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Office of the City Clerk  
Taped and Televised

**COMMITTEE OF THE WHOLE**  
**Regular Meeting**  
**Tuesday, December 9, 2025 - 6:30 PM**  
**Christine Nuernberg Hall**

**Minutes**

**1) Call to Order and Roll Call**

The meeting was called to order by Mayor Nerbun at 6:32 p.m.

**Present: Mayor Nerbun, Alderman Strzelczyk, Alderman Tolocko, Alderman Mayr, Alderman Hansher, Alderman Bach - Virtual, Alderman Parrish, Alderman Bratt, Alderman Gebhardt**

Also present: City Administrator Jones, Assistant City Administrator Wolff, City Clerk Fochs, Community Development Director Tollefson, City Attorney Sajdak

**2) Approval of Meeting Minutes**

a) Meeting minutes of November 11, 2025

<b>MOTION:</b>	Approval of Meeting Minutes
<b>MOVER:</b>	Alderman Robert Strzelczyk
<b>SECONDER:</b>	Alderman Dale Mayr
<b>AYES:</b>	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
<b>NAYS:</b>	None
<b>RESULT:</b>	Approved by Voice Acclamation

**3) Discussion Items**

a) **REVPAR Inc. Hotel Development Feasibility Analysis - Phase I Consultation**  
Director Tollefson provided an overview of the topic thus far, referencing that the Port

Washington corridor is healthy, so the overall goal is to strengthen the area to retain its vigor. Ms. Tollefson introduced and turned over the discussion to Chris Cylke from REV PAR Inc., accompanied by Kris Lloyd.

Mr. Cylke presented the analysis which focused on the metrics of development including proximity to amenities, corporate and leisure demand for the area, and ease of advancement. The study also provided competitive hotel performance data from the surrounding areas. The overall determination is that the general market performance is on a decline, which raises concerns about the financial feasibility of a new development. If the City wishes to move forward with the process, Mr. Cylke proposes a 2–3-star accommodation or extended stay option for cost-effectiveness.

Committee discussion touched on focusing on the new development versus supporting and incentivizing existing hotels and concerns about the effect of room tax. An initial straw poll to suspend further analysis resulted in unanimous votes, but additional discussion resulted in a secondary straw poll of 6-2 in favor of granting staff the authority to continue investigation relating to room tax benefits.

- b) Overview of City's New Agenda Management Provider CivicPlus

City Clerk Fochs, briefly presented the newly implemented agenda management platform. Ms. Fochs provided navigation for the public profile on the City website and views that board members and staff will utilize.

**4) Informational Items**

- a) Committee of the Whole Planning Calendar

**5) Adjourn**

Motion to Adjourn at 7:29 PM

<b>MOTION:</b>	Adjourn
<b>MOVER:</b>	Alderman Dale Mayr
<b>SECONDER:</b>	Alderman Robert Strzelczyk
<b>AYES:</b>	Mayor Andrew Nerbun, Alderman Robert Strzelczyk, Alderman Kelly Tolocko, Alderman Dale Mayr, Alderman Jeffrey Hansher, Alderman Gregg Bach, Alderman Brian Parrish, Alderman Peter Bratt, Alderman William Gebhardt
<b>NAYS:</b>	None
<b>RESULT:</b>	Approved by Voice Acclamation

Respectfully Submitted,  
 Janet Meyer  
 Deputy Clerk

Approved 1/13/2026