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May 6, 2019

Honorable Judiciary and Legislation Committee
City Hall, Room 205

**Re: Resolution authorizing settlement of claims in the lawsuit
entitled *Columbia St. Mary's, Inc. v. City of Milwaukee*
File No.: 190179**

Honorable Committee:

The above-referenced lawsuit was commenced by the owner of the medical office building known as Prospect Medical Commons, located at 2311 North Prospect Avenue. The owner, Columbia St. Mary's, Inc. ("CSM"), claimed the City excessively assessed its property for tax years 2016 and 2017 and sought a refund of \$524,552.94. While that case was pending, CSM filed another claim against the City in regard to its 2018 assessment, requesting an additional refund of \$237,008. In total, CSM seeks approximately \$761,600 in tax refund from the City.

CSM and the City Assessor have agreed to slightly reduced assessments for the property, which results in a partial refund of taxes to CSM in the total amount of \$55,516.26 (approximately \$18,500 for each tax year in dispute). Although the City would initially have to pay this amount, after the Wisconsin Department of Revenue charges back the reduction in assessments to the other taxation districts, the City's portion of the \$55,516.26 will be approximately one-third.

In consultation with the City Assessor, the City Attorney now recommends settlement of this matter for the proposed refund, inclusive of all interests and costs. In exchange for this settlement and payment, CSM will stipulate to dismiss the case and release all existing claims against the City arising out of this matter.



Honorable Judiciary and Legislation Committee
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Very truly yours,



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