



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Approved ECONOMIC DEVELOPMENT COMMITTEE

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

Wednesday, September 17, 2025

5:00 PM

Virtual

The City of Madison is holding the Economic Development Committee meeting in virtual format.

Written Comments: You can send comments on agenda items to edc@cityofmadison.com

Register for Public Comment:

- Register to speak at the meeting
- Register to answer questions
- Register in support or opposition of an agenda item (without speaking)

If you want to speak at this meeting you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

Watch the Meeting: If you would like to join the meeting as an observer, please visit <https://www.cityofmadison.com/watchmeetings>.

Listen by Phone: (877) 853-5257 (Toll Free) Webinar ID: 825 9521 1549

Call to Order/Roll Call

The meeting was Called to Order at 5:03pm. Harris chaired the meeting.

Staff present: Mikolajewski, Makinen, Ouk, Rohlich, Miller, Otto

Present: 8 - Joann Pritchett; Jeffrey J. Liggon; Susan M. Bulgrin; Wayne R. Harris; Seth W. Lentz; Kabah Bah; John W. Duncan and Sabrina V. Madison

Absent: 1 - Melissa Gombar

Approval of Minutes

A motion was made by Duncan, seconded by Bulgrin to Approve the Minutes from the August 20, 2025 meeting. The motion passed by voice vote.

Public Comment

1. [89923](#) Public Comment - EDC 9/17/25

Attachments: [EDCRegistrantsReport-9-17-25.xlsx](#)

None

Disclosures and Recusals

Bulgrin recused from voting on Item 2

New Business

2. [89833](#) Authorizing a loan to Stella's Bakery of Madison or its assigns in the amount of \$250,000 for real estate improvements to the commercial property at 3113 Syene Road through the TID 51 Small Cap TIF program using TID #51 incremental revenue as authorized in the TID #51 Project Plan (RES-23-00208) adopted by the Common Council on March 7, 2023. (District 14)

Attachments: [TIF Loan Summary Stellas of Madison.pdf](#)

Miller gave an overview. Bryan Zaramba presented MDC's part of the process. The business owners also gave an introduction and overview followed by questions from members.

A motion was made by Madison and seconded by Liggon to return to lead with recommendation for Common Council to approve. The motion passed unanimously by voice vote. Bulgrin recused from voting.

3. [89924](#) Discussion regarding Building Improvement Grant Program guidelines amendment

Attachments: [Amended Building Improvement Grant Program Guidelines - Legistar 89924 .](#)

Rohlich gave an overview followed by questions and comments from members.

Discussion Items

4. [88323](#) Economic Development Division Small Business Financial Assistance Program Discussion Regarding Needs Based Analysis and Maximum City Project Contribution

Attachments: [EDC Needs Based Analysis and Financial Assistance Cap Discussion Memo 2025 OBR Financial Assistance Overview- EDC 8.20.25 - Legistar 88323.pdf](#)
[Needs Based Analysis and Financial Assistance Cap - August 20 2025 EDC](#)

Mikolajewski presented an update followed by input from members.

Liggon left the meeting at 6:40

Present: 7 - Joann Pritchett; Susan M. Bulgrin; Wayne R. Harris; Seth W. Lentz; Kabah Bah; John W. Duncan and Sabrina V. Madison

Absent: 1 - Melissa Gombar

Excused: 1 - Jeffrey J. Liggon

5. [84376](#) City of Madison Economic Development Plan Update

Attachments: [2025 ED Plan Survey Presentation - October 25 2025 EDC Meeting - Legista](#)
[EDC Mtg ED Plan PDF Binder of Materials 112024.pdf](#)
[2024-2026 Economic Development Plan Charter 7-17-24.pdf](#)
[Madison Economic Development Strategy Student Job Description - Version](#)
[2024-2026 ED Plan RFP Scope of Svcs DRAFT v4 081924.pdf](#)

Mikolajewski gave an update followed by questions from members.

6. [81529](#) Economic Development Division Financial Assistance Dashboard

Attachments: [September 2025 - EDD Financial Assistance Dashboard.pdf](#)
[July 2025 EDD Dashboard - Memo to the EDC.pdf](#)

Rohlich gave an update followed by questions and comments from members.

7. [78859](#) Announcements and Future EDC Agenda Items

Next meeting on October 15.

Adjournment

The meeting was Adjourned at 6:45pm.