



Wauwatosa, WI

Community Development Authority

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, April 17, 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

Present 6 Member Terry Klippel
 Alderperson Liaison Joe Phillips
 Alderperson Liaison Rob Gustafson
 Member, Chair Joel Tilleson
 Member, Vice-Chair Allen Wick
 Member Christopher Zirbes

Excused 1 Member Linda Mikkalson

APPROVAL OF MINUTES

1. Approval of Minutes - March 6, 2025 [25-0625](#)
RESULT: APPROVED
MOVER: Allen Wick
SECONDER: Rob Gustafson

NEW BUSINESS

1. Consideration of a small business forgivable loan for Pipsqueak Wine at [25-0626](#)
6404 W North Avenue to create an outdoor patio space

The applicant (Galnahan Redbrick LLC and Pipsqueak Wine) presented their request for forgivable loan funds for the construction of an outdoor patio space that will enhance the street corner at N 64th Street and W North Avenue. The outdoor space at 6404 W North Ave is owned by Galnahan Redbrick LLC, an LLC owned by Joe Galbraith and Nick Carnahan of GCA, also the owners of 6410 W North Avenue where Pipsqueak is located. Pipsqueak Wine sells wine and beer for on and off-site consumption as well as charcuterie plates and small bites. Pipsqueak Wine's building entrance is south-facing and opens onto a ramp that leads to the

southwest edge of the outdoor seating and will be the access point for people going back and forth between the two. In addition to landscaping improvements, a pergola and seating for 12 will be installed, enhancing this space and corner of North Avenue. Pipsqueak Wine is in the process of obtaining required City permits and approvals. Staff recommends approval of funding up to the maximum \$15,000 reimbursement.

RESULT: APPROVED

MOVER: Rob Gustafson

SECONDER: Christopher Zirbes

2. Consideration of a small business forgivable loan for Idyll Coffee at [25-0627](#)
6330 W North Avenue for equipment purchases

Idyll Coffee (Dave Tamburrino and Peter Sohnle) presented their request for forgivable loan funds to assist with the purchase of large refrigeration equipment as part of their café buildout, which will support the opening of their coffee roastery and café. The owners have undertaken substantial renovations to the building since purchasing the property from the CDA, completely remodeling the interior and exterior of the building. The application and quotes for the equipment are attached. Staff recommends approval of funding up to the maximum \$15,000 reimbursement.

RESULT: APPROVED

MOVER: Rob Gustafson

SECONDER: Allen Wick

4. Consideration of Affordable Housing Fund Policy [25-0629](#)

Per the CDA's By-Laws, the purpose of the CDA is to act as the development agent for the City in matters related to redevelopment and housing, with a commitment to addressing blight elimination, affordable housing, and urban renewal projects. The CDA oversees the Affordable Housing Fund as a financing tool to support the development of affordable housing. Director Hammond reviewed a draft Affordable Housing Policy to establish the parameters for the use of these funds. Members discussed the following:

- Fund disbursement at closing.
- Developer provides affordability certification to City each year through an independent third-party compliance agent; add provision of verification checks by the City.
- To return of funds bullet, have a personal guarantee and a case-by-case provision for the return of funds; make effort to secure the loan and the CDA decides how to pursue collections.
- Find other example policies to share for comparison.

RESULT: HELD

MOVER: Joel Tilleson

SECONDER: Joe Phillips

5. Update on Harlow & Hem redevelopment of Blanchard Street Parking [25-0630](#)
Lot

To date, Mandel has exercised their right to extend the financing commitment deadline by up to

three months, in one-month increments, and has made non-refundable earnest money payments of \$50,000 per extension, applied to the purchase price (in total the CDA has received \$175,000). Phil Aiello, Mandel Group (330 Kilbourn Ave, Milwaukee) noted the following:

- Mandel has all entitlements approved and construction costs are within budget; need to secure debt financing and raise equity.
- In laying out the schedule for these remaining actions, plan on end of July or end of September closing.
- Finalize transformer locations with We-Energies so they can perform design and construction; they have to be first on site at construction start.

Comments/questions from the public:

- Ursula Twombly - 11716 W Meinecke Ave, Wauwatosa. Is there any contribution to the Affordable Housing Fund? Yes, \$471,000.
- Nancy Hall - 6222 W North Ave, Wauwatosa. Is access to the parking lot via stairs? As a cut-through from the property, people can use stairs, or they can access the public parking lot via the sidewalks (ramp is too long to construct).

RESULT: INFORMATIONAL ONLY

NEXT MEETING DATE AND TIME

May 15, 2025 at 3:00 PM

ADJOURNMENT

Meeting adjourned from closed session at 4:03 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.