



Wauwatosa, WI

Community Development Authority

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Wednesday, December 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 3:00 PM

ROLL CALL

Staff/Attendees

Mark Hammond, Development Director
Jen Ferguson, Economic Development Manager
John Ruggini, Finance Director
Karl Schreiber, Housing & CDBG Manager
Jim Archambo, City Administrator
Mayor Dennis McBride

Present 4	Member, Chair Joel Tilleson Member, Vice-Chair Allen Wick Member Terry Klippel Aldersperson Liaison Rob Gustafson
Excused 2	Member Christopher Zirbes Aldersperson Liaison Joe Phillips

APPROVAL OF MINUTES

1. Approval of minutes of the November 20, 2025, regular meeting [25-2336](#)
RESULT: APPROVED
MOVER: Allen Wick
SECONDER: Terry Klippel
Aye: 4 Tilleson, Wick, Klippel, and Gustafson
Excused: 2 Zirbes, and Phillips

NEW BUSINESS

1. Update of the former Boston Store property at 2400 N Mayfair Road [25-2337](#)
Motion to convene 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, and may reconvene into open session.

RESULT: APPROVED

MOVER: Joel Tilleson

SECONDER: Rob Gustafson

Aye: 4 Tilleson, Wick, Klippel, and Gustafson

Excused: 2 Zirbes, and Phillips

2. Consideration of the purchase of properties from private owners for purposes of redevelopment

[25-2338](#)

In open session, Chair Tilleson moved to authorize staff to pursue the purchase of the property discussed in closed session and pursuant to the terms discussed in closed session with a broader discussion on this item to be held at our next regular meeting held in January.

RESULT: APPROVED

MOVER: Joel Tilleson

SECONDER: Rob Gustafson

Aye: 4 Tilleson, Wick, Klippel, and Gustafson

Excused: 2 Zirbes, and Phillips

ADJOURNMENT

Meeting adjourned at 3:30 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.