

Melendez, Yadira

From: Vincent Nash <vanash2001@gmail.com>
Sent: Monday, October 30, 2023 11:30 AM
To: Martin, Faviola
Cc: Cooney, Jim; Milano, Marissa; Melendez, Yadira; Perez, Jose; nhanesakda
Subject: Re: Licenses Committee Notice
Attachments: EXHIBIT 1 ROOMING HOUSE FOR 50 YEARS.jpg; EXHIBIT 2 802 TENANT PROFILE LIST.pdf; EXHIBIT 4 - OPEN COMMUNICATION WITH NEIGHBORS.pdf

Hello Alderman Perez and licensing committee,

Thank you for sharing this information with me, regarding the objection to my rooming house license for 802 S. 3rd St. I am a proud tax paying property owner, and my tenants are good residents of this very vibrant and culturally inclusive district of Walkers Point. For perspective, 802 S. 3rd St. has been a rooming house for nearly 50 years since July 1974! It was owned and designed by James Olinger, and passed down to his son Curtis in 1994, it remained in the Olinger family and name until I bought the unit in Feb 2022 (**EXHIBIT 1**), many of the residents have been living there 5+ years (**EXHIBIT 2**), and it was/is my goal, to keep the operations exactly the same, and provide day to day management, to keep the unit running clean and safely just as the previous owner before me. I take very seriously any issue that would deem our property a “nuisance” or “disorderly”, so in preparation for our meeting, I took the time to research each complaint in detail, and I wanted to share with you my response for your review before our meeting.

Complainant States #1

“Drug buying/selling? I have personally witnessed and shared a few videos with Capt. Pajot of occasions where tenants of 802 S. 3rd St. are purchasing/selling drugs on S. 3rd St. and/or in the alley south of the 802 building” ... “I am upset that tenants from 802 are loitering and purchasing/selling drugs from mobile drug deals right next to my home, my family and I should not have to live and deal with drug users and drug dealers around our property. We never know when we may exit our home or garage and if we may come across a drug deal in the process, this can become a very unsafe situation for us.”

V&N Nash Real Estate Response to #1

We have reviewed each video, and our response to each is listed below. In general, it should be noted that 3rd and National is the Heart of Walkers Point, there are numerous bars/taverns, clubs, restaurants, rooming houses, hotels, and businesses, in addition to schools such as my high school alma mater Milwaukee Tech nearby. Given this, and the fact that I have 15 units/15 people that live in my building, one can only expect heavy foot traffic around the area, there are often many celebrations and festivals that completely flood the area with citizens. Most, if not all my tenants do not have cars, so they depend on public transportation, and mobile companies to help them, they are walking in and out for buses, food carriers such as Uber Eats, many are elderly and have medical conditions, so their personal care workers, and family members are delivering medicine, food, and living supplies. To assume that a person walking out of their building they live in, to a car on a public street, then walking back in the building, (which ALL of these videos show), would be “purchasing/selling drugs”, or that they would be “drug dealers” or “drug users” seems to be a bit presumptuous in my opinion... without any true visible evidence. My tenants are good people who simply want a clean comfortable home to live in; there are no videos of loitering outside, groups of individuals or anyone for that matter, hanging out and “using drugs”, no one causing any commotion, no sound in the videos displaying loud music playing at all times of the night, no police citations given to anyone, just legally leased tenants walking in and out of my building. In addition, my tenants do not have access to the alley south or east of 802, In fact, my neighbors never really have to

come in contact with my tenants because of how the building is designed, all adjacent buildings are fenced off, each video is actually a camera pointed directly at my front entrance filming residents walking in and out, to show the lack of access to the alleys I included links for **(EXHIBIT-3)** <https://youtube.com/shorts/NWkLKxpwmOw?si=TBggM85Zj6d6uVc2> -AND- <https://youtube.com/shorts/HeiZbQ3axxw?si=bf5RyGISq2q0IC0g> (YOU MAY NEED TO COPY LINK AND PASTE IN YOUTUBE TO SEE). The entrances to my building are located on National Ave. and 3rd St. only. My parking lot holds 2 vehicles and is located off National Ave. only, this is probably why there are no videos of “mobile drug deals” in the alley. I watched each video and spoke to the tenants, and this is the response to each. Each link corresponds with videos detailed in your original email in case these links are not active

- <https://www.youtube.com/watch?v=TdJ4jC6oJUU>

-Sept 30,2023 (Camera 1) ... this is my tenant Robyn Kauffman who states this truck belongs to her cousin who delivers her various food and supplies from time to time. I cannot see evidence of anything different.

- <https://www.youtube.com/watch?v=1GbMp3Y2iKA>

-DUPLICATE COMPLAINT Sept 30,2023 (Camera 2) ... this is my tenant Robyn Kauffman who states this truck belongs to her cousin who delivers supplies

- <https://www.youtube.com/watch?v=koR5ZgR1TdE>

-Sept 25,2023 (Camera 1) ... this is my same tenant Robyn Kauffman who states this truck belongs to her cousin who delivers her supplies. I cannot see evidence of anything different.

- <https://www.youtube.com/watch?v=DLcfHgGev9M>

=Sept 22 2023... this is my tenant Dennis... he has been living in this rooming house for 12 years, you can clearly see he is retrieving a white package from the car... he states that this is food from Uber Eats that had delivered. I cannot see evidence of anything different.

- <https://www.youtube.com/watch?v=i5Eo5hpknXs>

-Sept 22,2023 (Camera 1) ... this is my tenant David Weick... he's a great guy but he has numerous medical conditions, he stated to me that this particular day he was with his guest and he stated “He often owes me money so I’m always asking for it back”? I do not see evidence of anything different.

- <https://photos.app.goo.gl/TesmKgZuARTeYe7JA>

-This is a picture of someone's car, we don't know who's car, where, or why? Are they assuming this is a drug dealers' car? No evidence of anything like that here.

- <https://www.youtube.com/watch?v=IYQ8jWfRMDc>

-Sep 9 2023, this is my tenant Robyn Kauffman again, she claims this is a relative of hers who is dropping off some money that she asked to borrow. I do not see evidence of anything different.

- https://www.youtube.com/watch?v=JdS_fh2vDEk

-Sep 6 2023, this is again my tenant Robyn Kauffman, she claims this is a relative of hers who is dropping off money and supplies that she asked to borrow. I do not see evidence of anything different

- <https://www.youtube.com/watch?v=geHYUbHwWe8>

-Sep 6 2023, this is again my tenant Robyn Kauffman, she claims this is a relative of hers who is dropping off some money that she asked to borrow.

- https://www.youtube.com/watch?v=Sdm_4pe_Gxw

-Aug 24 2023, this is my tenant Dennis, he claims this is a delivery from Uber Eats. I do not see evidence of anything different.

- <https://youtu.be/0jpd5elywtE>

-July 16 2023, this is my tenant Christina, she claims this is a relative of hers who is dropping off some money that she asked to borrow.

- <https://www.youtube.com/watch?v=u2Rch3MgtyE>

-April 13 2023, this is my tenant David W. as you can see by the video the person he is with exited the building with him, he states that this is a friend of his who was waiting on his ride... as his ride arrived he handed David money he owed him and got in the passenger side of the vehicle and left... no evidence of drug dealing.

- <https://www.youtube.com/watch?v=xi4Qu59Bbl>

-Feb 28 2023, I am not sure who this individual is or what exactly they were doing in this video... I don't know if he was littering or exactly what he was doing this night.

- <https://www.youtube.com/watch?v=4xzrs4RCAIE>

-Feb 28, 2023, this is a close up the same individual... why is he being labeled as a “drug runner”? I do not see any evidence of drug dealing... more than likely they are simply a guest of one of my residents?

- <https://www.youtube.com/watch?v=nG6Dm8sIYBA>

-Of all the videos I have watched... this one was the most disturbing because I wouldn't want anyone urinating on my property. I don't know who this is or why, but I will remind my tenants and their guests to respect my property. I would like to remind the complainant that unfortunately this guy is urinating on MY property not theirs and I try my best to manage my property, but it is impossible to police all citizens of Walkers Point actions around my property.

- <https://www.youtube.com/watch?v=K8E3i7rZazl>

-No one can tell exactly what this man is saying or doing in this video, but he is obviously a citizen/guest of Walkers Point at this time. We can't tell who he is or where he's going or where he's coming from. Walkers Point, especially the corner of 2nd and National, plays host to some of Milwaukee's most renowned and established bars! It would be unreasonable to live in this area and believe, especially in the evening hours, that you wouldn't come across someone slightly inebriated... especially if you are purposefully filming the public sidewalk outside.

- <https://www.youtube.com/watch?v=Uil5zW8rNDg>

-I cannot tell what this man is doing... but after watching this video all I can say is that I am glad he was respectful to my property and those around him. I cannot judge what he is doing just as any other person that might be in the area... but he is definitely not being a "nuisance" or "disorderly", and there's no evidence of any wrong-doing.

- <https://www.youtube.com/watch?v=HjF4QmmXJgs>

-I cannot tell if this man is living in his car, nor do I know why he is entering the building? The residents ARE allowed to have guests... I see no evidence of any wrongdoing?

- <https://www.youtube.com/watch?v=OqaPhC7DwJA>

-March 15, 2023, this is Phil my handyman who has every right to be on my property, for awhile he even resided in the building

- <https://www.youtube.com/watch?v=RQtnCi5YHR8>

-I checked with the fire department and they indeed said that the fire dept had been called about 6 times in the past year... I first would like to say I WILL speak to my tenants and try to get a feel for why that might be, the most they could tell me due to Hipaa violations is that they were emergency medical service calls. I know for a fact this call on this date was for my tenant David Weik who is willing to confirm that he unfortunately, but accidentally, fell from the staircase in the rooming house and fractured his shoulder, he was in rehab for a while, but he is feeling much better now. Many of my rooming house residents have fixed incomes due to disabilities or illnesses, some are elderly and sickly and live on their own with the help of limited resources. Some of our more vulnerable residents depend on tax paying and legally available ems services, as well as the type of housing I provide, which keeps them safe and not homeless at a very reasonable and affordable price. In fact, the Walkers Point area lays claim to multiple rooming house establishments, hotels, multi-unit apartment complexes and many more real estate options for citizens to explore. It is not a suburban or rural area where one should expect little to know police and emergency medical service presence.

In summary for the videos.... Because I am a concerned property owner of Walkers Point, and I find it a privilege to be a licensed rooming house operator granted to me by my city Milwaukee, WI. And I take these allegations very seriously. I intend to remind my tenants that we always must respect my property and my neighbor's property, and to remain law-abiding citizens and follow the rules. With that said, every single tenant has denied the accusations of these transactions being drug deals; is it possible that because I am the landlord, they are hesitant to say exactly? Maybe? Maybe Not? But just as I have no idea what they were doing in these videos, the complainant doesn't either. I see nothing at all that shows evidence my business should be shut down due to being a "nuisance" or "disorderly" property. I am disheartened as I have been nothing but proud to be here and I have and will continue to work hard at keeping 802 S. 3rd safe. To offer context to how I have always been open to being cordial and working with my neighbors, I am including a message text between myself and my neighbor to show how I have been open to working together to keep our properties safe and secure for us all. **EXHIBIT -4**

I have also included **EXHIBIT – 2** which is a current tenant profile roll (names excluded for privacy), for 802 S. 3rd St. Many of these residents have been tenants and law-abiding citizens for 5+ years at this location, before myself or even many of my neighbors moved here. I also included their ages to show not only the diversity of age, but also the fact that many are older and some very sickly who regularly depend on medical services and public transportation. Thank you for sharing and receiving my side of the story.

Vincent M. Nash

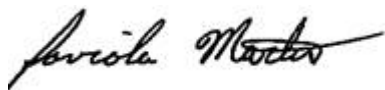
On Thu, Oct 26, 2023 at 5:09 PM Martin, Faviola <Faviola.Martin@milwaukee.gov> wrote:

Good afternoon,

Please see attached Committee Meeting Notice and for your convenience I have included the urls for all the videos mentioned in the included objection.

- <https://www.youtube.com/watch?v=TdJ4jC6oJUU>
- <https://www.youtube.com/watch?v=1GbMp3Y2iKA>
- <https://www.youtube.com/watch?v=koR5ZgR1TdE>
- <https://www.youtube.com/watch?v=DLcfHgGev9M>
- <https://www.youtube.com/watch?v=i5Eo5hpknXs>
- <https://photos.app.goo.gl/TesmKgZuARTeYe7JA>
- <https://www.youtube.com/watch?v=IYQ8jWfRMDc>
- https://www.youtube.com/watch?v=JdS_fh2vDEk
- <https://www.youtube.com/watch?v=geHYUbHwWe8>
- https://www.youtube.com/watch?v=Sdm_4pe_Gxw
- <https://youtu.be/0jpd5elywtE>
- <https://www.youtube.com/watch?v=u2Rch3MgtyE>
- <https://www.youtube.com/watch?v=xi4Qu59Bbl>
- <https://www.youtube.com/watch?v=4xzrs4RCAIE>
- <https://www.youtube.com/watch?v=nG6Dm8sIYBA>
- <https://www.youtube.com/watch?v=K8E3i7rZazI>
- <https://www.youtube.com/watch?v=Uil5zW8rNDg>
- <https://www.youtube.com/watch?v=HjF4QmmXJgs>
- <https://www.youtube.com/watch?v=OqaPhC7DwJA>
- <https://www.youtube.com/watch?v=RQtnCi5YHR8>

Have a good day,



Faviola Martin

License Division Assistant Manager

200 E. Wells St. Rm. 105

Milwaukee, WI 53202

Office 414-286-2238



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Vincent M. Nash
Nash Enterprises
(414) 305-6470
vanash2001@gmail.com
5031 W. Center St. Milwaukee, WI 53210