



Wauwatosa, WI

Financial Affairs Committee

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, November 11, 2025

7:00 PM

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

Regular Meeting

CALL TO ORDER

Chairperson Moldenhauer called the meeting to order at 7:43 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 Makhoul II
Alderperson District 7 Mike Morgan

Excused 1 Alderperson District 2 Margaret Arney

FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Consideration of Wauwatosa Village Business Improvement District 2026 Operating Plan, Budget and Proposed Assessments [25-2095](#)
Maria Panno, Executive Director, Wauwatosa Village BID, 7603A W State Street, presented the request.

RESULT: RECOMMENDED FOR APPROVAL
MOVER: Mike Morgan
SECONDER: Rob Gustafson

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

Excused: 1 Ald Arney
2. Presentation by MSP Real Estate and consideration of approval of a proposed term sheet for an affordable housing development on Foundry Way in the Burleigh Triangle [25-2094](#)
John Ruggini, Finance Director, presented the item.

RESULT: INFORMATIONAL ONLY
3. Presentation by Samapa Development Company and consideration of approval of a proposed term sheet with for the conversion of the Sonesta [25-2093](#)

Hotel to a multi-family apartment building

John Ruggini, Finance Director, presented the item.

Presentation by Manish Guria, 731 Arrowhead Drive, and Patrick Shanahan, 1080 Highland Drive, applicants.

The following individuals gave a public comment:

- Mary Walz-Chojnacki

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 Makhoulf. Motion passed 7-0.

RESULT: RECOMMENDED FOR APPROVAL

MOVER: Joe Phillips

SECONDER: Rob Gustafson

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

Excused: 1 Ald Arney

ADJOURNMENT

Meeting adjourned at 9:15 PM.