



City of Milwaukee

P.O. Box 324
Milwaukee, WI
53201-0324

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

*Antonio M. Perez, President, Willie L. Hines, Jr., Acting
President, James A. Bohl, Jr., Grady L. Crosby, Daniel
McCarthy, Mark Wagner, Eugene R. Guskowski, Ald. Khalif
Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan
Zepecki*

Thursday, May 13, 2021

3:00 PM

Virtual Mtg Call-in: 1-866-899-4679
Access Code: 170-904-621#

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=861294&GUID=2CFE06DF-9C60-419A-8FAD-6AE80AFB90C0&Options=info|&Search=>

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Call to Order

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

Roll Call

Present: 8 - McCarthy, Wagner, Manzanet, Rainey, Crosby, Bohl, Hurtado, Guskowski

Excused: 2 - Perez, Zepecki

1. [T191](#) Approval of the minutes of the regular meeting held on April 15, 2021

Sponsors: THE CHAIR

Attachments: [April 15, 2021 Travaux Minutes](#)

A motion was made James A. Bohl, seconded by Eugene Manzanet, that this Motion be APPROVED This motion PREVAILED by Voice Vote
2. [T192](#) Resolution approving various change order items totaling \$59,000 for Purchase Order HOL12963 with Dodge and Sons Builders LLC for Carpentry (HT-4.1) for remodeling at Holton Terrace. The new total of the Purchase Order will be an amount not to exceed \$270,000.00

Sponsors: THE CHAIR

Attachments: [Analysis-Recommendation Dodge & Sons Holton Carpentry PO HOL12963 Changes](#)

Warren Jones, Vice President of Construction, explained that this purchase order was originally for \$211,000, under the \$250,000 requirement for work to be brought to the Board for approval, but these change orders would put the contract total above that

limit, and so it was felt to be wise to bring the purchase order to the Board. The change orders stem from differences between the architectural drawings for the building and what was actually found on site. There was discussion between the staff and Directors about what was learned from that experience and how those lessons can be applied to future rehabilitation. There are still contingency funds in place for Holton Terrace that may be utilized for other upgrades if not needed.

Mr. Jones answered Directors' questions about contingencies for other in-work properties. Most contingencies look solid. Becher Court still has façade work to be completed, so its final total is less certain at this time, since that will be a big ticket item. Mr. Jones said staff would provide an update on the work at Becher & Merrill at the next Board Meeting.

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

Aye 7 - McCarthy Wagner Manzanet Rainey Bohl Hurtado Guskowski

No 0

Excused 2 - Perez Zepecki

Abstain 1 - Crosby

3. [T193](#)

Report from the President

Sponsors: THE CHAIR

Fernando Aniban, HACM's Chief Financial Officer, explained that HACM submitted three tax credit applications to WHEDA last year Townhomes at Carver Park and Westlawn Renaissance V in the 9% category and Westlawn Renaissance VII in the 4% category. He was pleased to announce that all three of HACM's applications will receive funding, with the two 9% awards being fully funded and the 4% application being partially funded due to the fixing of the 4% rate. The Directors congratulated Fernando and the team.

Director Wagner asked for more information on these new projects in next month's President's Report.

4. **The Board of Travaux, Inc. may vote to convene in Executive Session, pursuant to Wis. Stats. Secs. 19.85 (1) (g), to confer with legal counsel with respect to litigation in which it is or is likely to become involved. It is expected that the Board will adjourn the meeting in the Executive Session.**

Director Hurtado made a motion to convene in executive session at 3:20p.m. Director Mananet seconded the motion. There being no objections, the motion carried.

Adjournment

There being no further business, Director Bohl made a motion to adjourn the meeting at 4:52 p.m. Director Crosby 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 Schmidtke at 286-5100, (FAX) 286-3456, (TDD) 286-3504 or by writing to the Coordinator at 650 West Reservoir, Milwaukee, WI 53212.

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