



# Wauwatosa, WI

## Financial Affairs Committee

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Tuesday, September 12, 2023

7:30 PM

Committee Room #1 and Zoom:  
<https://servetosa.zoom.us/j/81144274572>,  
Meeting ID: 811 4427 4572

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#### Regular Meeting

#### CALL TO ORDER

Chairperson James Moldenhauer called the meeting to order at 7:30 PM.

#### ROLL CALL

**Present 8**

- Aldersperson District 1 Chair James Moldenhauer
- Aldersperson District 7 Vice Chair Amanda Fuerst
- Aldersperson District 2 Margaret Arney
- Aldersperson District 3 Robin Brannin
- Aldersperson District 8 Melissa Dolan
- Aldersperson District 4 David Lewis
- Aldersperson District 6 Joe Phillips
- Aldersperson District 5 Joel Tilleson

#### FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Consideration and possible action on a “Resolution Creating Tax Incremental District No. 15, Approving its Project Plan and Establishing its Boundaries” [23-638](#)

*John Ruggini, Finance Director and John Cameron, Senior Municipal Advisor, Ehlers Public Finance Advisors, presented.*

*Public Comment:*

*Russel Drover, 9116 Jackson Park Blvd, Wauwatosa, WI 53226 - Spoke against building apartments*

*Ann Heidkamp, 7329 W Lloyd Street, Wauwatosa, WI 53213 - Concerns on lack of affordable housing*

*Ursula Twombly, 11716 W Meinecke Avenue, Wauwatosa, WI 53226 - Concerns on lack of affordable housing*

*Indy Stluka, 746 N 112th Street, Wauwatosa, WI 53226 - Asked various questions and gave various comments*

*Joe Makhoul, 772 N 116th Street, Wauwatosa, WI 53226 - Spoke against the project*

**RESULT:** APPROVED  
**MOVER:** Amanda Fuerst

- SECONDER:** David Lewis
- Aye:** 7 Ald Moldenhauer, Ald Fuerst, Ald Brannin, Ald Dolan, Ald Lewis, Ald Phillips, and Ald Tilleson
- Nay:** 1 Ald Arney
2. Request for Fund Transfer up to \$70,000 for Hart Park Stadium Improvements [23-613](#)
- David Simpson, Public Works Director, presented.*
- RESULT:** APPROVED
- MOVER:** Joel Tilleson
- SECONDER:** Melissa Dolan
- Aye:** 8 Ald Moldenhauer, Ald Fuerst, Ald Arney, Ald Brannin, Ald Dolan, Ald Lewis, Ald Phillips, and Ald Tilleson
3. Request for a resolution in support of an application for grant funding from the Wisconsin Department of Natural Resources to support development of the 116th Street Park [23-615](#)
- David Simpson, Public Works Director, presented.*
- RESULT:** APPROVED
- MOVER:** Robin Brannin
- SECONDER:** Amanda Fuerst
- Aye:** 8 Ald Moldenhauer, Ald Fuerst, Ald Arney, Ald Brannin, Ald Dolan, Ald Lewis, Ald Phillips, and Ald Tilleson
4. Request for additional funding for consulting design services for the 116th Street Park project [23-617](#)
- David Simpson, Public Works Director, presented.*
- RESULT:** APPROVED
- MOVER:** Amanda Fuerst
- SECONDER:** Margaret Arney
- Aye:** 8 Ald Moldenhauer, Ald Fuerst, Ald Arney, Ald Brannin, Ald Dolan, Ald Lewis, Ald Phillips, and Ald Tilleson
5. Approval of Initial Authorizing Resolution for 2023 General Obligation Bonds for capital projects [23-190](#)
- John Ruggini, Finance Director, presented.*
- RESULT:** APPROVED
- MOVER:** Joel Tilleson
- SECONDER:** Joe Phillips
- Aye:** 8 Ald Moldenhauer, Ald Fuerst, Ald Arney, Ald Brannin, Ald Dolan, Ald Lewis, Ald Phillips, and Ald Tilleson
6. Consideration of term sheet with Barrett-Lo Visionary Development [23-647](#)
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related to residential redevelopment on the south Mayfair district property

**Closed Session:** *The Committee may convene into closed session regarding this item 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. The Committee may reconvene into open session to consider the balance of the agenda.*

*Rick Barrett, Founder, Barrett Lo Visionary Development and Craig Pryde, Principal, KTGy, presented.*

*Public Comment:*

*Ursula Twombly, 11716 W Meinecke Ave, Wauwatosa WI 53226 - Asked questions about the property and affordable housing*

*Joe Makhoul, 772 N 116th Street, Wauwatosa, WI 53226 - Asked questions about the project*

*Motion by Fuerst, seconded by Phillips to go into closed session at 9:50 PM. Motion carried 8-0.*

**RESULT:** APPROVED

**MOVER:** Amanda Fuerst

**SECONDER:** Joe Phillips

**Aye:** 7 Ald Moldenhauer, Ald Fuerst, Ald Arney, Ald Dolan, Ald Lewis, Ald Phillips, and Ald Tilleson

**Nay:** 1 Ald Brannin

## **ADJOURNMENT**

*Meeting adjourned at 10:23 PM from Closed Session.*