



June 16, 2017

Joint Committee on the Redevelopment
of Abandoned and Foreclosed Homes
200 E Wells Street, Room 205
Milwaukee, WI 53202

Dear Committee Members:

Pursuant to the request of the City Attorney's Office, I am providing this letter to give a background on what the Kohn Law Firm S.C. does to collect on outstanding tax files referred by the City of Milwaukee. Upon placement, the firm sends a demand letter and attempts to contact the debtor to try and resolve the outstanding tax debt. The firm's employees work to obtain as much information about the debtor and the debtor's assets, income sources and earning potential at this time to prepare the file for collections and a lawsuit in the event that a payment arrangement cannot be entered into with the debtor.

In the event that a payment of the balance or an arrangement to resolve the outstanding debt is not made, an attorney will review the file for a lawsuit. Prior to initiating legal action, the firm sends out the 4-week notice letter required by the City of Milwaukee ordinances. If there has not been a resolution after the expiration of the time period, the firm may move forward with a lawsuit on behalf of the City.

In the event that there still remains a balance after the lawsuit is filed and a judgment is obtained, the firm continues to work on the files trying to recover the outstanding judgment balance. After judgment is obtained, there are additional collection options available to the City. Some of the efforts that may be used to gather information and collect on files are detailed below:

1. Utilizing place of employment searches and other sources to locate a defendant's employment information or other businesses;
2. Skip tracing, including using landlord/property owner verification, social media and internet review for asset, property ownership and employer information;
3. Obtaining information from Housing Authority and Department of Neighborhood Services to review for income and possible garnishment opportunities;
4. Pulling credit reports;
5. Conducting supplemental hearings (these are hearings held before a court commissioner whereby the defendant is ordered to provide sworn testimony and documents, including bank statements, tax returns, and wage stubs. The supplemental hearings may be adjourned in the event that more information or documents are needed);
6. Proceeding with contempt motions before the circuit court on files where defendants fail to

comply with the order to appear at a supplemental hearing or fail to provide financial information we have demanded;

7. Obtaining civil bench warrants or other sanctions if someone is found in contempt for failing to appear at a supplemental hearing or failing to provide financial information pursuant to the order. These individuals may be hiding assets and information to purposely inhibit recovery;
8. Garnishing wages, bank accounts, rental income, independent contractor payments, etc;
9. Executing on real or personal property in possession of the debtor that the debtor either refuses to liquidate or pay over to the creditor;
10. Having a court commissioner appoint a receiver;
11. Monitoring bankruptcy cases and pulling bankruptcy schedules for relevant personal information, including asset and income information.

The above list is not all inclusive, but addresses a number of the things that the firm may do on behalf of the City. Thank you for your time and attention in this matter.

Sincerely,

KOHN LAW FIRM S.C.

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