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HAND DELIVERED

January 26, 2004

The Honorable Michael D'Amato, Chair
Judicial and Legislative Committee of the Common
Council of the City of Milwaukee
Room 205, City Hall
200 E. Wells Street
Milwaukee, WI 53202

RE: Mrs. Jessie Mae Woody (a/k/a Jessica M. Woody)

Dear Mr. D'Amato:

Enclosed herewith is a proposal by my client, Mrs. Woody, (for whom I am also guardian Ad Litem) regarding her proposal to purchase the interest of the City of Milwaukee in four judgments and the interest of the Neighborhood Improvement Development Corporation's interest in a mortgage on 2333 N. Palmer Street, Milwaukee, WI. The judgments and mortgage are against Mrs. Woody.

I would appreciate it as would Mrs. Woody and her relatives to have Mrs. Woody's proposal placed on the Agenda for the February 2, 2004 meeting of the Judiciary and Legislative Committee and, hopefully, favorably considered by such committee as stated in the accompanying proposal.

Very truly yours,


Henry J. Gefke, Attorney and Guardian ad
Litem for Jessie Mae Woody

HJG:cng

cc: Mr. Ron D. Leonhardt, City Clerk, w/encls.
Genevieve O'Sullivan-Crowley, Esq., Assistant City Attorney, w/encls.
Ms. Lee Nettie Anderson, w/encls.
Ms. Ella Kelley, w/encls.
Ms. Mary Bruce, Homemark Realty, w/encls.
Anthony J. Staskaunas, Esq., w/encls.

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HAND DELIVERED

January 26, 2004

The Honorable Members of the Judiciary and
Legislative Committee of the Common Council
of the City of Milwaukee
City Hall
200 E. Wells Street
Milwaukee, WI

RE: File No. 031130 – Proposal of Mrs. Jessie Mae Woody (a/k/a/ Jessica M. Woody) to purchase the interest of the City of Milwaukee in four judgments and the interest of the Neighborhood Improvement Development Corporation (“NIDC”) in a mortgage on property located at 2333 N. Palmer Street, Milwaukee, Wisconsin (the “ Palmer Street Property”).

Ms. Johnson-Odom and Gentlemen:

Introduction

The undersigned is the Attorney for and Guardian ad litem of Mrs. Woody who is presently residing in Gloster, MS and, unfortunately, is suffering from Alzheimer’s disease. The undersigned was appointed Guardian ad litem by Milwaukee Circuit Court Judge Lee Wells on November 3, 2003, per Order dated November 17, 2003, in connection with my representation of Mrs. Woody in litigation of Case No. 03-CV-00480, entitled Linda L. Smith vs. Jessica Woody (the “Smith case”).

The purpose of the proposal herein is to counter the proposal of Milwaukee River Investments LLC, (“MRI”), with Mrs. Woody’s proposal for the reasons stated further herein .

Other interested persons expected to be present in support of Mrs. Woody’s proposal are:

Ms. Ella Kelley and Mr. Victor Hall, Jr. from Sacramento, California, Mrs. Woody’s niece and nephew;

Ms. Mary Bruce, Real Estate Agent with Homemark Realty, Milwaukee;

Ms. Linda L. Smith, claimant of an equity interest as a land contract purchaser in 125 E. Lloyd Street, Milwaukee, WI (“the “Lloyd Street Property”), and Plaintiff in the Smith Case in which Mrs. Woody is the Defendant;

Anthony J. Staskunas, Esq., Ms. Smith’s Attorney.

Mrs. Woody's proposal

Mrs. Woody's proposal is intended to counter the offer of Milwaukee River Investments, LLC ("MRI") with respect to four judgments against Mrs. Woody in which the City has an interest and a mortgage against Mrs. Woody's Palmer Street Property in which the Neighborhood Improvement Development Corporation ("NIDC") has an interest. The request by MRI set forth in its proposal, also expected to be on the agenda for the Committee's February 2, 2004 Meeting offers to purchase for approximately \$35,000 the City's interest in the four judgments with a total current value of approximately \$38,100, and NIDC's interest in a mortgage on the Palmer Street Property for approximately \$17,200, for a total current value of approximately \$55,300, as stated in more detail in MRI's offer. (Note: The mortgage held by NIDC is on the Palmer Street Property, not, as stated in MRI's offer, 2534 N. Hubbard Street, the "Hubbard Street Property"), NIDC advised the writer of this address correction on January 14, 2004. (It should be noted that the current values per MRI's offer for the four judgments and the said mortgage, totalling, as stated above, \$55,300, has, due to the passage of time and additional interest, increased to approximately \$56,700.) NIDC has also informed the writer that the present mortgage balance on the Palmer Street Property is \$18,237.)

Mrs. Woody through funds supplied by her relatives and from proceeds from the sale of the Palmer Street Property, Hubbard Street Property, and the Lloyd Street Property, (The "Three Properties"), will have sufficient funds to purchase the said four judgments and mortgage for a total purchase price of \$37,000 which Mrs. Woody is offering pursuant to her Proposal herein.

Mrs. Woody respectfully requests the Judiciary and Legislative Committee to favorably consider Mrs. Woody's proposal of \$37,000 and to deny MRI's proposal of approximately \$35,000, and to hold Mrs. Woody's proposal over so that an agreement can be worked out with the City Attorney's office.

Humanitarian, Equitable, Legal and Financial Reasons in Support of Mrs. Woody's Proposal

Mrs. Woody, whose maiden name was Anderson and is the oldest of twelve children will be eighty years old on May 21, 2004. She came to Milwaukee as a single person in the early forties and married Mr. Leon Woody in the late forties or early fifties. The Woody's were divorced around 1960 or 1961 and had no children.

After the divorce, Mrs. Woody, in order to support herself, worked two jobs, her main one at Mill Print and a parttime position at Mount Carmel Nursing Home. In addition, to supplement her income and her security in retirement, she acquired and maintained, by herself, with some assistance from repair people, at least seven properties in the City. Unfortunately, because of deteriorating health, she already has lost four of the seven properties, believed to be one on Buffum Street and three on Herbert Street. The Three Properties are her only properties left of her ownership.

According to Mrs. Woody's sister, Ms. Lee Nettie Anderson with whom Mrs. Woody now resides and who together with Ms. Ella Kelley, Mrs. Woody's niece, furnished the writer with much of the personal information of Mrs. Woody as set forth in her Proposal, Mrs. Woody's health began to significantly deteriorate in 1997 and 1998, resulting in her hospitalization in 1998 and 1999. Due to Mrs. Woody's Alzheimer's condition, Mrs. Anderson is in the process of being appointed Mrs. Woody's Guardian.

Ms. Anderson advises the writer that the Three Properties are the only significant assets of Mrs. Woody and that the only income that Mrs. Woody presently has is \$817 a month from social security and minimum rental income from the Palmer Street Property which is largely consumed for management fees, and real estate taxes; also, Ms. Anderson advises that Mrs. Woody's medicines cost \$300 per month, she needs special foods at a cost of \$100 per month, and a caretaker (since Ms. Anderson has a business) at almost \$1100 per month.

It is clear that Mrs. Woody needs the funds which can be obtained by being able to sell the Three Properties, pay \$37,000 for the four judgments and the NIDC mortgage and still have sufficient funds to repay the advances of her relatives, specifically Ms. Anderson, who has been paying Mrs. Woody's legal fees and other expenses previously mentioned.

The distinct possibility that the Smith Case can be disposed of and Mrs. Woody receiving funds from the purchaser, Ms. Smith, and the additional positive prospective sale of the Palmer Street Property to an interested purchaser, are favorable to Mrs. Woody's objective of having funds left over for her retirement and care.

Ms. Mary Bruce, Homemark Realty, is reasonably confident that the Palmer Street Property and the Hubbard Street Property can be sold for a favorable price. To support this, the following are the 2003 assessed values for the two properties which have not been sold, the Palmer Street Property and the Hubbard Street Property. The 2003 assessed values are as follows:

Palmer Street Property - \$46,000
Hubbard Street Property - \$38,500

While assessed values do not necessarily reflect true fair market values, Ms. Bruce, who is familiar with the above two properties, estimates that they could be sold "as is" for as much as \$75,000, and even more with appropriate improvements.

Ms. Smith and Mr. Staskunas, her attorney, maintain, in the Smith Case, that the Lloyd Street property has already been sold via land contract and there remains \$16,700 owing which could be received soon if Mrs. Woody's Proposal is approved by the City and NIDC. Although the legal and equitable rights in the Lloyd Street Property are the subject of dispute in the Smith Case, the writer believes that the case can be settled satisfactorily if Mrs. Woody's Proposal is approved by the City of Milwaukee and the NIDC.

Conclusion

For the reasons stated above, Mrs. Woody respectfully requests that the Committee deny MRI's Proposal and to hold over Mrs. Woody's Proposal so that an appropriate agreement between Mrs. Woody, the City and NIDC can be effected.

It seems only proper to enable Mrs. Woody to accomplish her Proposal. By her history in Milwaukee as stated above and her ability to survive and, the writer understands, prosper, until her health deteriorated, Mrs. Woody should be recognized as a contributor to the welfare of the City by providing living quarters for residents of the City in the area in which she owned property.

Very truly yours,



Henry J. Gefke, Attorney for and Guardian ad
Litem of Jessie Mae Woody

HJG:cng