

April 15, 2002

Via Hand-Delivery

Ronald D. Leonhardt, City Clerk
City Hall – City Clerk’s Office
200 East Wells Street, Room 205
Milwaukee, WI 53202

Greg Shelko
RACM – Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

RE: Newhall 75.106 Deal

Dear Mr. Leonhardt and Mr. Shelko:

Enclosed are the following documents concerning a 75.106 deal for which Common Council and RACM approvals are needed:

1. Proposed Common Council Resolution;
2. Proposed Fiscal Note;
3. Proposed “75.106 In Rem Assignment Contract” (“75.106 Contract”) among ESV LLC, Small Animal Hospital, LLC, City, and RACM, pursuant to which the City, acting under Wis. Stat. §75.106 and §75.521, would assign its right to property-tax-foreclosure judgment against 2342 N. Newhall Street to ESV in exchange for ESV paying the City \$10,000, ESV agreeing to improve the parcel by demolishing existing improvements and constructing new improvements (min. building size, 5,600 s.f.) to be used as a veterinarian clinic, ESV agreeing to remediate environmental matters affecting the parcel per DNR requirements, and

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ESV agreeing to pay post-list taxes that won't be foreclosed on when the City does foreclose.

Please arrange to have this matter scheduled for the Common Council's next cycle, which, we understand, begins on 4/23/01.

Notices of Council and Committee hearings should please be sent to the following persons:

John Kastl
2112 Crestview Court
Wauwatosa, WI 53226

Tom Mueller
TEMCO
P.O. Box 856
Cedarburg, WI 53012-0856

Dr. Pam Geiken
Small Animal Hospital, LLC
2163 N. Farwell Ave.
Milwaukee, WI 53202

Matt Haessly
Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Gregg C. Hagopian
Office of City Attorney
200 East Wells Street, Suite 800
Milwaukee, WI 53202

We understand that Mr. Shelko will arrange scheduling through RACM and that he will prepare an appropriate, proposed resolution for RACM.

Thank you very much. Please call if you have questions or comments. My direct line is 286-2620.

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Assuming the Council and RACM approve, after approval, and after the Contract has been signed, we will coordinate with the Treasurer's Office with respect to the commencement of the in rem foreclosure action against the parcel. We have already alerted the Treasurer's Office with respect to this matter.

By copy of this letter, we are providing the U.S. Attorney's Office – Eastern District of Wisconsin and the Milwaukee IRS Office with written notice of this contract and the contemplated foreclosure action; and, we are sending a copy of the enclosures (together with a copy of the title commitment for the parcel that we received from ESV) to those offices. For the U.S.A.'s and I.R.S.'s benefit, we reference page 8, paragraph 8.E.

Sincerely,

GREGG C. HAGOPIAN
Assistant City Attorney

GCH/kg

Enclosures

c: John Kastl (w/ enc.)
Tom Mueller (w/ enc.)
Judy Ohm, DNR (w/ enc.)
Mark Miller, IRS (w/ enc.)
Michael Calabrese, IRS (w/ enc.)
Jim Santelle, U.S. Attorney's Office (w/ enc.)
Greg Shelko (w/ enc.)
Matt Haessly (w/o enc.)
Beverly Temple (w/o enc.)
Bill Hanrahan (w/o enc.)

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Greg Shelko

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bcc:

Michael D'Amato (w/enc.)