



# Wauwatosa, WI

## Community Development Authority

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Thursday, July 10, 2025

3:00 PM

Zoom Only:  
<https://servetosa.zoom.us/j/85717415522>,  
Meeting ID: 857 1741 5522

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#### VIRTUAL MEETING INFORMATION

Members of the public may observe the meeting via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

#### CALL TO ORDER

Meeting called to order at 3:00 PM

#### ROLL CALL

Mark Hammond, Development Director  
Jen Ferguson, Economic Development Manager  
John Ruggini, Finance Director  
James Archambo, City Administrator  
Jennifer Tate, City Attorney  
Mayor Dennis McBride

**Present 7**

- Member Terry Klippel
- Member Linda Mikkalson
- Aldersperson Liaison Joe Phillips
- Aldersperson Liaison Rob Gustafson
- Member, Chair Joel Tilleson
- Member, Vice-Chair Allen Wick
- Member Christopher Zirbes

#### APPROVAL OF MINUTES

1. Approval of Minutes - May 15, 2025 [25-1100](#)
  - RESULT:** APPROVED
  - MOVER:** Allen Wick
  - SECONDER:** Rob Gustafson
  - Aye:** 7 Klippel, Mikkalson, Phillips, Gustafson, Tilleson, Wick, and Zirbes

#### NEW BUSINESS

1. Update on the Harlow & Hem redevelopment [25-1101](#)

Phil Aiello from Mandel Group provided a status update. Highlights are as follows:

- In the final bidding phase for the construction drawings and expect to select a general contractor by July 15th. Construction drawings were submitted to the State for review at the end of May, and the City of Wauwatosa will begin its review following State approval.
- On the financing side, very close to selecting a lender, now actively raising equity for the project.
- Finalizing key project documents, all of which are nearly in final form. These include:
  - Development Agreement
  - Public Parking Agreement - covering both the surface lot and structured public stalls
  - Public Access Easement - for the stair and pedestrian path connecting the surface lot to Wauwatosa Avenue
- Several key entitlements were completed:
  - The CSM extension was approved
  - A landscape exemption for the public surface parking lot as well as Various encroachments-including transformers, bike racks, benches, and landscaping were approved by the Board of Public Works/Council
  - Secured the necessary construction and tie-back easements from Draft & Vessel, Neimann Candies, and Overlook Apartments, and are working through final details with the remaining homeowner on Blanchard Street.
  - Continue to coordinate with We Energies to finalize their relocation design, which currently includes six transformers to serve both public and private needs on the project site.

As previously indicated, closing anticipated in late August, or no later than the end of September.

**RESULT:** INFORMATIONAL ONLY

**2.** Review of Financial Report [25-1102](#)

Finance Director John Ruggini reviewed the CDA's financial report as of June 30, 2025.

**RESULT:** INFORMATIONAL ONLY

**3.** Review of Annual Presentation to Financial Affairs [25-1103](#)

Each year the CDA Chair presents an annual report of the CDA's activities and goals to the Financial Affairs Committee. The CDA reviewed the draft report.

**RESULT:** INFORMATIONAL ONLY

**4.** Presentation by Jeff Scrima of a preliminary concept for a potential residential redevelopment at 7746 Menomonee River Parkway [25-1104](#)

Jeff Scrima with Tenderland Real Estate presented their draft proposal that envisions 9 owner-occupied condominiums in a building styled as a historic factory, with symmetrical windows, industrial materials, and a tower element that complements downtown's aesthetic. (See attachment for further description, rendering, floor layouts, and context photos.)

Comments/questions from the public:

- Alder Makhlouf - in favor of condos, but disagrees with the requests for land donation and TIF assistance.
- David Wiley, 1448 Church Street - excited to see proposals for the lot, but would like to be consulted with by potential developers. How is this benefiting the community with the price point and potential oversaturation? What is the plan if there are units that do not sell?
- Joe Liedhegner, 1621 Church Street - reiterated concerns of the funding requests and impact on the sightlines of the First Congregational Church steeple.
- Paul Pytlik, 7758 Menomonee River Pkwy - concerns about the height of the building.
- Derek Fennig, 8320 Jackson Park Blvd - thinks this is a fantastic project and it addresses the need for condos.

Development Director Mark Hammond noted that Alder Makhlouf is correct in that the initial proposal states a request for donation of the land and TIF assistance; these are decision points the CDA will discuss in closed session and give feedback to the developer. A TIF request would be negotiated and determined by the Common Council. There would be an opportunity for public comment as the development moves through zoning and financing approvals. Any building height over 40 feet needs to be approved by Plan Commission and Common Council.

Chair Tilleson noted that the CDA's jurisdiction is the land use and not the marketability of condos. Jeff Scrima stated that he is confident the condos are marketable at the given price point because he has completed similar projects that have sold at that price range in Oconomowoc.

The Authority moved to go into closed session *pursuant to Sec. 19.85(1)(e), Wis. Stats., for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require closed session.*

**RESULT:** APPROVED

**MOVER:** Joel Tilleson

**SECONDER:** Rob Gustafson

**Aye:** 7 Klippel, Mikkalson, Phillips, Gustafson, Tilleson, Wick, and Zirbes

### **NEXT MEETING DATE AND TIME**

**Next meeting date and time - August 21, 2025 at 3:00 PM**

### **ADJOURNMENT**

Meeting adjourned from closed session at 4:45 PM

#### NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to [clerk@wauwatosa.net](mailto:clerk@wauwatosa.net), with as much advance notice as possible.