



Wauwatosa, WI

Financial Affairs Committee

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, March 17, 2026

7:30 PM

Committee Room #1 and Zoom:
<https://servetosa.zoom.us/j/82091946645>,
Meeting ID: 820 9194 6645

Regular Meeting

CALL TO ORDER

Chairperson Moldenhauer called the meeting to order at 7:32 PM.

ROLL CALL

Present 7 Alderperson District 1 Chair James Moldenhauer
Alderperson District 6 Vice Chair Joe Phillips
Alderperson District 2 Margaret Arney
Alderperson District 8 Melissa Dolan
Alderperson District 5 Rob Gustafson
Alderperson District 3 Joseph Makhoulf II
Alderperson District 7 Mike Morgan

Excused 1 Alderperson District 4 David Lewis

FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Consideration of approval of agreement with Dana Investments to manage a portion of the City's investment portfolio [26-0510](#)

Derik Summerfield, Assistant Finance Director, presented the item.

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Mike Morgan
SECONDER: Margaret Arney

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhoulf II, and Ald Morgan

Excused: 1 Ald Lewis
2. Consideration of request by Fleet and Parks & Forestry Superintendents for approval of a Level Three fund transfer for the purchase of an aerial bucket truck [26-0501](#)

Mike Hahn, Fleet Superintendent, presented the item.

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Melissa Dolan
SECONDER: Joseph Makhoulf II

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhlouf II, and Ald Morgan

Excused: 1 Ald Lewis

3. Consideration of a request from the Engineering Division to authorize staff to enter into professional services agreements with raSmith for sanitary sewer dye testing in the amount of \$288,000 and with Baxter & Woodman for flow data evaluation in the amount of \$86,700 [26-0444](#)

Chris Jain, Senior Civil Engineer, presented the item.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Joe Phillips

SECONDER: Melissa Dolan

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhlouf II, and Ald Morgan

Excused: 1 Ald Lewis

4. Consideration of request for a waiver of the competitive bidding process and approval of a contract with Kapur & Associates, Inc. for water main and sanitary sewer design services in conjunction with the reconstruction of STH 181 (Glenview Avenue & Wauwatosa Avenue) from Wisconsin Avenue to Center Street in the amount of \$205,040.00 [26-0547](#)

Boris Veleusic, City Engineer, presented the item.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Mike Morgan

SECONDER: Joe Phillips

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhlouf II, and Ald Morgan

Excused: 1 Ald Lewis

5. Consideration of request for a waiver of the competitive bidding process, approval of a contract with Michael Baker International and their subconsultants for retaining wall and street design services in conjunction with the reconstruction of STH 181 (Glenview Avenue & Wauwatosa Avenue) from Wisconsin Avenue to Center Street in the amount of \$319,147.67, and approval of a level III fund transfer of \$50,000 for cemetery retaining wall design. [26-0548](#)

Boris Veleusic, City Engineer, presented the item.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Melissa Dolan

SECONDER: Joe Phillips

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhlouf II, and Ald Morgan

Excused: 1 Ald Lewis

6. Consideration for approval of a term sheet for tax incremental financing with Cream City Real Estate Investments LLC for a multi-family development at 2825/2835 N. Mayfair Road [26-0542](#)

Mark Hammond, Development Director, presented the item.

Ignacio Garcia, CEO, Cream City Real Estate Investments, LLC, 6721 County Road D, Allentown, WI, gave a presentation.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Moldenhauer

SECONDER: Melissa Dolan

Aye: 6 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, and Ald Morgan

Nay: 1 Ald Makhlouf II

Excused: 1 Ald Lewis

7. Consideration of approval of a Letter of Intent regarding the potential purchase of private property by the City of Wauwatosa within Tax Increment District 7 [26-0550](#)

Motion by Alder Phillips to enter into closed session pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Second by Alder Dolan. Motion carried 7-0.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Moldenhauer

SECONDER: Melissa Dolan

Aye: 5 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, and Ald Gustafson

Nay: 2 Ald Makhlouf II, and Ald Morgan

Excused: 1 Ald Lewis

8. Consideration of approval of settlements for two Wis. Stat. 74.37 excessive property assessment claims - Lowes Home Centers, Inc., 12000 W. Burleigh Street, and Scott Schueller, 8217 Brookside Place [26-0509](#)

Derik Summerfield, Assistant Finance Director, presented the item.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Moldenhauer

SECONDER: Melissa Dolan

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhlouf II, and Ald Morgan

Excused: 1 Ald Lewis

9. Consideration of court-ordered mediation settlement offer made by Ascension related to Milwaukee County Case No. 22CV4819 [26-0566](#)

Motion by Alder Phillips to enter into closed session pursuant to Wis. Stat. § 19.85(1)(g) which allows for a governmental body to enter closed session to confer with legal counsel concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Second by Alder Dolan. Motion carried 7-0.

RESULT: RECOMMENDED FOR DENIAL

MOVER: Joe Phillips

SECONDER: Melissa Dolan

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhlouf II, and Ald Morgan

Excused: 1 Ald Lewis

10. Consideration of approval on the settlement of Patricia Love litigation [26-0541](#)

Motion by Alder Phillips to enter into closed session pursuant to Wis. Stat. § 19.85(1)(g) which allows for a governmental body to enter closed session to confer with legal counsel concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Second by Alder Dolan. Motion carried 7-0.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Mike Morgan

SECONDER: Rob Gustafson

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhlouf II, and Ald Morgan

Excused: 1 Ald Lewis

ADJOURNMENT

Meeting adjourned at 9:58 PM.