to a question about which staff are lead on the project during what stages, Mr. Simon explained that these projects begin with him who shepherds it through to the permitting process, where things start being passed over to a Project Manager of the construction staff, led by Warren Jones. There are also Travaux staff managing on site.

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

Aye 7 - McCarthy Wagner Perez Donald Crosby Bohl Guskowski

No 0

Excused 3 - Manzanet Rainey Hurtado

3. [T122](#) Report from the President

Sponsors: THE CHAIR

President Pérez asked Fernando Aniban, HACM's Chief Financial Officer, to speak about staffing activities. Mr. Aniban remarked that a new Procurement Manager will be starting September 26th. She has done both private and public sector procurement and is coming to Travaux from Milwaukee County. Interviews are currently being conducted for a Finance Director.

President Pérez asked Amy Hall, HACM's Communications Coordinator, to inform the Directors on some upcoming activities. Travaux will be at the upcoming conference of the Wisconsin Association of Housing Authorities, presenting a panel on creating an instrumentality, speaking to Travaux's formation. The following week, Travaux will have a booth at the annual WHEDA conference. The first brochure for such activities has just been printed.

President Pérez noted that on September 20th, the Alexander Company will be having the groundbreaking to kick off the renovations of the Soldiers Home. HACM is one of the partners involved. He added that there are additional buildings on the property that may someday be assessed for renovation.

President Pérez congratulated Director Donald who was recently appointed by Governor Evers to the District 1 Court of Appeals of Wisconsin.

Director McCarthy commented that he was pleased to see the beginnings of Travaux's foray into the business development opportunities mentioned, reaching out to communities outside of Milwaukee. President Pérez added that HACM is doing some preliminary research into the possibility of pursuing a grant with Milwaukee County outside of the City of Milwaukee that would also include Travaux.

Adjournment

There being no further business, Director Donald made a motion to adjourn the meeting at 3:35 p.m. Director Bohl seconded the motion. There being no objections, the motion carried.

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