



City of Waukesha

Waukesha City Hall,
201 Delafield Street
Waukesha, WI 53188

Meeting Minutes - Draft

Redevelopment Authority

Monday, August 18, 2025

6:00 PM

Training Room, First Floor City Hall

1. Call To Order

2. Roll Call

Present: 7 - Mike Duffek, Meena Granado, Paul Zinck, Rick R. Lemke, Daniel Manion, Gerald Couri and Jeff Fowle

3. Public Comment

4. Approval of Minutes

[ID#25-02022](#) Minutes of July 21, 2025

A motion was made by Member Gerald Couri, seconded by Member Meena Granado, that the Minutes be approved. The motion carried by the following vote:

Aye: 7 - Mike Duffek, Meena Granado, Paul Zinck, Rick R. Lemke, Daniel Manion, Gerald Couri and Jeff Fowle

5. Business Items

[ID#25-00666](#) Update on Redevelopment Authority Loan Programs

[ID#25-02023](#) Review and act on a request by Habitat for Humanity of Waukesha & Jefferson Counties for Affordable Housing Development Fund Construction Loan Agreement for the remaining lots at the Domenica Park Subdivision.

A motion was made by Member Paul Zinck, seconded by Member Gerald Couri, to approve the request by Habitat of Waukesha County to allow them to have up to four construction loans at a time for the Domenica Park subdivision and that these remaining loans can be staff approved. The motion carried by the following vote:

Aye: 7 - Mike Duffek, Meena Granado, Paul Zinck, Rick R. Lemke, Daniel Manion, Gerald Couri and Jeff Fowle

[ID#25-02024](#) Review and act on a request by Duffek Construction/Rise Development for Affordable Housing Development Fund Loan Agreement for a proposed 36 unit residential development on vacant parcel on Meadow Lane between Silvernail Road & Marshview Street (Tax Key No. WAKC0974906)

A motion was made by Member Paul Zinck, seconded by Member Gerald Couri, to approve the loan request by Duffek Construction/Rise Development as proposed. The motion carried by the following vote:

Aye: 5 - Paul Zinck, Rick R. Lemke, Daniel Manion, Gerald Couri and Jeff Fowle

Abstain: 2 - Mike Duffek and Meena Granado

[ID#25-02040](#) Review and act on a temporary change to property eligibility requirements for the Central City Storefront Activation Loan Program to assist with flood related repairs.

A motion was made by Ald. Rick R. Lemke, seconded by Ald. Daniel Manion, that this item be approved. The motion carried by the following vote:

Aye: 7 - Mike Duffek, Meena Granado, Paul Zinck, Rick R. Lemke, Daniel Manion, Gerald Couri and Jeff Fowle

6. Communications and Referrals:

7. Adjournment