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January 29, 2021

Judiciary & Legislation Committee  
of the Honorable Common Council  
Attn: Ms. Joanna Polanco, Staff Assistant  
Room 205, City Hall  
City of Milwaukee

Re: File #200866 and 200867  
Applicant: Jimmie Sims  
Prior owner: Jimmie Sims  
Property address: 2945 N. 29<sup>th</sup> St. & 2600-02 N. 36<sup>th</sup> St.

Dear Ms. Polanco:

This is the third time the applicant has been heard by the Judiciary and Legislation Committee.

This office has had the opportunity to review the two applications submitted by Mr. Sims, including whether the applicant has any outstanding debts with the Milwaukee Municipal Court.

**File #200866, Property Address: 2945 N. 29<sup>th</sup> St.**

The applicant has an outstanding building code violation judgment and a warrant for his arrest for the property located at 2945 N. 29<sup>th</sup> St.:

Case Number	Principal balances due	If payment rec'd by 2/8/2021	If payment rec'd by 3/11/2021
2016TJ001530/16005391	\$2,660.00	\$3,242.99 Per diem \$0.35	\$3,253.76 Per diem \$0.35
<b>TOTAL:</b>	<b>\$2,660.00</b>	<b>\$3,242.99</b>	<b>\$3,253.76</b>



This property also has an unpaid lien against it in case number 14006314/2014TJ001097. The payoff amount for this judgment is **\$4589.67** (\$0.42 per diem) if paid by 2/8/2021 and **\$4602.58** if paid by 3/11/2021. The lien was on the property when the applicant acquired it by quit claim deed on 3/6/15.

**File #200867, Property Address: 2600-2602 N. 36<sup>th</sup> St.**

The applicant now has a building code violation judgment outstanding in a case relating to annual testing of smoke alarms for this property (municipal court case number 20034512). The amount of the judgment is **\$160.00**, and is not yet accumulating interest.

**Other properties:**

City records indicate that the applicant owns 2403-05 W. Finn Place, which is delinquent on real estate taxes for tax years 2018 and 2019. The property has two liens against it, as follows:

<b>Case Number</b>	<b>Principal balances due</b>	<b>If payment rec'd by 2/8/2021</b>	<b>If payment rec'd by 3/11/2021</b>
2016TJ000908/16005574 (City v EKW LLC)	\$1,930.00	\$2,369.19 Per diem \$0.25	\$2,377.02 Per diem \$0.25
2014TJ002054/14032560 (City v Madison Energy LLC)	\$2,930.00	\$3,620.89 Per diem \$0.34	\$3,631.56 Per diem \$0.34
<b>TOTAL:</b>	<b>\$4,860.00</b>	<b>\$5,990.08</b>	<b>\$6,008.58</b>

The liens on this property were in place when the applicant acquired it by warranty deed. Additionally, the City issued an order to raze against the property on 8/4/20, however, Mr. Sims has not complied with that order. If the Council is inclined to vacate the judgment of foreclosure, the undersigned respectfully requests that the Council require the applicant to pay **\$15,700** to cover the cost to raze as a condition. Otherwise, the City will be forced to bear the costs to raze Mr. Sims' property. There is also **\$336.84** in outstanding pre-raze costs outstanding that are due and owing.

To pay the outstanding building code violations judgments, the applicant must contact the following:

Scott Makkos  
Kohn Law Firm S.C.  
735 N. Water Street #1300  
Milwaukee, WI 53202  
[scottm@kohnlaw.com](mailto:scottm@kohnlaw.com)  
414-276-0435

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To pay the outstanding pre-raze costs, the applicant must go to <https://aca-prod.accela.com/milwaukee/Default.aspx>.

If there are any questions, please do not hesitate to contact me.

Sincerely,

s/ Nicole F. Larsen  
NICOLE F. LARSEN  
Assistant City Attorney  
1155-2019-249:273091