



# Wauwatosa, WI

## Financial Affairs Committee

### Meeting Minutes

7725 W. North Avenue  
Wauwatosa, WI 53213

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Tuesday, February 10, 2026

7:30 PM

Committee Room #1 and Zoom:  
<https://servetosozoom.us/j/82091946645>,  
Meeting ID: 820 9194 6645

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#### Regular Meeting

#### HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or 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

Chairperson 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 8 Melissa Dolan  
Alderperson District 5 Rob Gustafson  
Alderperson District 4 David Lewis  
Alderperson District 3 Joseph Makhlof II  
Alderperson District 7 Mike Morgan

**Excused** 1      Alderperson District 2 Margaret Arney

#### FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Request to authorize an emergency procurement process for the emergency replacement of the retaining wall supporting the parking lot under the Harmonee Bridge and the Oak Leaf trail [26-0284](#)

*Boris Veleusic, City Engineer, presented the item.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Melissa Dolan

**SECONDER:** Rob Gustafson

**Aye:** 7      Ald Moldenhauer, Ald Phillips, Ald Dolan, Ald Gustafson, Ald Lewis, Ald Makhlof II, and Ald Morgan

**Excused:** 1      Ald Arney

2. Request from the Director of Public Works for a Level III fund transfer for the Fire Station Roof Replacement & Solar Array Project in advance of receipt of grant funds [26-0288](#)

*Dave Simpson, Director of Public Works, presented the item.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Melissa Dolan

**SECONDER:** David Lewis

**Aye:** 7 Ald Moldenhauer, Ald Phillips, Ald Dolan, Ald Gustafson, Ald Lewis, Ald Makhlouf II, and Ald Morgan

**Excused:** 1 Ald Arney

3. Consideration of 2025 Operating Budget carryovers [26-0049](#)

*John Ruggini, Finance Director, presented the item.*

*Motion by Alderperson Makhlouf II, seconded by Alderperson Morgan, to amend the proposal to include a transfer of \$10,000 of carryover to -the Civic Celebration Commission for use of the upcoming firework celebration for the 250th birthday of the country . Motion carried 7-0.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Joseph Makhlouf II

**SECONDER:** Mike Morgan

**Aye:** 7 Ald Moldenhauer, Ald Phillips, Ald Dolan, Ald Gustafson, Ald Lewis, Ald Makhlouf II, and Ald Morgan

**Excused:** 1 Ald Arney

4. Consideration of a Level 3 fund transfer to cover the excess cost of tax assessment litigation counsel for 2025 [26-0291](#)

*Jennifer Tate, City Attorney, Presented.*

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** James Moldenhauer

**SECONDER:** Rob Gustafson

**Aye:** 7 Ald Moldenhauer, Ald Phillips, Ald Dolan, Ald Gustafson, Ald Lewis, Ald Makhlouf II, and Ald Morgan

**Excused:** 1 Ald Arney

5. Consideration for approval of a term sheet for tax incremental financing with the Irgens Corporation for a multi-family development within the Research Park [26-0315](#)

Mark Hammond, Development Director, presented the item.

Rob Oldenburg, Irgens senior vice president of development, Presented the item.

Motion by Alder Phillips to enter 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 . Second by Alder Moldenhauer. Motion passed 7-0.

**RESULT:** RECOMMENDED FOR APPROVAL

**MOVER:** Joe Phillips

**SECONDER:** Melissa Dolan

**Aye:** 6 Ald Moldenhauer, Ald Phillips, Ald Dolan, Ald Gustafson, Ald Lewis,  
and Ald Morgan

**Nay:** 1 Ald Makhlouf II

**Excused:** 1 Ald Arney

**ADJOURNMENT**

*Meeting adjourned at 9:32 P.M.*