

Attachments:

- 1.) First Extension request submitted to DCD by Stephanie Holt
- 2.) Email correspondence between Debra McCollum (DCD Staff), Sonya Mays (listing broker), Brodie Swanson (buyer's agent) and Stephanie Holt (buyer)
- 3.) Second Extension request submitted to DCD by Stephanie Holt
- 4.) NIDC Approved and Required Bid with total cost of \$152,970
- 5.) Purchase price reduction request submitted to DCD by buyer's agent Brodie Swanson
- 6.) Email correspondence between Brodie Swanson (buyer's agent), Sonya Mays (listing broker), and Stephanie Holt (buyer)
 - a. Extension request of closing date only
 - b. Reiteration of request to extend closing date only
 - c. No explanation of the \$10,000 purchase price appearance on offer provided to buyer or buyer agent Brodie Swanson
 - d. Statement of uncomfortably regarding change of purchase price without committee vote.
- 7.) Email correspondence between Stephanie Holt (buyer) and DCD staff
 - a. Ms. Holt questions why she was not informed of documents prior to October 28th committee
 - b. Submission of an open records request
- 8.) Letter from Debra McCollum-Gathings
 - a. Debra states offer provided "may not be financially feasible for Ms. Holt"
- 9.) Email correspondence, of which Amy Turin states she will have DCD real estate and NIDC come together for a resolution.
- 10.) About Us of Vera Residential Real Estate "Milwaukee's Preferred Real Estate Investing and Brokerage Firm".

May 28, 2019

Redevelopment Authority City of Milwaukee
809 N Broadway
Milwaukee, WI 53202

RE: 2903/2905 N 48th

To Whom It May Concern:

I am requesting a 30 day extension for the June 2, 2019 closing date regarding 2903/2905 N 48th St.

Due to the stark difference between the City of Milwaukee's Scope of Work Report, created by Jeff Sporer dated 10/29/2018, listing essential repairs at an estimated \$34,550 and Other repairs including essential repairs at \$57,940 versus the Inspection Report, completed by Jameel Dawan from City Home Inspections LLC dated 4/23/2019 of which two construction bids estimated \$171,500 and \$95,000 for base repairs.

Two requirements were needed:

1. A third bid to better evaluate the cost of repairs
 - a. The third bid is still pending the estimation of an Asbestos Specialist called to address the asbestos issue present in the basement and identified on pages 16, 18, and 37 as being located in Attic, Heating System, and Basement in the Inspection report completed by Jameel Dawan.
2. Request of city to review the listing price
 - a. As of Wednesday, May 22, 2019 my realtor Brodie Swanson contacted Debra McCollum-Gathing, providing a comparable sales analysis of the property in question and was given an email response that the city will re-evaluate the property and pricing, and was also accepting a second offer with me remaining the primary offer.
 - b. As of May 28, 2019, neither my agent nor I have received any information regarding the City's review of the property condition and/or pricing.

Due to these two requirements the appraisal/ underwriting process has been delayed making the June 2nd deadline impossible to maintain.

Enclosed is a pre-dated non-refundable check for \$250.00 to extend the closing day by 30 days.

Also enclosed are the following documents to verify my explanation of extension requirement.

- The City of Milwaukee's 2018 Scope of Work created by Jeff Sporer
- The 2019 Inspection Report completed by Jameel Dawan
- The (2) construction bids
- The City of Milwaukee's Sales Comparable Listings prepared by Rhonda G Szallai
- The 2019 Sales Comparable Report prepared by real estate agent Brodie Swanson
- A copy of the email correspondence between Brodie Swanson and Debra McCollum-Gathing.

Thank you in advance for your consideration,

Stephanie Holt

Stephanie Holt
3602 N 42nd St, Milwaukee WI 53216
(414) 243-4066



Attachment 2

FW: Amendment received RE: Closing Extension Request - Stephanie Holt 2903-2905 N 48th St

Brodie Swanson <brodie.g.swanson@gmail.com>

Fri, May 31, 2019 at 3:39 PM

To: "McCollum-Gathing, Deborah" <Deborah.McCollum-Gathing@milwaukee.gov>, sonya@midexec.com, "Alcala, Christina" <calcal@milwaukee.gov>

Hi Deborah,

Were you able to justify any reduction in the listing price? We are open to a conversation about the value of the home based on comps and condition. Thank you in advance for your response.--Brodie

Brodie Swanson

Real Estate Agent, Lic#86221

Realty Executives Southeast

S30W24896 W Sunset Dr. STE 106

Waukesha, WI 53189

Cell-262-501-1610



From: McCollum-Gathing, Deborah [mailto:Deborah.McCollum-Gathing@milwaukee.gov]**Sent:** Friday, May 31, 2019 3:36 PM**To:** sonya@midexec.com; Alcala, Christina <calcal@milwaukee.gov>**Cc:** Bailey, Keith <Keith.Bailey@milwaukee.gov>; Brodie Swanson <brodie.g.swanson@gmail.com>; Turim, Amy <Amy.Turim@milwaukee.gov>**Subject:** RE: Amendment received RE: Closing Extension Request - Stephanie Holt 2903-2905 N 48th St

Sonya,

Yesterday, I re-inspected the property and I was unable to justify the price reduction to \$20,000. I have forwarded this request to Amy for final review.

From: McCollum-Gathing, Deborah
Sent: Wednesday, May 29, 2019 2:41 PM
To: sonya@midexec.com; Alcala, Christina
Cc: Bailey, Keith; Brodie Swanson (brodie.g.swanson@gmail.com)
Subject: RE: Amendment received RE: Closing Extension Request - Stephanie Holt 2903-2905 N 48th St

Also, the check for \$250.00. We will place the check in safe keeping until after June 10th.

From: McCollum-Gathing, Deborah
Sent: Wednesday, May 29, 2019 2:40 PM
To: 'sonya@midexec.com'; Alcala, Christina
Cc: Bailey, Keith; Brodie Swanson (brodie.g.swanson@gmail.com)
Subject: RE: Amendment received RE: Closing Extension Request - Stephanie Holt 2903-2905 N 48th St

Sonya,

On Friday May 31, 2019, I will re-inspect the property and provide a response to you regarding the buyer's request for a reduction by Monday. The current offer expires June 2, 2019. Please offer a no-fee extension for June 10th to allow the city to re-inspect the property and the buyer to respond to the results of the re-inspection.

P.S. I received Priority Mail from Stephanie Holt USPS tracking #9510-8124-8637-9148-1677-09 with comps, proposals and cover letter.

From: sonya@midexec.com [mailto:sonya@midexec.com]
Sent: Wednesday, May 29, 2019 2:21 PM
To: McCollum-Gathing, Deborah; Alcala, Christina
Cc: Bailey, Keith
Subject: RE: Amendment received RE: Closing Extension Request - Stephanie Holt 2903-2905 N 48th St

Please see attached revised amendment from buyer's agent for your review.

Thank you,

--

Sonya Mays, MBA
Broker / Founder / Owner

Midwest Executive Realty
11414 W. Park Place, Suite 202
Milwaukee, WI 53224

Office: 414-395-8771
Fax: 414-395-8772
Direct Mobile: 414-395-0182

Toll Free: 844-777-7725
Email: Sonya@MidExec.com
www.MidwestExecutiveRealty.com

From: McCollum-Gathing, Deborah <Deborah.McCollum-Gathing@milwaukee.gov>
Sent: Wednesday, May 29, 2019 8:45 AM
To: sonya@midexec.com; Alcala, Christina <calcal@milwaukee.gov>
Cc: Bailey, Keith <Keith.Bailey@milwaukee.gov>
Subject: RE: Amendment received RE: Closing Extension Request - Stephanie Holt 2903-2905 N 48th St

Sonya,

We will need a reason for the extension.

From: sonya@midexec.com [mailto:sonya@midexec.com]
Sent: Tuesday, May 28, 2019 11:28 PM
To: McCollum-Gathing, Deborah; Alcala, Christina
Cc: Bailey, Keith
Subject: Amendment received RE: Closing Extension Request - Stephanie Holt 2903-2905 N 48th St

Attached is an amendment received from the buyer's agent requesting to extend the contract close date to 7/10/19. The buyer's agent was advised to state the reason for the request on the amendment.

Thank you,

--

Sonya Mays, MBA
Broker / Founder / Owner

Midwest Executive Realty

11414 W. Park Place, Suite 202
Milwaukee, WI 53224
Office: 414-395-8771

11/29/2019

Gmail - FW: Amendment received RE: Closing Extension Request - Stephanie Holt 2903-2905 N 48th St

Fax: 414-395-8772

Direct Mobile: 414-395-0182

Toll Free: 844-777-7725

Email: Sonya@MidExec.com

www.MidwestExecutiveRealty.com



The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements. See City of Milwaukee full e-mail disclaimer at www.milwaukee.gov/email_disclaimer

July 5, 2019

Redevelopment Authority City of Milwaukee
809 N Broadway
Milwaukee, WI 53202

RE: 2903/2905 N 48th

To Whom It May Concern:

I am requesting an extension for the July 10, 2019 closing date regarding 2903/2905 N 48th St.

I have been working with the City of Milwaukee Department of City Development (DCD) in regards to acquiring the 20,000 forgivable loan through the city of Milwaukee's Homebuyer assistance program initially noted on page 5 of my original and accepted offer to purchase.

Actions:

1. The City of Milwaukee Department of City Development
 - a. Completed the inspection of the property 290./2905 N 48th
 - b. Completed an updated Scope of Work Required on the Property
 - c. From email correspondence the Scope of Work was approved by NIP
 - d. From email correspondence the Scope of Work was approved by Historic Preservation Commission
 - e. Completion of updated bid by contractor based on (assumed approved) DCD Scope of Work

Remaining Actions:

- f. The Scope of Work approval by Supervisor
- g. The Scope of Work approval by the DCD Financial officer
- h. Approval of Updated bid by DCD

Actions:

2. Northshore Bank - Lender
 - a. Payed for and ordered an updated appraisal based on the updated bid based on DCD Scope of work.

Enclosed

- Amendment to Offer to Purchase – Changing closing date from July 10th to July 31st

Also Enclosed are the following documents to verify my explanation of extension requirement.

- Updated City of Milwaukee's (DCD) Scope of Work created by Sam Smith
- Updated Contractors Bid based on DCD Scope of Work
- Stud of Date and Cost of Appraisal paid to Northshore Bank

Thank you in advance for your consideration,

Stephanie Holt

Stephanie Holt
3602 N 42nd St, Milwaukee WI 53216
(414) 243-4066

ARC CONSTRUCTION DATA

Name	Stephanie A. Holt	Program	HR
Project Address	2903-2905 N 48TH ST	Loan Category	SNIP HBA
Loan Number:	18106	Loan Officer	Benjamin Sanchez
		Rehab Specialist	Sam Smith

The scope of work for this project has been reviewed and approved by the owner and the Technical Supervisor and is attached. Bids were obtained and are shown on the attached Bid Summary Sheet. None of the selected contractors are HUD suspended or City of Milwaukee or NIDC debarred. Davis Bacon does not apply to this project.

Owners with children under the age of seven have received information regarding the hazards of lead-based paint and have returned the certifications. None of these children had an elevated blood level (EBL).

The scope of work meets or exceeds federal housing quality standards and City of Milwaukee codes for existing residences including correction of defective lead-based paint surfaces and removal and/or encapsulation of hazardous asbestos.

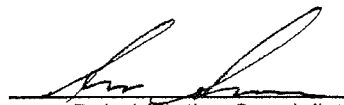
Residential Units	2
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Owner Occupied Units		of total square feet
Residential Rental Units	1	of total square feet
Commercial Units		of total square feet
Total Units at this tax key	1	0 % of total square feet

After rehab bedroom and unit configuration: 3/3

Bid amount	\$127,475	
Lead amount		
Contingency	\$25,495	20% Contingency
Other		
Total	\$152,970	Total

Cost of owner's unit	
Cost of tenant's unit	
Cost of commercial unit	
Cost of common areas	
Landscaping	
TOTAL	\$127,475

	<u>7/24/19</u>	_____	_____
Rehabilitation Specialist	Date	Technical Supervisor	Date

Construction Data Package: Construction Data, Bid Summary, Scope of work (with itemized cost estimates)

SCOPE OF WORK		7/2/2019		
Stephanie Holt -2903-05 N. 48th st				
Rehab Specialist: Sam Smith 414-286-8604				
Loan Officer: Benjamin Sanchez 414-286-5719				
First inspection date: 6/25/2019 Prior version dates:		HBA		
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated 8/23/07 & 5/13/08, are incorporated into this scope by reference. These items provide an outline of materials requirements & performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-3rd Flr.				
Lead Related Work: Any task that disturbs previously painted surface shall be performed by properly certified personnel and follow the State of Wisconsin Department of Health Services Administrative Code Chapter DHS 163 regarding the certification for the identification, removal and reduction of lead-				
And, if applicable: <input type="radio"/> YES <input checked="" type="radio"/> NO				
Any task that disturbs a previously painted surface requires Milwaukee Health Department notification (Pb-N). Window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department Permit (Pb-A).				
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.				
Line #	Scope of Work Item	Code	scope ver	scope item
2	SITE			
3	Cut down and trim all vegetation around property , house and garage	CV	NIDC	Site
4	Replace concrete approach to garage on south side	CV	203k	Masonry
5	Replace concrete service walk from garage to house	CV	City home	Masonry
6	Remove and replace concrete steps to both front entries, (Must be made exactly as old) , try to save, Prime and paint reinstall old or add new handrails with similar look	CV-Permit	203k	Masonry
7	Add window wells and raise grade level to flow away from house	PR	NIDC	exterior
8				
9	GARAGE			
10	Remove existing gutters and downspouts and replace with new seamless gutters and oversized downspouts to flow away from garage	PR-Pb-N	203K	Roofing
11	Remove all roofing materials , redeck with 7/16 OSB, install ice and water shield along all eaves and valleys , install proper flashing , drip edges, and gutter aprons and new underlayment , and install new dimensional shingles to match house	PR	203K	Roofing
12	Replace any defective structure wood or studs in garage	PR	City home	Roofing
13	Replace missing and damage windows in garage	PR-Pb	City home	Exterior
14	Repair or replace all (3) garage doors so they function properly	PR-Pb	NIDC	Exterior
15	Repair or replace all (2) service doors so they function properly	PR-Pb	NIDC	Exterior
16	Restore electric service in garage to function per code	PR/Permit	NIDC	Electric
17	Scrape and paint all previously painted wood surfaces, Follow all Lead Safe Renovator Guidelines	PR-Pb	203k	Lead
18	Tuck-point bricks on garage as needed	PR	City home	masonry
19				
20	EXTERIOR (HOUSE)			
21	PORCHES			
22	Repair jump porch to safe and sound condition, remove peeling plywood from bottom of porch	PR/Permit	City home	Exterior
23	Scrape and paint all previously painted wood surfaces, Follow all Lead Safe Renovator Guidelines	PR-Pb-N	203k	Lead
24				
25	HOUSE			
26	In a Lead Safe manner, Scrape and Paint all chipping and peeling exterior windows,	PR-Pb	203k	Lead
27	Repair all windows to working order , install new wood storms and screens where needed	PR-Pb	203k	Exterior
28	Replace damaged side entry door with steel prehung door	PR-Pb	NIDC	Exterior
29	Replace upper rear door with steel pre hung door	PR-Pb	203k	Exterior
30	Repair existing front entry doors (must remain same style)	PR-Pb	203k	Exterior
31	Replace missing and damaged front and rear storm doors	PR-Pb	City home	Exterior
32	Replace hardware and locks on all doors	PR	203k	Exterior

33	Soffit Fascia and trim -Repairs to all areas needed on house. Remove existing damaged soffit and fascia , replace with similar material as existing	PR-Pb	203k	Roofing
34	Tear off all roofing material to house roof deck boards and replace with 30 year warranty architectural/dimensional shingles. Replace any defective 1x roof deck boards. Install osb, ice and water shield, 15# felt, roof vents and all new metal flashing (chimney, valley, drip edge, step flashing etc.).	PR	203k	Roofing
35	Remove existing gutters and downspouts house and porch and replace with new k-style seamless gutters and downspout. Gutters to be repitched, to drain away from house foundation . Downspouts can be relocated from receivers and rerouted to drain toward yard in front of the house and to rear if possible . Receivers to be sealed from drainage system	PR	203k	Roofing
36	Replace all damaged exterior lighting	PR /PERMIT	City home	electric
37				
38	INTERIOR			
39	Partition walls - Remove all front entry framing from both units , install new wall studs , roof rafters , blocking and headers for both entry areas ,	PR/Pb	203k	interior
40	Repairs to be made to all broken plaster , Repairs to damaged areas in upper and lower living room, front room entries, (2) bathrooms, and (2) kitchen areas	PR/Pb	203k	interior
41	Prime and paint all walls and ceilings through out both units, One color applied to all , to be verified with owner	PR/Pb	203k	interior
42	Repair any wood trim , cleaning of all windows, door casings , baseboards, and any non painted wood , clean and apply (1) coat of sealer	PR/Pb	203k	interior
43	Repair or replace basement stair stringers, treads and risers, install proper graspable handrails for all stairways	PR-Permit	203k	Basement
44	Repair damaged areas of hardwood floors in living rooms due to water leaking from roof, sand, tack and refinish all hardwood flooring throughout , seal per manufactures specs	PR	203k	interior
45	Install proper underlayment in bathrooms and kitchens , seam all joints , install vinyl flooring over all .	PR	203k	interior
46	Snake out main drain and sewer lateral to ensure proper flow	PR	City home	Plumbing
47	Remove all existing supply and drain plumbing pipes, Supply and install new PVC drain pipes to upper and lower bathrooms , upper and lower kitchens , Laundry areas in basement with proper venting and draining	PR-Permit	203k	Plumbing
48	Provide and install new supply line piping from Meter horn to both water heaters basement laundry , first and second floor bathrooms, First and second floor kitchens .	PR-Permit	203k	Plumbing
49	Supply and install (2) new efficient water heaters ,	PR-Permit	203k	Plumbing
50	Supply and install (2) new bathroom vanity sinks and faucets	PR-Permit	203k	Plumbing
51	Supply and install (2) new sets of basic kitchen cabinets, with basic countertops , sinks and faucets	PR-Permit	203k	interior
52	Supply and install (2) new laundry sinks and faucets	PR-Permit	203k	Plumbing
53	Supply and install (2) new shower/tub mixer valves	PR-Permit	203k	Plumbing
54	Supply and install (2) new Toilets	PR-Permit	203k	Plumbing
55	Supply and install (2) new water hose spickets	PR-Permit	NIDC	Plumbing
56	Install new lighting fixtures, switches and outlets, with covers throughout house , Remove any unused or exposed wiring , Supply dedicated circuits to all appliances, bathroom and kitchen needs	PR-Permit	203k	Electric
57	Install GFCI'S to kitchens, bathrooms and laundry areas , all with dedicated circuits	PR-Permit	203k	Electric
58	Install new service panel box in basement to replace Stab-loc	PR-Permit	City home	Electric
59	Install new dedicated electrical circuits for both furnaces , (and water heaters if needed)	PR-Permit	203k	Electric
60	Install smoke and C/O combo alarms in proper locations and basement	PR-Permit	203k	interior
61	Install new thermostats for New furnaces in basement	PR-Permit	City home	Heating
62	Install new gas service for New furnaces in basement	PR-Permit	NIDC	Heating
63	Repair or replace gas lines for cooking stoves and clothes dryers , install new cutoff valves	PR-Permit	NIDC	Plumbing
64	Install new efficient Gas powered forced air furnaces for each unit and properly balance system	PR-Permit	203k	Heating
65	Install new plenums and install all new duct work for first and second floor furnaces	PR-Permit	203k	Heating
66	Install proper heating supply and returns ducts to all rooms	PR-Permit	203k	Heating
67	Install proper registers to all	PR	203k	Heating
68				
69	Cleanup			

70	Demo kitchens and bathrooms and dispose of debris, Dumpster on site for debris removal	PR/Pb	203k	Interior
71	Clean both bath tubs for reuse	PR	NIDC	Plumbing
72				
73	BASEMENT			
74	Remove ceiling material in basement and dispose	PR-Pb	203k	Basement
75	Removal of asbestos wrapping from boiler piping in basement and attic. Remove asbestos wrapped boilers in basement, Properly Containing work area ,Properly disposing of all debris, using air scrubbers , Provide air samples and pulling asbestos removal permit	PR/Permit	203k	Abestos
76	Install new Glass block to basement windows with dryer vents, Air vents and Rodent proof vent covers (On west, and North sides only, Street side (South) must remain painted wood)	PR/Pb	NIDC	Exterior
77				
84	Total Scope Estimate			
85				
86				
82	Prepared by: Sam Smith			
83				
84				
85	Owner Approval:			
	Alternate Items			
	Garage windows can be vinyl , but not white , As in Almond			

Sub-Contractor List

I (we) certify that this information is true, accurate, and complete. I (we) understand that incomplete or inaccurate information may mean my (our) bid will not be accepted by NIDC. Attach additional sheets for other sub-contractors or material suppliers.

The total of EBE sub-contracts, including material suppliers is: \$ 11,432.00 ~~([REDACTED])~~
 The total of Section 3 sub-contracts including material suppliers is: \$ _____

ELECTRICAL		Amount of Subcontract	\$ <u>7447.59</u>
Company Name	[REDACTED]	EBE Status	Yes
Address	[REDACTED]		<input checked="" type="radio"/> No
Contact Name	[REDACTED]	Section 3 Status	Yes
Contact Phone	[REDACTED]		<input checked="" type="radio"/> No
PLUMBING		Amount of Subcontract	\$ <u>13475.00</u>
Company Name	[REDACTED]	EBE Status	Yes
Address	[REDACTED]		<input checked="" type="radio"/> No
Contact Name	[REDACTED]	Section 3 Status	Yes
Contact Phone	[REDACTED]		<input checked="" type="radio"/> No
HVAC		Amount of Subcontract	\$ <u>15750.00</u>
Company Name	[REDACTED]	EBE Status	Yes
Address	[REDACTED]		<input checked="" type="radio"/> No
Contact Name	[REDACTED]	Section 3 Status	Yes
Contact Phone	[REDACTED]		<input checked="" type="radio"/> No
CARPENTRY		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			<input type="radio"/> No
Contact Name		Section 3 Status	Yes
Contact Phone			<input type="radio"/> No
CONCRETE & MASONRY		Amount of Subcontract	\$ <u>6250.00</u>
Company Name	[REDACTED]	EBE Status	Yes
Address	[REDACTED]		<input checked="" type="radio"/> No
Contact Name	[REDACTED]	Section 3 Status	Yes
Contact Phone	[REDACTED]		<input checked="" type="radio"/> No
LEAD ABATEMENT		Amount of Subcontract	\$ <u>11,432.00</u>
Company Name	[REDACTED]	EBE Status	Yes
Address	[REDACTED]		<input checked="" type="radio"/> No
Contact Name	[REDACTED]	Section 3 Status	Yes
Contact Phone	[REDACTED]		<input checked="" type="radio"/> No
INSULATION		Amount of Subcontract	\$
Company Name		EBE Status	Yes
Address			<input type="radio"/> No
Contact Name		Section 3 Status	Yes
Contact Phone			<input type="radio"/> No

Bid Submission Form

This bid document consists of five (5) pages. They are the Bid Submission Form, the Materials List, the Contractor's References, Contractor Ownership Information, and the Subcontractor List.

All pages must be completed and submitted as your bid. Bid forms must be received no later than . CONTRACTOR agrees this bid shall remain in effect for a period of sixty (60) days. If the OWNER takes no action during the 60 days, the bid shall become void without recourse by either party.

START AND COMPLETION OF WORK

The work presented in this project is to be started within 7 days after Contractor's receipt of a Notice to Proceed and is to be satisfactorily completed within 60 days thereafter. Interior/Exterior Completion and/or Weather-Affected repairs, if any, must be completed as further outlined and incorporated in Bid Attachments A and/or B respectively. (Strike if not applicable.)

BIDDING

Contractors should submit bids to do EXACTLY the work AS DESCRIBED. Any desired changes must be proposed on a separate, "Alternate Bid" page. Any proposed changes are subject to the owner's approval, after consultation with the lender.

MAIL OR DELIVER BIDS TO THE OWNER AT CURRENT ADDRESS

Owner: Stephanie A. Holt
Project Address: 2903-2905 N 48TH ST
Current Address: [REDACTED]
Phone: [REDACTED]

The contractor accepts and agrees to all of the terms and conditions stated in the General Bid Conditions and instructions which are incorporated herein by reference. This contractor hereby further agrees to execute a contract for performance of work as outlined in the "Scope of Work" dated and to furnish labor and materials in accordance with the "Technical Specifications and addenda

for the lump sum BASE BID price of \$ 129,475.22

Company name [REDACTED] By: [REDACTED]
Address: [REDACTED] Signature [REDACTED]
City/State/Zip Milwaukee WI 53216 Date: 6/28/2019
Phone [REDACTED] Title Owner
City License # HICA Witness _____
Lead License No DHS _____
Contractor Insurance _____
Expiration Date 5/7/2020 Federal contractor tax id # or social sec # 27- [REDACTED]
Note: one of these numbers is required to validate this bid.

If other than sole proprietor, complete the following:

I certify that I am the OWNER (Officer or Title) of the corporation named as contractor herein; that [REDACTED] (Name of bidder) who signed this bid form on behalf of the contractor was the authorized representative, of said corporation; that said bid form was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate power.
(Corporate Seal) BY: [REDACTED]

Acceptance By Contractor

I have reviewed all bids and hereby accept this bid. I understand that this acceptance is final and may not be revoked subsequent to approval by the NIDC Administrative Review Committee.

Owner's Signature: [REDACTED] Date: 6/28/2019
Owner's Signature: _____ Date: _____

Purchase Price Deduction Request - 2903-05 N 48th St

August 13, 2019

To Whom It May Concern,

The Northshore Bank issued appraisal determined the market value of the 2903-05 N 48th St, after completed renovations, to be \$151,000.

As of 7/24/2019, the City of Milwaukee Department of City Development - Neighborhood Improvement Development Corporation, Sam Smith and Benjamin Sanchez approved and forwarded the bid required to renovate the property to Northshore Bank Lender, Diana Castillo. The approved bid is valued at \$127,475.00 with a 20% contingency.

As of 8/12/2019, based on the 8/7/2019 appraisal the loan estimate amount has been reduced from \$235,000 to \$135,000.

The currently agreed purchase price of the property is \$64,200. This figure added with the city approved and required renovation cost, not including the 20% required contingency, would assume a total value of \$191,675; which is \$40,675 over the appraised market value of the property.

I am aware of the Milwaukee Sherman Park Initiative of which city homes are sold at \$1.00 to developers who were eligible for grants of \$10,000 per property. The article provided below specifically mentions property 3011 N Sherman Blvd of which the city sold the property for \$1.00, provided a \$10,000 grant, and allowed an independent investment of \$90,000 into the property.

I am formally requesting a reduction of the purchase price for the buyer Stephanie Holt to be lowered to \$1.00.

For your review I have attached:

- | | | |
|--|-----------|-----------|
| • The Northshore Bank issued appraisal | Completed | 8/7/2019 |
| • The NIDC approved bid | Approved | 7/24/2019 |
| • Updated Loan Estimate based on appraisal | Issued | 8/12/2019 |
| • Journal Sentinel - Milwaukee Sherman Park Initiative | Published | 7/22/2019 |

Based on the information provided I ask that the City of Milwaukee Department of City Development- Real Estate Department, in good faith, review the supporting documents and consider reducing the purchase price, so that this transaction can move forward.

If there are any questions regarding this letter, please feel free to contact me at 262-501-1610 or Brodie.g.swanson@gmail.com.

Thank you for your consideration,

Brodie Swanson



Steph H <holtstep0711@gmail.com>

Fwd: 2903-05 N 48th Amendment / Holt

1 message

Brodie Swanson <brodie.g.swanson@gmail.com>
To: Steph H <holtstep0711@gmail.com>

Fri, Sep 27, 2019 at 5:26 PM

Hi Stephanie,

I received this from the seller. I am pleased with the closing date, but not sure what to do with the adjusted price. Do you know where that number came from?

Brodie Swanson
Realty Executives Southeast
262-501-1610

Sent from my iPhone

Begin forwarded message:

From: sonya@midexec.com
Date: September 27, 2019 at 4:55:30 PM CDT
To: Brodie Swanson <brodie.g.swanson@gmail.com>
Subject: RE: 2903-05 N 48th Amendment / Holt

Brandon,

Please see attached amendment from seller.

Please confirm receipt.

Thank you,

--

Sonya Mays, MBA

Midwest Executive Realty

11414 W. Park Place, Suite 202
Milwaukee, WI 53224
Office: 414-395-8771
Fax: 414-395-8772
Direct Mobile: 414-395-0182

Toll Free: 844-777-7725
Email: Sonya@MidExec.com
www.MidwestExecutiveRealty.com

From: sonya@midexec.com <sonya@midexec.com>
Sent: Wednesday, September 25, 2019 11:53 AM
To: 'Brodie Swanson' <brodie.g.swanson@gmail.com>
Subject: RE: 2903-05 N 48th, Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes

Received, noted.

Thank you,

--

Sonya Mays, MBA

Midwest Executive Realty

11414 W. Park Place, Suite 202
Milwaukee, WI 53224
Office: 414-395-8771
Fax: 414-395-8772
Direct Mobile: 414-395-0182

Toll Free: 844-777-7725
Email: Sonya@MidExec.com
www.MidwestExecutiveRealty.com

From: Brodie Swanson <brodie.g.swanson@gmail.com>
Sent: Wednesday, September 25, 2019 11:51 AM
To: sonya@midexec.com
Subject: RE: 2903-05 N 48th, Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes

Hi Sonya,

I have written the amendment for a closing extension. Apparently there is something being worked on in the city counsel setting. It will be up for a vote on October 6th I believe. Until then I am not sure anyone can act on the price reduction. I can only address the closing date at this point. Ben Sanchez has been in the loop on this and has indicated that October 11th is the latest date he is looking at, but the lender has indicated that they need more time to do things on their end. I say this all as background as I am not sure what you are hearing and what you aren't. Please let me know if you have any questions. Thank you for all your work!—Brodie

Brodie Swanson

Real Estate Agent, Lic#86221
Realty Executives Southeast
S30W24896 W Sunset Dr. STE 106
Waukesha, WI 53189
Cell-262-501-1610

From: sonya@midexec.com [mailto:sonya@midexec.com]
Sent: Tuesday, September 24, 2019 4:51 PM
To: 'Brodie Swanson' <brodie.g.swanson@gmail.com>
Subject: RE: 2903-05 N 48th, Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes

Brodie,

Thank you for the update.

The amendment I received is not signed. If the buyer is requesting another price reduction, I would suggest including the new price on the amendment along with the closing extension request so that everything can be done at once instead of going back and forth, seller does not want piece mail.

Thanks again for your patience and understanding.

Thank you,

--

Sonya Mays, MBA
Broker / Founder / Owner

Midwest Executive Realty

11414 W. Park Place, Suite 202
Milwaukee, WI 53224
Office: 414-395-8771
Fax: 414-395-8772
Direct Mobile: 414-395-0182

Toll Free: 844-777-7725
Email: Sonya@MidExec.com
www.MidwestExecutiveRealty.com

From: Brodie Swanson <brodie.g.swanson@gmail.com>
Sent: Tuesday, September 24, 2019 4:43 PM
To: sonya@midexec.com
Subject: 2903-05 N 48th, Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes

Hi Sonya,

I have received notice today that the home on 48th is in conversations at the city government level to have the price further reduced. The buyer has asked that I send an amendment to extend the closing date due to the timelines that exist with committees and such. You will find the amendment attached. Please confirm that you have received it and let me know if you have any questions. Thank you Sonya!--Brodie

Brodie Swanson

Real Estate Agent, Lic#86221

Realty Executives Southeast

S30W24896 W Sunset Dr. STE 106


Waukesha, WI 53189

Cell-262-501-1610

3 attachments

  **image001.jpg**
6K

  **image001.jpg**
6K

 **Amendment_No 4-2903 N 48th St-Holt buyer-9.27.19.pdf**
87K



Steph H <holtstep0711@gmail.com>

Pending Amendment

1 message

Brodie Swanson <brodie.g.swanson@gmail.com>

Fri, Sep 27, 2019 at 9:10 PM

To: sonya@midexec.com

Cc: Amy.Turim@milwaukee.gov, Khalif.Rainey@milwaukee.gov, Steph H <holtstep0711@gmail.com>, "McCollum-Gathing, Deborah" <Deborah.McCollum-Gathing@milwaukee.gov>

Good Evening Sonya,

Thank you for the response to the amendment that was submitted earlier this week. I appreciate your work but at this time we are unable to amend the offer to purchase to reflect a new listing price being that the resolution referred to below has not been presented or voted on within the Planning and Zoning Committee. If, however, the DCD feels comfortable providing the pre-approved listing price of the agreed upon \$2,500 my buyer will sign it. Here is a brief summary of the pending action of the joint committee:

****Per the directive of the Joint Committee on the Redevelopment of Foreclosed and Vacant Homes, the pending purchase price reduction of 2903-05 N 48th St is to be based on the resolution to be authored by Alderman Rainy for committee on October 8th, 2019, with the purchase price of \$2,500, buyer Stephanie Holt will be requesting a closing date extension.****

We hope to close by the end of October but ask for a November closing date to be sure the buyers lender can close everything on their end within the agreed upon time frame. I have attached the amendment that was sent earlier this week and ask for an agreement to the extension now and that the purchase price issue be left until the joint committee has made a decision. Thank you Sonya. Please let me know if you have any questions and that you have received this email.

Regards,

Brodie

Brodie Swanson

Real Estate Agent, Lic#86221

Realty Executives Southeast

S30W24896 W Sunset Dr. STE 106

Waukesha, WI 53189

Cell-262-501-1610



Signed Closing Date Extention.pdf

178K



Attachment 7

am>

2903-05 N 48th St

Steph H <holtstep0711@gmail.com>

Thu, Oct 31, 2019 at 9:32 AM

To: "Turim, Amy" <Amy.Turim@milwaukee.gov>

Cc: "Brown, Martha" <Martha.Brown@milwaukee.gov>, "Hagopian, Gregg" <ghagop@milwaukee.gov>, "Morton, Sherman" <S.Morton@milwaukee.gov>, "Rainey, Khalif" <Khalif.Rainey@milwaukee.gov>, Brodie Swanson <brodie.g.swanson@gmail.com>, "McCollum-Gathing, Deborah" <Deborah.McCollum-Gathing@milwaukee.gov>

Amy,

I now do also have some questions regarding the documents that were provided by DCD to the committee.

1. Is there a reason I was not notified or sent a copy of the documents presented on October 27,2019 by DCD to the Zoning Neighborhoods & Development meeting that convened on October 28,2019 prior to the meeting?

2. On October 28th 2019, Martha Brown stated that I had declined the offer of \$10,000.The assumption that I declined the offer, was that based solely on the email Sonya Mays provided to DCD on October 4th, 2019?

a.) Attached you will find the only correspondences between myself, my agent Brodie Swanson, and Sonya Mays from the dates of September 24,2019 to October 4th, 2019.

3. I would like to do an open records request:

a.) I would like a copy of all offers to purchase the property of 2903-05 N 48th street from the point of its listing in 2018 to current (I would like the full names, birthdays, potential buyers type of the property, and date of the offer).

b.) I would like to request a copy of all email correspondence of Sonya Mays to and with the DCD in regards to the property of 2903-05 N 48th St

c.) I would like to request a copy of all email correspondence of Debra McCollum-Gathing regarding the property of 2903-05 N 48th St

In regards to the open records request, would it be possible for me to be granted the anticipated cost of my request and the documents prior to the next meeting of the Zoning Neighborhoods & Development meeting?

Regards,

Stephanie Holt

On Thu, Oct 31, 2019 at 8:53 AM Turim, Amy <Amy.Turim@milwaukee.gov> wrote:

[Quoted text hidden]

3 attachments **September 27,2019 Response to Unexplained change to purchase price.pdf**
136K **October 3, 2019 Request of Extension of Time Inquiry.pdf**
209K **September 27,2019 Unexplained Change of Purchase Price.pdf**
280K



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
marco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

August 20, 2019

Sonya Mays
Midwest Executive Realty
11414 West Park Place
Suite 202
Milwaukee, WI 53224
Via email: sonya@midexec.com

RE: Amendment to Stephanie Holt's Offer to Purchase at 2903-05 North 48th Street

Dear Ms. Mays,

Thank you for assisting the City of Milwaukee with listing the property at 2903-05 North 48th Street. Recently, the City of Milwaukee received a package from the buyer's agent, Mr. Brodie Swanson. The package contained an appraisal for the property, loan information, a news article, and a request to reduce the purchase price for the home to \$1.00. This letter, and amendment, is the City of Milwaukee's response to that request.

The City of Milwaukee understands that Ms. Holt intends to owner occupy the property, and appreciates her efforts to rehabilitate and occupy the property at 2903-05 North 48th Street. An investment in City neighborhoods, especially at this level of rehab, is desirable for the City. Therefore, the City took extra measures to review the request tendered by Mr. Swanson.

The City of Milwaukee Department of City Development (DCD) convened a review committee of staff with expertise in real estate sales and financing, as well as a representative from our Commissioner's Office. Multiple departments within DCD have identified that this particular home may not be financial feasible for Ms. Holt, based on the loan terms provided and information received from Mr. Swanson.

However, the City is willing to make a second and final price reduction to support the success of this project, while also recouping the tax debt owed to the City for this property. The tax debt owed is \$34,867.19. We are willing to negotiate a purchase price that reflects this debt to the taxpayers.



Please review the attached amendment signed August 20, 2019 to the offer to purchase, which makes the following two changes:

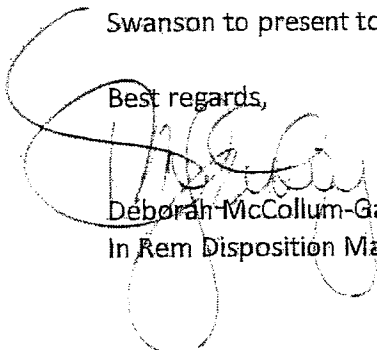
- 1) Lowers the offer price a second time, from \$64,200 to \$34,500.
Since Ms. Holt's original accepted offer price was \$80,250, this second reduction represents a purchase price of approximately one-third (33%) of the original agreed upon offer price.
- 2) Changes the deadline to close the transaction is changed from September 15, 2019 to September 30, 2019.
Ms. Holt's closing date was previously extended on July 10, 2019 to assist with facilitation of the NIDC Home Buyer Assistance Loan, which was received on June 10, 2019. The new deadline change is intended to provide an opportunity for Ms. Holt to work with her bank, or another lender, should she choose to do so.

The City wishes to offer these terms to Ms. Holt, but also would like Ms. Holt and Mr. Swanson to be clear that this is a final offer.

Further, in response to Mr. Swanson's inquiry, DCD would like to note that the property at 2903-05 North 48th Street was not eligible for inclusion in the Milwaukee Employment and Renovation Initiative (ME/RI) program referenced in the news included article mailed to DCD. That program offered a \$10,000 workforce subsidy and a \$1.00 purchase price for properties that were priced at less than \$25,000. The original asking price of the home at 2903-05 North 48th Street was \$107,000, therefore making it ineligible for the workforce subsidy program ME/RI (even at the proposed price of \$34,500).

Please forward this letter and the attached amendment, dated August 20, 2019, to Mr. Swanson to present to Ms. Holt. Thank you again for your assistance.

Best regards,



Deborah McCollum-Gathing
In Rem Disposition Manager

CC:

Alderman Khalif J. Rainey, District 7
Sherman Morton, Legislative Assistant, District 7
Mr. Brodie Swanson, Realty Executives Southeast



Attachment 9



2903-05 N 48th St - Purchase of Property still pending (April 1st to Current Trilogy)

Turim, Amy <Amy.Turim@milwaukee.gov>

Fri, Aug 16, 2019 at 4:29 PM

To: "Morton, Sherman" <S.Morton@milwaukee.gov>

Cc: "Rainey, Khalif" <Khalif.Rainey@milwaukee.gov>, Steph H <holtstep0711@gmail.com>

Sherman,

Thank you for forwarding this to me, I appreciate it.

I have set up a meeting for next week with both real estate and NIDC staff to review the information attached.

We will get together and talk about a resolution.

Thank you for your patience.

Amy

Amy E. Turim | Real Estate Development Services Manager | aturim@milwaukee.gov

Department of City Development - Real Estate
809 N. Broadway, 2nd floor, Milwaukee, WI 53202

P (414) 286-5732 | F (414) 286-0395

milwaukee.gov/CityRealEstate

[Quoted text hidden]

[Quoted text hidden]



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Attachment 10

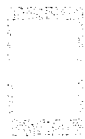


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