



Wauwatosa, WI

Financial Affairs Committee

Meeting Minutes

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, July 15, 2025

7:30 PM

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

Regular Meeting

CALL TO ORDER

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

ROLL CALL

Present 7 Alderperson District 1 Chair James Moldenhauer
Alderperson District 6 Vice Chair Joe Phillips
Alderperson District 2 Margaret Arney
Alderperson District 8 Melissa Dolan
Alderperson District 5 Rob Gustafson
Alderperson District 3 Joseph Makhoul II
Alderperson District 7 Mike Morgan

Excused 1 Alderperson District 4 David Lewis

FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Community Development Authority Annual Report [25-0977](#)

Presentation by Community Development Authority Chairperson Joel Tilleson.

RESULT: INFORMATIONAL ONLY

2. Consideration of request by City Engineer to authorize staff to enter into a professional services agreement with AECOM for preliminary engineering services of the Walnut Road UP Railroad Underpass (CIP Project 1124) in an amount of \$830,000 [25-1185](#)

Presentation by City Engineer Boris Veleusic.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Joe Phillips

SECONDER: Rob Gustafson

Aye: 6 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, and Ald Morgan

Nay: 1 Ald Makhoul II

Excused: 1 Ald Lewis

3. Consideration of request by the Fleet Superintendent for approval to order 2026 Fleet purchases in advance of approval of the 2026 budget [25-1203](#)

Presentation by Fleet Superintendent Mike Hahn.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Moldenhauer

SECONDER: Margaret Arney

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhoul II, and Ald Morgan

Excused: 1 Ald Lewis

4. Consideration of request by Director of Public Works to authorize staff to enter into a consulting services agreement for the design of various site improvements at the City's Public Works Site to Kueny Architects in the amount of \$70,797 [25-1181](#)

Presentation by Director of Public Works David Simpson.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Joe Phillips

SECONDER: Mike Morgan

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhoul II, and Ald Morgan

Excused: 1 Ald Lewis

5. Consideration of request by Human Resources Director and Finance Director for approval of contracts related to the consolidation of the City's Deferred Compensation program [25-0908](#)

Presentation by Human Resources Director Beth Mbow and Finance Director John Ruggini.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: James Moldenhauer

SECONDER: Joe Phillips

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhoul II, and Ald Morgan

Excused: 1 Ald Lewis

6. Consideration of request by the Health Officer/Director to amend the 2025 operating budget to create a restricted Public Health Reserve in the Revolving Fund [25-1192](#)

Presentation by Health Officer/Director Laura Stephens.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Mike Morgan

SECONDER: Joseph Makhoul II

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhoul II, and Ald Morgan

Excused: 1 Ald Lewis

7. Consideration of request by the Police Chief to amend the 2025 operating budget to include enforcement as an allowable expense of the Vehicle Registration Fee revenue [25-1160](#)

Presentation by Police Chief James MacGillis.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Joseph Makhoul II

SECONDER: Rob Gustafson

Aye: 7 Ald Moldenhauer, Ald Phillips, Ald Arney, Ald Dolan, Ald Gustafson, Ald Makhoul II, and Ald Morgan

Excused: 1 Ald Lewis

9. Presentation on road sustainability using the Strong Towns approach [25-1186](#)

Presentation by Finance Director John Ruggini, Principal Planner Art Pinion, and Bicycle and Pedestrian Facilities Committee Member William Steinke

RESULT: INFORMATIONAL ONLY

8. Discussion regarding negotiations to amend the Tax Increment Financing Development Agreement with the Mayfair Holdings Hotel LLC, dba Renaissance Milwaukee West Hotel [25-0955](#)

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.

Motion by Ald Moldenhauer, seconded by Ald Phillips, to convene into closed session 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 for a discussion regarding negotiations to amend the Tax Increment Financing Development Agreement with the Mayfair Holdings Hotel LLC, dba Renaissance Milwaukee West Hotel. The Committee will adjourn the meeting from closed session.

RESULT: INFORMATIONAL ONLY

ADJOURNMENT

Meeting adjourned from closed session at 10:30 PM.