



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, September 16, 2021

3:00 PM

Virtual Mtg Call-in: 1-866-899-4679

Access Code: 784-821-813#

Call to Order

Meeting called to order at 3:04 p.m.

Roll Call

Present: 10 - McCarthy, Wagner, Perez, Hines, Jr., Manzanet, Rainey, Bohl,
Hurtado, Guskowski, Zepecki

Excused: 1 - Crosby

1. [T203](#) Approval of the minutes of the regular meeting held on August 12, 2021

Sponsors: THE CHAIR

Attachments: [August 12, 2021 Travaux Minutes](#)

**A motion was made Eugene Manzanet, seconded by James A. Bohl, that this
Motion be APPROVED This motion PREVAILED by Voice Vote**

2. [T204](#)

Resolution awarding a contract to Berglund Construction Company (Milwaukee, WI) for façade repair for remodeling at Merrill Park in the amount of \$750,000

Sponsors: THE CHAIR

Attachments: [Bid Tab 58023 Merrill Park Berglund Constr. Facade Repair](#)

Warren Jones, Travaux's Vice President of Construction, offered the Board some background information regarding prior HACM projects the Berglund Construction Company worked on and stated the bid had been vetted by masonry consultants who are satisfied the bid is complete.

Mr. Jones explained the City's façade inspection requirements and timing, stating at the last inspection, done seven years prior, the repairs at Merrill Park were a suggestion; however, funds were not then available to do the work. At this year's inspection, the repairs had become a requirement needing to be completed before the end of the year.

Several Directors raised concerns over the lack of SWMBE (Small Women Minority Business Enterprise) representation by the proposed masonry subcontractor. Directors discussed possible solutions such as meeting with the subcontractor to discuss the importance of community relationships and to facilitate introductions to organizations who are maximizing community involvement within this marketplace. Some Directors suggested making a Community Involvement Plan a component on contracting efforts going forward. A motion to amend the original motion was brought before the Board and later withdrawn.

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

Aye 7 - Wagner Perez Hines, Jr. Manzanet Bohl Hurtado Guskowski

No 3 - McCarthy Rainey Zepecki

Excused 1 - Crosby

3. [T205](#)

Resolution awarding a contract to Berglund Construction Company (Milwaukee, WI) for façade repair for remodeling at Becher Court in the amount of \$595,000

Sponsors: THE CHAIR

Attachments: [Bid Tab 58024 Becher Court Berglund Constr. Facade Repair](#)

Warren Jones, Travaux's Vice President of Construction, explained the façade repair needed at Becher Court was due to a similar circumstance as described in Travaux Inc. Resolution T204.

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 8 - Wagner Perez Hines, Jr. Manzanet Rainey Bohl Hurtado Guskowski

No 1 - Zepecki

Absent 1 - McCarthy

Excused 1 - Crosby

4. [T206](#) Report from the Acting President

Sponsors: THE CHAIR

President Hines provided an update on the property management transition from Friends of Housing back to the Housing Authority of the City of Milwaukee. Directors asked questions regarding the reason for the transition and specifics on how re-hired staff would be assessed.

Mr. Hines announced Westlawn Gardens' "The Oak" midrise was named a "Top Project" by the Daily Reporter and would receive the award on September 29th, 2021.

Adjournment

There being no further business, Director Hurtado made a motion to adjourn the meeting at 4:21 p.m. Director Hines 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.

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