



# Wauwatosa, WI

## Community Development Authority

### Meeting Minutes - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Thursday, January 23, 2025

12:00 PM

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

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#### **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 12:05PM

#### **ROLL CALL**

##### **Staff/Attendees**

Jen Ferguson, Economic Development Manager  
John Ruggini, Finance Director  
James Archambo, City Administrator  
Dennis McBride, Mayor  
Ald. Joseph Makhoulf  
Ald. Melissa Dolan  
Joel Agacki - Agacki Striegel Studio  
Deandre - RiverWest Home Solutions  
Geoff Fitzharris - Geoff's Construction

<b>Present 6</b>	Member Terry Klippel Member Linda Mikkalson Alderson Liaison Rob Gustafson Member, Chair Joel Tilleson Member, Vice-Chair Allen Wick Member Christopher Zirbes
<b>Excused 1</b>	Alderson Liaison Joe Phillips

#### **APPROVAL OF MINUTES**

1. Approval of Minutes - December 12, 2024

[25-0128](#)

**RESULT:** APPROVED  
**MOVER:** Allen Wick  
**SECONDER:** Terry Klippel

**NEW BUSINESS**

1. Presentation by Striegel Agacki Studio of preliminary concepts for a potential redevelopment of 7746 Menomonee River Parkway [25-0126](#)

Joel Agacki, Agacki Striegel Studio (1430 Underwood Avenue) introduced their development team and provided an overview of their proposal (attached). The team answered questions from CDA members:

- Have you included legal expenses in connection with forming a condominium association? Yes.
- How do you plan on marketing the units? The team has already consulted a trusted, local real estate team for layout/amenities/demand/sale price consultation and the real estate team would market and pre-sell the proposed units.
- Will you be customizing units for each buyer? Based on experience, the team will not be customizing for each buyer beyond limited selection of some finishes (i.e. countertops).

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.*

**RESULT:** APPROVED

**MOVER:** Joel Tilleson

**SECONDER:** Linda Mikkalson

2. CDA redevelopment project status updates [25-0127](#)

Staff provided brief project status updates for the following redevelopment projects: Harlow & Hem at the Blanchard Street parking lot, BMO Bank site at 76th & North Avenue, former drycleaner site at 2578 N Wauwatosa Avenue, CDA parcel (Mt. Tosa) and DPW former landfill site, and Boston Store/Mayfair Mall.

**RESULT:** INFORMATIONAL ONLY

**NEXT MEETING DATE AND TIME**

March 6, 2025 at 12PM

**ADJOURNMENT**

Meeting adjourned from closed session at 1:00 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](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.