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June 28, 2019

Judiciary & Legislation Committee
of the Honorable Common Council
Attn: Ms. Joanna Polanco, Staff Assistant
Room 205, City Hall
City of Milwaukee

Re: File #190363
Applicant: City Transformation/GDI Investments/Theresa Anthony
Property address: 2736 N. 53rd Street

File #190364
Applicant: City Transformation/GDI Investments/Theresa Anthony
Property address: 2432 N. Weil Street

Dear Ms. Polanco:

This office has had the opportunity to review the above-referenced application, including whether the applicants have any outstanding debts with the Milwaukee Municipal Court.

First, there are two entities with the name “City Transformation” listed with the Wisconsin Department of Financial Institutions (“DFI”). The first is “City Transformation Limited,” with a registered agent named Garry Taylor¹, of 7100 N. 97th Street, Milwaukee. This entity is listed as delinquent with the DFI. The other is “Citi Transformation LLC” with an agent address of 1442 N. Farwell Ave., Suite 300, Milwaukee, and a registered agent as Theresa Anthony. “Citi Transformation LLC” was administratively dissolved on November 27, 2017.

City Transformation Limited has the following outstanding Municipal Court debts:

| Case Number(s) | Principal balance(s) due | If paid by July 8, 2019 | If paid by August 8, 2019 |
|----------------|--------------------------|-------------------------|---------------------------|
| | | | |

¹ The quit claim deed attached to the application for in rem vacation contains a copy of a quit claim deed notarized by an individual named “Gary G. Taylor.” It is unknown if these are the same people.



| | | | |
|------------------------------------|--------------------|--------------------|--------------------|
| | | | |
| 12119055, 12120952/2013TJ001062 | \$495.00 | \$631.74 | \$633.29 |
| 14006311/2014TJ001095 | \$195.00 | \$431.37 | \$431.99 |
| 14056202/2014TJ002259 | \$530.00 | \$774.66 | \$775.52 |
| 14072965/2015TJ000514 | \$980.00 | \$1,266.46 | \$1,270.18 |
| 15020346/2015TJ001382 | \$3,280.00 | \$3,836.66 | \$3,848.44 |
| 15022939/15TJ001463 | \$1,080.00 | \$1,270.23 | \$1,274.26 |
| 15024249/2015TJ001500 | \$344.50 | \$411.23 | \$412.47 |
| 15030488, 15030489/2015TJ001695 | \$1193.00 | \$1,393.70 | \$1,398.04 |
| 15044489/2016TJ00246 | \$2,700.00 | \$3,123.97 | \$3,134.20 |
| 15051088, 15051089/2016TJ000068 | \$8,000.00 | \$9,470.71 | \$9,501.40 |
| 15061927/2016TJ000323 | \$2,000.00 | \$2,313.32 | \$2,321.07 |
| TOTAL | \$20,797.50 | \$24,924.05 | \$25,000.86 |

Citi Transformation LLC has the following outstanding Municipal Court debts:

| | | | |
|-----------------------|-------------------|-------------------|-------------------|
| | | | |
| 18010498/2018TJ000446 | \$5,100.00 | \$5,431.06 | \$5,454.96 |
| 18038680/2018TJ000662 | \$1,780.00 | \$1,888.57 | \$1,897.69 |
| TOTAL | \$6,880.00 | \$7,319.63 | \$7,352.65 |

There are three entities with names close to applicant "GDI Investments" that are listed with DFI: "GDI Investments, LLC" and "GDI Investments LLC," with a registered agent named Mike Bobusch. The former entity was administratively dissolved; the latter was also dissolved. The third entity is called "GDI 1 Investments, LLC," with a Registered Agent named Carla Bernard Gamble, with an address of 2736 N. 53rd Street-the property that is the subject of this application. Presumably, it is this third entity that is the applicant, as Ms. Gamble is the authorized representative who signed the quit claim deed to that was attached to this application. Interestingly, Ms. Gamble and Ms. Anthony were both mentioned in a recent article in the Milwaukee Journal-Sentinel about "scamlords." Cary Spivak and Mary Spicuzza, "Milwaukee 'Scamlord' Pretends to Be With Government to Try to Seize Peoples' Homes," Milwaukee J. Sentinel, Nov. 29, 2018, <https://www.jsonline.com/story/news/investigations/2018/11/29/milwaukee-landlords-scammers-try-seize-peoples-home/1980151002/>.

This office did not locate any Municipal Court debts owed by GDI Investments.

Theresa Anthony personally has an outstanding Municipal Court building code violation judgment as follows:

| Case Number | Principal balance due | If paid by July 8, 2019 | If paid by August 8, 2019 |
|-----------------------|-----------------------|-------------------------|---------------------------|
| 14021249/2014TJ001461 | \$5,460.00 | \$6,629.76 | \$6,649.51 |

To arrange payment of the outstanding debts, the applicant should contact Michael Bermejo at Arnold Scott Harris, P.C., (312) 574-1812, or make a check payable to Arnold Scott Harris, P.C., 111 W. Jackson Blvd., Ste. 600, Chicago, IL 60604. The payer should include the case numbers on her check. Ms. Anthony also has an outstanding warrant for her arrest related to this matter, and she should also appear at the Municipal Court, located at 951 N. James Lovell Street, Milwaukee, to resolve that warrant.

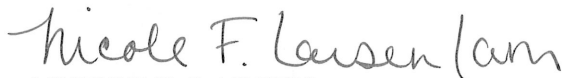
Third, the applicants have failed to disclose their ownership interest in two additional properties within the City of Milwaukee: 5719 N. 77th Street, 4701 N. 50th Street, and 3443 N. 24th Street, Milwaukee. The first two properties are owned by GDI Investments; the third is owned by City Transformation Ltd.

Finally, Ms. Anthony had an ownership interest in entities that owned properties in the City of Milwaukee that were subject to in rem foreclosures, including but not necessarily limited to:

1. 3818 W. Lisbon Avenue;
2. 3074 N. 25th Street;
3. 3332 N. 10th Street;
4. 2432 N. Weil Street;
5. 1312 N. 23rd Street.

If there are any questions, please do not hesitate to contact me.

Sincerely,



NICOLE F. LARSEN
Assistant City Attorney

NFL:amm
1155-2019-249:260605