



# Wauwatosa, WI

## Community Development Authority

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Thursday, September 11, 2025

3:00 PM

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

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#### CALL TO ORDER

Meeting called to order at 3:00 PM

#### ROLL CALL

**Present 5**      Member Terry Klippel  
                         Alderperson Liaison Joe Phillips  
                         Alderperson Liaison Rob Gustafson  
                         Member, Chair Joel Tilleson  
                         Member Christopher Zirbes

**Excused 1**      Member, Vice-Chair Allen Wick

Staff attendees:

Mark Hammond, Development Director

Jen Ferguson, Economic Development Manager

John Ruggini, Finance Director

Mayor Dennis McBride

#### APPROVAL OF MINUTES

1. Approval of minutes of the July 10, 2025, regular meeting [25-1412](#)  
**RESULT:**      APPROVED  
**MOVER:**      Christopher Zirbes  
**SECONDER:**   Rob Gustafson  
**Aye: 5**           Klippel, Phillips, Gustafson, Tilleson, and Zirbes  
**Excused: 1**      Wick

#### NEW BUSINESS

1. Update on the Harlow & Hem development [25-1413](#)

*Phil Aiello from Mandel Group provided a status update. Highlights are as follows:*

- *Greenfire has been selected as the general contractor.*
- *Completed negotiations of all loan documents and raised all needed equity to finance the project.*
- *We Energies has completed the design for the utility relocation plan, which includes six transformers serving both public and private needs on the site. It is anticipated they will start shortly after the lot is closed on Oct 1st.*
- *The communication plan for neighbors and businesses regarding the closure of the City parking lot (starting October 1st), which highlights alternative parking options, has been shared with neighbors and the BID and is being publicized through social media channels.*
- *Closing date for the land sale is set for September 17th. Mandel will only return to the CDA if*

*there is no activity per this stated timeline.*

**RESULT:** INFORMATIONAL ONLY

- 2. Presentation by Spoerl Commercial of a preliminary concept for a potential residential redevelopment at 7746 Menomonee River Parkway [25-1416](#)

*Brian Spoerl of Spoerl Commercial provided a summary of his project proposal (attached).*

**RESULT:** INFORMATIONAL ONLY

- 3. Presentation by Jeffrey Hook, JJH3 Group, of a preliminary concept for a potential residential redevelopment at 7746 Menomonee River Parkway [25-1417](#)

*Jeffery Hook of JJH3 Group provided a summary of his project proposal (attached).  
Comments/questions from the public:*

*· Alder Makhlouf - concerning the two proposals at this meeting, prefers the proposal that includes the townhomes as he feels the Village doesn't need more apartments.*

**RESULT:** INFORMATIONAL ONLY

- 4. Update on the Boston Store redevelopment [25-1418](#)

*Chair Tilleson moved to go into closed session, seconded by Zirbes.  
Returning in open session, Chair Tilleson moved to designate the proposal from JJH3 Group as the preferred developer to continue negotiations. Seconded by Gustafson. Spoerl Commercial remains as the alternative.*

**RESULT:** APPROVED

**MOVER:** Joel Tilleson

**SECONDER:** Rob Gustafson

**Aye:** 5 Klippel, Phillips, Gustafson, Tilleson, and Zirbes

**Excused:** 1 Wick

**NEXT MEETING DATE AND TIME**

*October 16, 2025 at 3:00 PM*

**ADJOURNMENT**

*Meeting adjourned at 4:31 PM*