



Wauwatosa, WI

Community Development Authority

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, November 20, 2025

3:00 PM

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

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 3:01 PM

ROLL CALL

Staff/Attendees

Mark Hammond, Development Director
Jen Ferguson, Economic Development Manager
Jen Tate, City Attorney
Jim Archambo, City Administrator
Mayor Dennis McBride

Present 5 Member Terry Klippel
 Alderperson Liaison Rob Gustafson
 Member, Chair Joel Tilleson
 Member, Vice-Chair Allen Wick
 Member Christopher Zirbes

Excused 1 Alderperson Liaison Joe Phillips

APPROVAL OF MINUTES

1. Approval of minutes of the October 16, 2025, regular meeting [25-2223](#)
RESULT: APPROVED
MOVER: Rob Gustafson
SECONDER: Christopher Zirbes
Aye: 5 Klippel, Gustafson, Tilleson, Wick, and Zirbes
Excused: 1 Phillips

NEW BUSINESS

1. Consideration of a mortgage subordination agreement with Crafty Cow LLC at 6519 W North Avenue [25-2173](#)

The owners of Crafty Cow LLC, Devein Eichler and Simone Gaspar, are requesting approval of a mortgage subordination agreement as they are in the process of obtaining a Home Equity Line of Credit. Their personal residence serves as collateral for their CDBG loan with the CDA. The bank requires being in the first or second lien position. This financing will help consolidate debt and lower overall payments, strengthening both personal and business finances. The residence is the only collateral currently held for the loan. However, the CDA also holds a UCC lien on the business assets, which provides additional security beyond the home.

RESULT: APPROVED

MOVER: Rob Gustafson

SECONDER: Allen Wick

Aye: 5 Klippel, Gustafson, Tilleson, Wick, and Zirbes

Excused: 1 Phillips

2. Consideration of a CDBG loan application from Sukhlal Gill, [25-2189](#)
Morethanbourbon Inc., related to establishing More Than Bourbon at
11500 W North Avenue

Morethanbourbon, Inc. is requesting \$100,000 of CDBG loan funding to assist with working capital and start-up costs for a new bar/restaurant at 11500 W. North Avenue. More Than Bourbon is an upscale, family-friendly drinking environment with an extensive wine and spirits list, craft cocktails and beer, as well as high-quality bar food, including smash burgers, griddle sandwiches, salads, and a kid-friendly menu. The building and site will undergo a complete transformation, including a new parking lot, windows, and concrete for patio for outdoor seating. The layout of the bar/restaurant will include a bar, wine pouring stations, private dining room, and a full kitchen, along with table seating. The business has obtained a conditional use permit, liquor license, and approval from the Design Review Board. As a requirement of the CDBG funding, the business will create a minimum of three full-time equivalent jobs held by low-moderate income individuals.

Motion to approve the CDBG revolving loan in the amount of \$100,000 at an interest rate 2.0% for a term of 60 months, amortized over 120 months as outlined in the loan analysis.

RESULT: APPROVED

MOVER: Allen Wick

SECONDER: Rob Gustafson

Aye: 5 Klippel, Gustafson, Tilleson, Wick, and Zirbes

Excused: 1 Phillips

3. Consideration of an offer to purchase 7746 Menomonee River Parkway [25-2190](#)

by Jeffrey Hook, JJH3 Group

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.*

MOVER: Chair Tilleson

SECONDER: Ald. Gustafson

RESULT: APPROVED - 5

In open session, Chair Tilleson moved to approve the offer to purchase for 7746 Menomonee River Parkway, contingent upon Attorney Tate effectuating the condition discussed in closed session, and authorizing the signing of the offer.

RESULT: APPROVED

MOVER: Joel Tilleson

SECONDER: Allen Wick

Aye: 5 Klippel, Gustafson, Tilleson, Wick, and Zirbes

Excused: 1 Phillips

NEXT MEETING DATE AND TIME

Next meeting date and time - January 15, 2026 at 3:00 PM

ADJOURNMENT

Meeting adjourned at 3:54 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 tclerk@wauwatosa.net, with as much advance notice as possible.