

Fw: Bonny place New Contractor to be reviewed

From: Comikia Price (divinecare@t@yahoo.com)

To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpw@milwaukee.gov

Date: Wednesday, September 20, 2023 at 11:07 AM CDT

Attention Commissioner Jerrel Kruschke

I got a reply from Mrs. Adamaris and would like to inform the offices of what is shared! If I do not have the correct email address Aldm. Rainey could you please forward the following emails to Commissioner Jerrel Kruschke office.

I want to make sure everyone has the information. I tried finding Commissioner's email and not listed. I do plan to send 11 more which will PROVIDE the need of assistance and the program needs improvement. ASAP!!!

PLEASE REVIEW/FORWARD ALL FOLLOWING INFORMATION AN EMAILS AFTER

THANK YOU
COMIKIA PRICE
414-550-4007

----- Forwarded Message -----

From: Comikia Price <divinecare@t@yahoo.com>
To: Penalosa, Adamaris <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 12:48:33 PM CDT
Subject: Re: Bonny place New Contractor to be reviewed

Thank you for your reply.

I been contacting Aaron and Benjamin by phone and email. I currently own 4201-03 W Bonny Pl., Milw., WI 53216. I actually have the names of the staff that I have been involved with this whole process. I want to get in my home! They have not replied per last letter they drafted at this time.

I need a contractor approved for completion and they have Bids. Also all information that was requested. I have over \$101,000 (including \$40,000 in grants) in an escrow account with NIDC.

I also have a timeline of the actions made when I got the offer of purchase. The City of Milwaukee Rep had made a big error I corrected. I wanted to bring to your attention for correction. I will like to educate you all on how the purchase of my home have been. It's been over a year since closing and 3 years since I got the offer of purchase from the City of Milw.!! I can send all that is needed for improvement.

My Lender Gary White, which I have obtained an renovation Loan I been pay for over a year. I have in the passed requested them to send the funds back. Than got a reply, the letter from NIDC with a list of items to send to NIDC. I was told it would effect the grants. So now I am stuck.

Attached is the draft I spoke of after many of attempts. The deadline was Aug 31st, 2023 and I have no idea where and who I am to continue with to get my home done. If I say nothing, nothing is done.

I went to the office and discovered Aaron Helt to contact next after Benjamin Sanchez. Orlando has passed he was over my file. Nothing moved forward with Aaron or Benjamin. I sent all that is needed, many of times. Benjamin Sanchez is aware of my file since offer was accepted.

(IN AN EMAIL) Attached is a copy of what NIDC requested and I sent all that I needed to give to them 3 days after. I can forward to you and timeline. Sorry such!

Thank you

On Monday, September 18, 2023 at 11:37:35 AM CDT, Penaloza, Adamaris <apenal@milwaukee.gov> wrote:

Good morning,

Thank you for contacting the Office of Mayor Cavalier Johnson.

Could you please provide clarification on how our office can be of assistance?

Thanks,

Adamaris Penaloza



Adamaris Penaloza
Community Outreach Liaison
City of Milwaukee
Office of Mayor Cavalier Johnson

apenal@milwaukee.gov

(414) 286-3453

200 E Wells St, Room 201, Milwaukee, WI
53202

city.milwaukee.gov

MAYOR CAVALIER JOHNSON
CITY OF MILWAUKEE

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NIDC Correspondence - Comikia Price.pdf
729.5kB

Fw: NIDC Correspondence

From: Comikia Price (divinecaredt@yahoo.com)
To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpwmlw@milwaukee.gov
Date: Wednesday, September 20, 2023 at 11:10 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecaredt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 02:47:47 PM CDT
Subject: Fw: NIDC Correspondence

PART 1

This email I got from Benjamin after months of contacting the office and trying to get my project done. I am questioning the program and approach. I had to call the lender to get a reply! See email below and the last time I heard from Benjamin. I have speaking with Aaron Helt. After I visit the offices and we followed up. I will send another email. Attached is when NIDC sent the list of things to send to them.

I have already closed on my home. The original Contractor breached the contract and I had to look for another qualified contract on my own. They currently have a fully BID and another Bid that I sent because the last full BID I submitted. That contractor have have contacted me after speaking with Aaron at NIDC regarding my project. In addition the Board never spoke to me regarding his Bid. So I made them aware of the Aug. 16th conversation and i sent in another qualified contractor Bid amount to complete the work. Waiting for approval. Aaron did reply but not follow up with an action. No plan of action. Again I will send that email. Next

----- Forwarded Message -----

From: Sanchez, Benjamin <benjamin.sanchez@milwaukee.gov>
To: Comikia Price <divinecaredt@yahoo.com>
Cc: Overton, Sam <samove@milwaukee.gov>; Gary White (gwhite@pyramaxbank.com) <gwhite@pyramaxbank.com>; Farris, Todd <tfarris@milwaukee.gov>; Helt, Aaron <ahelt@milwaukee.gov>; talskysc@tds.net <talskysc@tds.net>
Sent: Wednesday, July 26, 2023 at 05:27:56 PM CDT
Subject: NIDC Correspondence

Good evening Comikia Price,

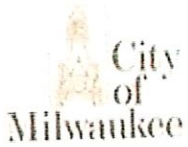
This correspondence will provide a response to your recent email communications. It outlines a possible plan of action to assess your future eligibility for the Homebuyer Assistance Program and Lead Risk Reduction funding. These funds are currently held in escrow at the Neighborhood Improvement Development Corporation in conjunction with PyraMax Bank private funding. We will be more than happy to meet after all requirements identified within the attached letter have been met.

Regards,

Benjamin Sanchez

Housing Rehabilitation Manager

Benjamin.Sanchez@milwaukee.gov



Department of City Development
Neighborhood Improvement Development Corporation
(NIDC)
809 N. Broadway, 3rd floor, Milwaukee, WI 53202


Office Phone (414) 286-5719 – T, Th

Cell Phone (414) 708-7762 – M, W, F



Visit our website: milwaukee.gov/NIDC

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 NIDC Correspondence - Comikia Price.pdf
729.5kB



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

July 26, 2023

Comikia Price
3936 N 40th St
Milwaukee, WI 53216

Dear Comikia Price:

RE: 4201-4203 W BONNY PL

We have received your recent email communications and your request to meet with our Neighborhood Improvement Development Corporation (NIDC) team to assess a possible plan of action that may rectify identified programmatic violations. This correspondence will document necessary steps that may allow a path forward towards a possible resolution.

NIDC is aware of work that has been performed on the property located at 4201-4203 W Bonny Place without executed City of Milwaukee contracts and Notices to Proceed. You are currently in violation of the terms of your Homebuyer Assistance (HBA) Program and Lead Risk Reduction Initiative (LRRI) Grant.

NIDC management would welcome the opportunity re-evaluate the possibility of bringing your rehabilitation construction project within compliance of the terms established with your PyraMax Bank private financing mortgage note and NIDC loan terms.

NIDC will require the following before such meeting may be scheduled between all parties:

- 1) Signed and executed contracts for work that has been performed
- 2) Itemized Invoices
- 3) Receipts confirming payments of above-mentioned itemized invoices
- 4) Lien Waivers for all work performed
- 5) Satisfactory closed and final inspection passed permits
- 6) Satisfaction of Judgments against Comikia Price or the subject property
- 7) Final documentation confirming resolution of arbitration between Comikia Price, Guardian Home Improvement and Sunlight Financing
- 8) Access to the property to re-evaluate possible eligible work under the mentioned programs

Should remaining work be deemed eligible under the program terms:

- 1) NIDC staff will create a new scope of work determining future eligible work
- 2) NIDC staff will schedule a meeting with all parties to reach a possible resolution
- 3) NIDC staff will create a formal Bid Package
- 4) Comikia Price will secure a contractor bid on the NIDC Bid Package provided
- 5) Selected Contractor Background Check will be performed by NIDC staff
- 6) Proposed changes subject to Administrative Review Committee approval

Note: Recent documents provided to date have not been created, or approved, by NIDC staff.



A-6



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

We welcome a deadline of August 31, 2023 to provide the above requested documentation. Should the deadline date not be achieved, NIDC will take necessary steps to rescind HBA and LRRRI funding. At that time, PyraMax Bank private mortgage funds will be refunded directly to PyraMax Bank. All fees associated with satisfying any NIDC lien interests will be deducted from PyraMax Bank loan proceeds.

Respectfully,

Aaron Helt, NIDC Housing Programs Manager

Benjamin Sanchez, NIDC Housing Rehabilitation Manager

NIDC documents signed by Comikia Price that outline programmatic terms and conditions:

- On August 16, 2021 - Owner's Bid Process Selection and the Neighborhood Improvement Development Corporation (NIDC) Pre-Construction Checklist.
- On August 18, 2022 - Homebuyer Assistance Program Real Estate Mortgage, Loan Agreement, Promissory Note, Truth in Lending Disclosure, Rehabilitation Disbursement Agreement and the Lead Risk Reduction Initiative Grant Agreement.

CC:

PyraMax Bank
Talsky & Talsky, S.C.
City of Milwaukee
NIDC
NIDC
NIDC

Gary White, Community Development Manager
John E. Talsky, Attorney
Todd Farris, Attorney
Sam Overton, NIDC Housing Programs Specialist
Aaron Helt, NIDC Housing Programs Manager
Benjamin Sanchez, NIDC Housing Rehabilitation Manager



A-7



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

6/16/2022

Ms. Comikia Price
3936 N 40th Street
Milwaukee, WI 53216

Re: Homebuyer Assistance for the Purchase of: 4201-4203 W BONNY PL

Dear Ms. Price:

This is to inform you that the City of Milwaukee, through its Department of City Development's Neighborhood Improvement Development Corporation (NIDC) has conditionally approved your application for Homebuyer Assistance Program financing for the rehabilitation of the property at 4201-4203 W BONNY PL, subject to your agreement to the terms and conditions of the Homebuyer Assistance Program.

Your approved Homebuyer Assistance Program loan financing is as follows:

Sources of Funds

Forgivable Loan Amount:	\$20,000
Interest Rate:	0 % (zero percent)
Loan Term:	Five-Year Forgivable Loan
Fees:	Homebuyer Assistance Program clients are responsible for paying the costs of recording the Homebuyer Assistance Program Mortgage at closing (\$30-\$35). There are no other fees associated with this loan.

The closing of your loan is conditional upon us receiving the following before closing, with form and content satisfactory to NIDC:

- 1) Please **contact** your insurance agent and request that your insurance agent add the City of Milwaukee as a mortgagee to your homeowner's insurance policy as follows:

**City of Milwaukee, its successors and/or assigns,
P.O. Box 511730, Milwaukee, WI 53203-0291**

Please provide evidence of the insurance endorsement prior to the ("Lender") mortgage loan settlement.

- 2) Your Homebuyer Assistance Program financing of \$20,000 is based on the contract purchase price of \$19,100 and Total Rehabilitation cost of \$112,514. NIDC Home Assistance funds will be used last. Homebuyer Assistance funds are limited to no more than one half of total project costs (purchase price plus rehabilitation costs) so changes to the purchase price or the scope of work and contractor selection prior to loan closing may result in a change in your Homebuyer Assistance funding.



Ms. Comikia Price

Page 2

- 3) After closing on your Homebuyer Assistance loan, funds will be maintained in escrow by the City of Milwaukee with construction monitoring and payments to your contractor(s) approved by your NIDC Rehabilitation Specialist. Homebuyer Assistance funds can be used for rehabilitation only.
- 4) Financing is contingent on Great Midwest Bank providing a copy of the final loan commitment to NIDC 36 hours prior to closing.
- 5) Financing is contingent on Lender providing at closing copies of the Lender mortgage note, first payment notice, HUD 1 settlement statement signed by both buyers and sellers, and signed Lender loan application.
- 6) Financing is contingent on Great Midwest Bank providing a copy of the Lender's title insurance policy and unsigned Closing Disclosure to NIDC 36 hours prior to the loan closing. The actual costs of recording the Homebuyer Assistance Program Mortgage shall be collected at closing and reflected on the Closing Disclosure Settlement Statement.
- 7) The HBA funds should be listed on the Closing Disclosure as Forgivable Loan Not as a grant.
- 8) **Great Midwest Bank funds to escrow must be payable to NIDC and Not the City of Milwaukee**

This approval expires unless this transaction is closed within 30 days of the date of this letter. Please contact your loan officer if you would like to request a closing extension.

If you have any questions, please contact Sam Overton at 414-940-8676.

Sincerely,



Sam Overton | Housing Programs Specialist | sam.overton@Milwaukee.gov



Department of City Development
 Neighborhood Improvement Development Corporation
 (NIDC)
 809 N. Broadway, 3rd floor, Milwaukee, WI 53202
 Phone (414) 286-5692
 Fax (414) 286-5447
sam.overton@Milwaukee.gov



Visit our website:
milwaukee.gov/NIDC



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

June 17, 2022

Re: Lead Risk Reduction Initiative for the purchase of: 4201-4203 W Bonny PL

Dear Ms. Comikia Price:

This is to inform you that the City of Milwaukee, through its Department of City Development has conditionally approved your application for the Lead Risk Reduction Initiative for the rehabilitation of the property at 4201-4203 W Bonny PL, subject to your agreement to the terms and conditions of the Lead Risk Reduction Initiative.

Your approved Lead Risk Reduction Initiative grant information is as follows:

Sources of Funds

Grant Amount:	\$20,000
Interest Rate:	0 % (zero percent)
Fees:	None

The closing of your grant is conditional upon final approval from the Neighborhood Improvement Development Corporation (NIDC) Home Buyer Assistance Program (HBA) loan.

Your Lead Risk Reduction Initiative grant is administered by the Neighborhood Improvement Development Corporation (NIDC). Funds will be disbursed into the construction escrow account in accordance with your grant agreement, HBA loan agreement and rehabilitation disbursement agreement. Grant funds may only be used for reduction or elimination of lead hazards in the property listed above. All renovation must be completed according to relevant federal, state, and local law. A Lead Risk Reduction Initiative Grant Agreement will be signed at closing.

Documents to be collected at time of loan settlement by Knight Barry Title Group closing agent:

These documents shall be returned to NIDC, Attn: Sam Overton, P.O. Box 511730, Milwaukee, WI 53203-0291.

- *Copy of Lead Risk Reduction Initiative signed agreement documentation*

This approval expires unless this transaction is closed within 30 days of the date of this letter. Please contact your NIDC loan officer if you would like to request a closing extension.



A-11

Fw: Comikia Price Bonny PI

From: Comikia Price (divinecaredt@yahoo.com)
To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpwmilw@milwaukee.gov
Date: Wednesday, September 20, 2023 at 11:12 AM CDT

---- Forwarded Message ----

From: Comikia Price <divinecaredt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 02:56:42 PM CDT
Subject: Fw: Comikia Price Bonny PI

PART 2

This email is when I contacted the office after I sent all that was asked of me 3 days later. I called and called and called Aaron from a different number he answered his 414-708-3427 number. That was that last time I was able to reach him by phone. I have all the numbers I get the voice mail.

Below you will see he reviewed by file and had questions when everything is retrieved. The permits are to be closed out by the contractors and new contractors area going to review the whole project. In addition to no contractor is owed any funds. We can move forward. Aaron called me to ask me about my case and I made that clear.

I have my lawyer review my file for guidance but not retained. She had a question. I will send that email next. That is the last I heard from the office. I am not crazy but they are to reply and respond. This has been going on since 2021 how questionable the program is. I will send more.

----- Forwarded Message -----

From: Helt, Aaron <ahelt@milwaukee.gov>
To: Comikia Price <divinecaredt@yahoo.com>
Cc: Sanchez, Benjamin <Benjamin.Sanchez@milwaukee.gov>
Sent: Monday, August 14, 2023 at 05:26:26 PM CDT
Subject: RE: Comikia Price Bonny PI

Comikia,

I am glad we were able to connect again today and discuss your rehab project at 4201 W Bonny Place.

First of all, thank you for submitting what you have in order to resolve some of the outstanding issues.

As discussed in our phone call, there remains a few conditions to resolve before NIDC is able to move forward with your HBA project.

1. Provide the executed contract for work that has been performed between yourself and Guardian Home Improvement.
2. Provide proof of passed permits:
 - a. PLB-GP-00019 – alt/repair gas water heater
 - b. PLB-22-03943 – R/R Water heater
 - c. ELEC-22-06988- issued status – Bruce Janczak Best Electric Service, Inc

- d. HVAC-GEN-22-03039 – Issued status – RJ Heating and AC
- 3. Provide satisfaction of Judgements against you or the subject property
- 4. Provide final documentation confirming resolution of arbitration between yourself, Guardian Home Improvement and Sunlight Financing
 - a. You mentioned on our call a 45 day window. If you're unable to provide final resolution, please provide the date as to when the hearing will be.

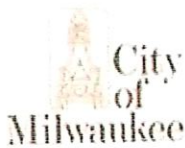
These conditions were originally outlined in a formal letter from our department on 7/26/2023.

The date to resolve these issues remains to be 8/31/2023.

If NIDC does not receive the remaining documents by the deadline, your loan funds are at risk of being rescinded.

Thank you in advance, and let me know if you have any more questions,

AARON HELT | HOUSING PROGRAMS MANAGER | AHILT@milwaukee.gov



Department of City Development
Neighborhood Improvement Development Corporation (NIDC)
809 N. Broadway, 3rd floor, Milwaukee, WI 53202

Phone (414) 286-8606 Cell (414) 708-3427
Visit our website:



milwaukee.gov/NIDC

From: Comikia Price <divinecaredt@yahoo.com>
Sent: Thursday, August 10, 2023 8:30 PM
To: Helt, Aaron <ahelt@milwaukee.gov>
Subject: Fw: Comikia Price Bonny PI

Hello Mr. Aaron

Great speaking with you on 8/9 regarding my property at 4201 W. Bonny PI. I have many attempts contacting the office and I am happy to here you will be meeting next week for an update. I look forward to moving forward on the project. When we spoke, I did explain it is no funds owed to no one and the Bank is aware of it all. I am always able to get in touch with Gary and he has the attachments also.

I am open for a meeting, visit to the property and to assist what is needed to move forward. My Atty did let me know the cases should not hold up the process. You have AAA documents on the case! She is not retained to work with you all working with me. We can proceed, it is for the original General Contractor case and again he is not owned any funds. All papers from the cases are submitted in a previous email attached. Along with Lien Waivers, we are ready to go. Included is a completed BID from a qualified company that can close the project.

Look forward to hearing from you next week after you meet with Benjamin. I also left messages on his voice mail.

Thank you

Comikia Price

414-550-4007

----- Forwarded Message -----

From: Comikia Price <divinecaredt@yahoo.com>

To: Benjamin Sanchez <benjamin.sanchez@milwaukee.gov>

Sent: Thursday, August 3, 2023 at 07:42:25 PM CDT

Subject: Comikia Price Bonny PI

Hello Benjamin

I did speak with Gary at the bank and he did state that he has what he needs. Now it will be just me and City moving forward. I am emailing you to let you know that I will be calling you. I did send all that is requested and required, my atty went over it. My Arbitration is in progress we are doing a Fast Track process. Yet the case is not in regards to funds owed, so we can move forward.

I am open to meet, have a visit at the property and you already have a completed BID and scope work done. Wanting to move forward now that I have the only required thing that was missing. A qualified General Contractor and all Lien Waivers are completed. Work still needs to be done in areas per line item. Orlando updated the scope.

I later found out that my company could not do the job. I was seeking information in your office for months and have qualified companies. My atty is open to assist you with what you need so that we can proceed with the renovation. Reply with your request if any.

Thank you

Comikia Price

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Fw: Bonny PI BID submitting

From: Comikia Price (divinecaredt@yahoo.com)
To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpwmlw@milwaukee.gov
Date: Wednesday, September 20, 2023 at 11:13 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecaredt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 03:06:20 PM CDT
Subject: Fw: Bonny PI BID submitting

PART 3

This is the last time and the next time I heard from Aaron. I am just noticing how this has happen many of times. Hold ups. I wan to get in my home. They have not called me ask stated or replied. After calling and I sent another email, no reply. I had to take further actions.

They have my fund to complete the job and control over who gets the job. I need help ASAP. I have more but this is where we are at. Need contractor approved and home renovated. They have more funds than needed at this time actually. I have BIDS!

Thank you

----- Forwarded Message -----

From: Kim Hurtado <khurtado@hzattlys.com>
To: Helt, Aaron <ahelt@milwaukee.gov>; Comikia Price <divinecaredt@yahoo.com>; Sanchez, Benjamin <Benjamin.Sanchez@milwaukee.gov>; Ray Calderon <rcontractingllc@yahoo.com>; Gary White <gwhite@pyramaxbank.com>; Overton, Sam <samove@milwaukee.gov>; NIDC <NIDC@milwaukee.gov>
Sent: Wednesday, September 6, 2023 at 08:24:33 AM CDT
Subject: RE: Bonny PI BID submitting

How can she obtain bids if your specialist is going to draft another version of the scope of work after that? Should that scope of work not come first?

From: Helt, Aaron <ahelt@milwaukee.gov>
Sent: Wednesday, September 6, 2023 8:17 AM
To: Comikia Price <divinecaredt@yahoo.com>; Sanchez, Benjamin <Benjamin.Sanchez@milwaukee.gov>; Ray Calderon <rcontractingllc@yahoo.com>; Gary White <gwhite@pyramaxbank.com>; Overton, Sam <samove@milwaukee.gov>; NIDC <NIDC@milwaukee.gov>
Cc: Kim Hurtado <khurtado@hzattlys.com>
Subject: RE: Bonny PI BID submitting

Ms. Price,

At this time, NIDC does not know the state of the project, nor if we are able to move forward. Currently, there is no NIDC approved scope of work. The bid you provided by RC is not specific to work required by the City in order to achieve code compliance. In my last email, I had asked that you not continue to bid out your project for this reason. You may frustrate potential contractors if you have them bidding and re-bidding on different scopes of work.

If we are able to move forward with your project, the next step will be an NIDC rehab specialist will re-inspect the project and draft another version of the scope of work that will achieve code compliance.

I will be discussing your project with the review committee this morning to see if there is a path forward. Either way, Ben and/or I will be communicating with you after this morning's meeting.

Respectfully,

AARON HELT | HOUSING PROGRAMS MANAGER | AHELT@milwaukee.gov



Department of City Development
Neighborhood Improvement Development Corporation (NIDC)
809 N. Broadway, 3rd floor, Milwaukee, WI 53202

Phone (414) 286-8606 Cell (414) 708-3427
Visit our website:

milwaukee.gov/NIDC

From: Comikia Price <divinecaredt@yahoo.com>

Sent: Tuesday, September 5, 2023 4:25 PM

To: Helt, Aaron <ahelt@milwaukee.gov>; Sanchez, Benjamin <Benjamin.Sanchez@milwaukee.gov>; Ray Calderon <rccontractingllc@yahoo.com>; Gary White <gwhite@pyramaxbank.com>; Overton, Sam <samove@milwaukee.gov>; NIDC <NIDC@milwaukee.gov>

Cc: Kim Hurtado <khurtado@hzattys.com>

Subject: Bonny PI BID submitting

Hello Team

I wanted to include RC Contracting LLC. Here is the BID amount for the completion of 4201-03 W. Bonny PI. Listed work in detail is noted, for owner, in the BID. Total amount includes all scope line items to be inspected/completed as needed. All permits will be addressed for this project. Contractor has all information to move forward to completion.

I will like for this company to be presented to the Board. We are open to provide any necessary information to move forward. This company is an approved NIDC Lead Abatement Approved Contractor! Can I get reply in regards to this contractor. Also open for the City to visit the location and a meeting.

Thank you

Comikia Price

414-550-4007

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Fw: Total mistake I was in attendance before and after 3pm.

From: Comikia Price (divinecaedt@yahoo.com)
To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpwmlw@milwaukee.gov
Date: Wednesday, September 20, 2023 at 11:14 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecaedt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 03:19:26 PM CDT
Subject: Fw: Total mistake I was in attendance before and after 3pm.

PART 4

The system that the state use had me not attending the class. Along with others. I had to prove that I was in class with my RING camara. At the times he stated. This need to be address because I would not have the home if this was not proven. I have more.

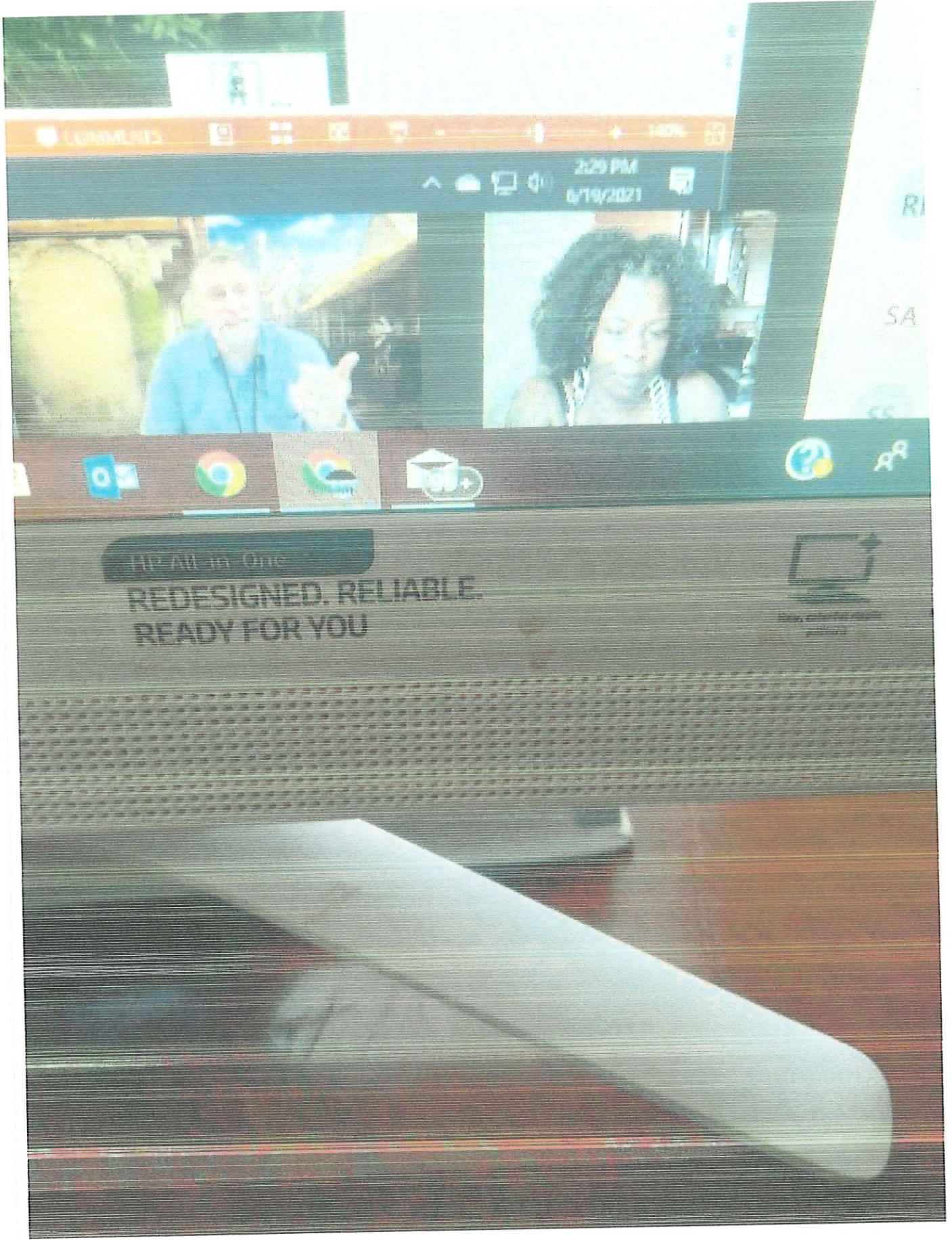
I want to get in my home and make sure this does not happen to no one else. Let improve our CITY!!

Thank you again for your reply and I look forward to getting reply.

Comikia Price

----- Forwarded Message -----

From: Comikia Price <divinecaedt@yahoo.com>
To: Landlord Training <lltp@milwaukee.gov>
Sent: Monday, June 21, 2021 at 05:08:49 PM CDT
Subject: Total mistake I was in attendance before and after 3pm.



Fw: I have the whole class recorded on my Ring.

From: Comikia Price (divinecairedt@yahoo.com)

To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpwmlw@milwaukee.gov

Date: Wednesday, September 20, 2023 at 11:15 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecairedt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 03:45:06 PM CDT
Subject: Fw: I have the whole class recorded on my Ring.

PART 5 goes with PART 4

----- Forwarded Message -----

From: Comikia Price <divinecairedt@yahoo.com>
To: "mmedre@milwaukee.gov" <mmedre@milwaukee.gov>; Landlord Training <ltp@milwaukee.gov>; Dan Ogens <dano@ogens.com>
Sent: Monday, June 21, 2021 at 06:39:26 PM CDT
Subject: I have the whole class recorded on my Ring.

Hello City of Milwaukee

I can ensure I attended the landlord training whole class. So that I can move forward. I have the class recorded and comments that was made. I will contact your agent. Sorry for the many emails. I am a woman that look to do well for out city. This had set me in the mindset of the need for change. I felt poorly entering the class due to a statement that was made about me and now to get the email. I was not in attendance. I need to address this matter because people like myself care and matter.

Thank you for taking out the time to read my emails. But know I am willing to take it over too. Not a problem but I will need to bring this matter and act to everyone's attention. So that it will not happen again. We depend on others like others depends on the City of Milwaukee to provide.

This had come at a trying time and on Juneteenth I put it all aside. But I must let you know how I felt and will be contacting you all again. After I speak with a legal advisor.

Thank you
Comikia Price
4145504007

[Sent from Yahoo Mail on Android](#)

On Sat, Jun 19, 2021 at 11:50 AM, Medrek, Mark <mmedre@milwaukee.gov> wrote:

Thank You,
Landlord Training
O: 414-286-2954

Fw: Comikia Price Quiz Answers

From: Comikia Price (divinecaredt@yahoo.com)
To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpw@milwaukee.gov
Date: Wednesday, September 20, 2023 at 11:16 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecaredt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 03:47:01 PM CDT
Subject: Fw: Comikia Price Quiz Answers

PART 6 and part of 5 & 4

----- Forwarded Message -----

From: Training, Landlord <lltp@milwaukee.gov>
To: Comikia Price <divinecaredt@yahoo.com>
Sent: Monday, June 21, 2021 at 11:57:20 AM CDT
Subject: RE: Comikia Price Quiz Answers

Morning Comikia,

According to the attendance sheet you came in just before 9am and then left. You did not return until 1pm. You must attend the entire class to receive a certificate. If you would like to attend another class please let us know. These are the classes currently available; Wednesday July 14th, Saturday July 24th, Tuesday August 10th or Saturday August 28th. All classes are virtual and run from 9a-3p.

Thank you,

Landlord Training

City of Milwaukee

(414) 286-2954

From: Comikia Price [mailto:divinecaredt@yahoo.com]
Sent: Saturday, June 19, 2021 7:25 PM
To: Training, Landlord <lltp@milwaukee.gov>
Subject: Comikia Price Quiz Answers

B-6

I am sending my quiz from class 6/19/2021

Thanks

Comikia S Price

3936 N. 40th Street

Milwaukee, WI 53216

414-550-4007

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Re: Help

From: Training, Landlord (lltp@milwaukee.gov)
 To: divinecaredt@yahoo.com
 Cc: lltp@milwaukee.gov; lawwhite@milwaukee.gov; chmyers@milwaukee.gov
 Date: Monday, June 28, 2021 at 09:43 AM CDT

Comekia,

Here is the listing directly from the downloaded attendance spreadsheet provided by Microsoft Meetings.

Comikia Price (Guest)	Joined	6/19/2021, 8:59:53 AM
Comikia Price (Guest)	Left	6/19/2021, 9:00:55 AM
Comikia Price (Guest)	Joined	6/19/2021, 1:12:06 PM
Comikia Price (Guest)	Left	6/19/2021, 3:13:23 PM

If you're the person I could never hear, yes, I remember you. I'll give you credit for attending, but please notice that the evidence we have from Microsoft is slim (i.e. it's not a conspiracy against you). Please also notice the attached snip from the Chat June 19th. Also, I did not see your quiz or survey in the June 19th folder; we do not process certificates until we get those.

Take Care,



Mark Medrek
 Property Management Program Coordinator
 Department of Neighborhood Services
 841 N. Broadway, Room 104, Milwaukee, WI 53202

P: (414) 286-8244

Thank you,

Landlord Training
City of Milwaukee
 (414) 286-2954

From: Comikia Price <divinecaredt@yahoo.com>
Sent: Thursday, June 24, 2021 11:04 AM
To: Training, Landlord <lltp@milwaukee.gov>
Subject: RE: Help

Hi

I Totally Do Care and have done a great deal of work in the community. Thank you for your reply. Great thanks again, when he returns.

I needed to make note also sign up making sure I do what it takes.

Sincerely

Comikia Price

[Sent from Yahoo Mail on Android](#)

On Thu, Jun 24, 2021 at 10:48 AM, Training, Landlord

<lltp@milwaukee.gov> wrote:

Morning Comikia,

I am the person who signs people up for the classes. I know Mark will look at this as soon as he can and I will ask him about it when he returns. You sound like a person who cares a great deal about the community. I am sure this will be resolved quickly and to everyone's satisfaction.

Take care,



Christine Myers

Program Assistant II
841 N. Broadway, Room 104, Milwaukee, WI 53202

P: (414) 286-3863

From: Comikia Price [mailto:divinecaredt@yahoo.com]
Sent: Thursday, June 24, 2021 10:06 AM
To: Medrek, Mark <mmedre@milwaukee.gov>; Dan Ogens <dano@ogens.com>; Training, Landlord <ltp@milwaukee.gov>
Cc: LegalShield <memberservices@legalshield.com>
Subject: Re: Help

Hello Mr. Mark

My information:

Comikia Price

3936 N. 40th Street

Milwaukee, WI 53216

414-550-4007

divinecaredt@yahoo.com

I actually attended the whole Landlord Training class on June 19th the whole day and I am now signing up for the next class you July 14th. So that I will have a spot. I want to bring to your attention not only was I in attendance at the time and active during the time the program state I was not in attendance. Which was from 9am and returning at 1pm. I am aware of another class mate Tamioka I think her name is you were inter acting with after lunch. But we were able to conversate a few times in the morning and after lunch. You stated that you could not here me good but I could here you well.

I want to enclose a few minutes from the previous class to remind you of who I am. I have the whole class recorded on my Ring System because I was in motion by the camara while in class all day. I am hoping I do not need to attend the class next month but if so. Not a problem again I will be live and active.

Thank you

Comikia Price

<https://ring.com/share/37cc0443-c7df-41b0-b7a0-bcce73808f7a>

This is the start of the class. above first minute. I will enclose more so that you can remember me bein in class the whole time. Lunch started at 11:40 and returned at 12:40 and class went pass 3pm like 15mins or

more over. I wanted to just ensure you that I did attend the class and sent my test and did my homework during lunch time, with the links that you shared and wanted us to bookmark. The following links are during the time I was stated I was not in attendance. I am Comikia Price not Tamioka it was another person in the class with a simluar sound name but I spelled my full name on the LIVE. I can also send you a picture of my face. Wanting to get pass this area of the process. I did send in my test too.

<https://ring.com/share/9c654238-c944-49b9-b6f3-9cfb9b39f042>

This link is when you made a statement with my name in regards to attending in the begining of class. I was confused then but I in attendance and never left.

<https://ring.com/share/0a6af8d7-5eaf-4ad9-964d-dbae94cab699>

This link is where I made sure you heard me and I we talked. After 9am about Juneteenth. Remember

<https://ring.com/share/47868c06-f6e8-4266-9a89-3ea9b9ad649a>

<https://ring.com/share/ddb5ae4d-c96f-463d-b52b-96e2e87c423d>

<https://ring.com/share/61e90c05-8592-49ec-a2ee-dba76df1516f>

<https://ring.com/share/fa1f23a5-49c6-46ab-b48e-10e02d6d36c7>

<https://ring.com/share/2dc74127-f6fe-491b-975c-40732bd33f1b>

The above link is in the next hour when we were interacting in class in the morning time. I was very active. You were interesting!

<https://ring.com/share/f21529bf-8b39-4511-b47e-67eb3efd2a29>

<https://ring.com/share/0666409a-78f5-4841-8be3-89c0086289b0>

I also have my father attending the class because he in the future want to apply for the city grant. He is not listed but He came in to listen in to the class too.

<https://ring.com/share/5d5b57f5-9e68-4d54-9d7c-e2480225b841>

<https://ring.com/share/0bb8fa11-0ccb-4ae8-917e-6c935f94dab4>

I do have more I can send if needed. I wanted to you to see the areas you were in the morning training to ensure I was there and my carma was on! The information the city provide was informational. I am not sure if it was the system area but I attended the whole class on-time at 9am not before and was in attendance after 3pm, because we ran over. And again sent my Quiz in after class when I did it.

Now to see an incomplete email, I am sending this because that has to be an mistake!!! I have to make sure this does not happen again. Truly this is a great opportunity for us all. To better our community because we need buyers and programs that can help assist in the process. To greater our city. We need people with vision and unity for our community. We need a more nurturing process because we need a nurturing community. This has brought me to a place where I know only one POWER rule. I just look to do my job that is it. I did not mean to make this so long but to come in and do that class over again. I would have love to have made it to JUNETEETH ON THAT DAY! But I missed that opportunity attending this class on June 19th all day! I have to make sure it do not happen again. I want to complete the ACT program and this training is very important in the process.

I am providing this information to all parties because the certification is needed in order for me to move forward. Thanks for the opportunity and I sent the test to all parties also. I look forward to you all reply in regards to the is matter. Again it does not hurt for me to take the class again but why when I was there and if Mr. Mark is the same instructor. I do need to make sure we get this completed. You all do have the test already and if you want to see me again. See you in JULY!

Thank you

Comikia Price

On Tuesday, June 22, 2021, 08:00:13 AM CDT, Medrek, Mark <mmedre@milwaukee.gov> wrote:

Hello,

I am on-vacation this week, so I won't be back to the office until Monday. Did you sign-in with your full name, like the email we sent you mentions in all-caps? We can take a look at the chat.

Take Care,

Mark

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Comikia Price <divinecairedt@yahoo.com>

Sent: Monday, June 21, 2021 5:00:15 PM

To: Medrek, Mark <mmedre@milwaukee.gov>; Training, Landlord <lltp@milwaukee.gov>

Subject: Help

Hello Mark

I got an email with the incorrect information. Stating I did not attend the whole class. I am sure to tell you when it started and ended. Lunch time. 11:40am to 12:40pm. No I did not attend June 10. My carma was on the whole time in class. We ended after 3:10pm. I am very confused with how the city process in this matter. I will need to address this issue and my father attended the class for information too. And we had such great conversation. Truly in the morning. I am a note taker.

I am needing to know how I can solve this mistake because TRULY this a total false statement. I did attend class and got a picture of it. Too after 1pm. Time I too. I will check if it has the time on it. Yes this is a mistake.

Thank you

[Sent from Yahoo Mail on Android](#)

On Sat, Jun 19, 2021 at 11:50 AM, Medrek, Mark

mmedre@milwaukee.gov wrote:

Thank You,
Landlord Training
O: 414-286-2954

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



Chat 19Jun Comikia.jpg
62.6kB

Fw: Comikia Price Bonny

From: Comikia Price (divinecare@t@yahoo.com)
To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpwmilw@milwaukee.gov
Date: Wednesday, September 20, 2023 at 11:24 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecare@t@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 04:15:53 PM CDT
Subject: Fw: Comikia Price Bonny

PART 7

File are not retrieved. I had to send again after I got my certificataion for the training! I already sent it! I question when scope work sheeto is done, how do client connect with qualified contractors? I have experienced years of this situation with many contractors.

My closing General Contractor, Joe Martis, did the work and did not pull permit at a later date, in Dec, trust passing. Joe did not set things up like a lead abatement project. I called DHS no reply and the police. Joe Martis did not sign contract to start the work and went in because he owed me the own some money. I had line of credit he ran up unlawful! No money is owned to him.

NIDC, Orlando marked completed in area and funds were not release, after the fact. Along with a plumbing issue and he instructed me to find another contract to complete the project. Some work have been done. I now have BIDS for work to complete the whole project and review work done. NIDC has not replied to me in regards to the letter and list they stated, per the draft I attached. Also have funds held for areas marked completed at this time.

Needing to revisit, if need and approve a contractor to complete what they already reviewed. Remaining funds need to be release to owner! I sent allot of contractors to a point I becamese a contractor. They turned me down to complete it, so now I returned with the current BIDs they have. Also was scheduled to do the work, if approved.

I sent the Completed BID "AL" and last I heard, from "AI" he spoke with Aaron on Aug 16th. Aaron never called me! About approval or nothing. So I sent another BID, I feel they are being turned away. They wasted allot time with contractors that did not qualify, when it is in the system. Sent email of rejections but many that did qualify they did not reply. I am in that current right now and is acting like "AL". No approval and no reply and they have all that is needed.

Reason I said URGENT. I can get my home done and move in!!

Thank you

----- Forwarded Message -----

From: Comikia Price <divinecare@t@yahoo.com>
To: "nidc@milwaukee.gov" <nidc@milwaukee.gov>
Sent: Tuesday, June 29, 2021 at 09:13:43 AM CDT
Subject: RE: Comikia Price Bonny

Hello I sent it in an email. I will send again

Thank you

Sent from Yahoo Mail on Android

On Tue, Jun 29, 2021 at 8:56 AM, NIDC

B-14

<NIDC@milwaukee.gov> wrote:

Good morning Comikia,

Thank you for your landlord training certificate.

Could you let us know how you submitted your application because we have checked our records and it doesn't look like we have received it yet.

Regards,

NIDC Staff

From: Comikia Price <divinecaredt@yahoo.com>
Sent: Monday, June 28, 2021 5:28 PM
To: NIDC <NIDC@milwaukee.gov>
Subject: Comikia Price Bonny

Hello

I am, Comikia Price and I recently sent in an application regarding the city property On Bonny Street. After I got the accepted offer. I am now sending you the completion of 8 hours Landlord Training class, that I attended on June 19th. This is the final document that you needed to move forward.

Thank you so very much

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

B-15

Fw: Scope Work for 4201-03 W. Bonny Pl. 53216

From: Comikia Price (divinecaredt@yahoo.com)

To: khalif.rainey@gmail.com; khalif.rainey@milwaukee.gov; dpwmilw@milwaukee.gov

Date: Wednesday, September 20, 2023 at 11:25 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecaredt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 04:53:43 PM CDT
Subject: Scope Work for 4201-03 W. Bonny Pl. 53216

PART 8

Update scope from Orlando. All areas need to be completed that is open. This was done in April after NIDC visit the location. I have more to this that involve the pluming department. The Inspector Dan and his Manager is aware of. Along with Milwaukee Water Works the plumber was Mr. Rickey's Plumbing. Informatiton is in open records. Plumber and Inspector request lead work without inspector seeing the location, stating it was a link on lead side. Before the Plumber removed all unsafe pipes out the home. Yet they request for lead work to be done! I called had the lead departmet and water works investgaton depart come out. They seen that the pipe had no link and the area/line on my side was PVC piping when they arrived. Nothing was done they requested I calll a different plumber to check.

I call the same plmber because I am in contract. Not knowing when I called, the city inspector never came out to witness link at the time. I allowed the plumber to come back in the location because I was in contract with him. When I met with the inspect that passed the ruff about my call. The city side was cut and copper piping was on both side. The plumber came in and changed it. Also alll work was not done per our contract, reason he was in the home. He had false pictures because the Milwaukee Work department already come in and seen the pipe before he cut the city side.

I called the Plumbing Manager over inspectors, I will get his name later and he did not resolve the matter. I now have a link in the city side and the plumber cut on the city led side. That we discovered in Feb when I met with Orlando at the property. Some how the water was on in the house and it was a big water mess when me and Orlando arrived. Orlando turned the water off on the lead side where we discovered the link on that day. But I was at the house that weekend before. No water was on or no link. I know the water was not on and it should not have been. But when I met with Orlando my house had a link and water was on. I called regarding it being turned on.

Passed ruff with an link right now on the city side. I now have a closed case with Mr. Rickey's Plumbing, no money is owed to him. An AAA case with Joe Martis but no money is owed. HVAC did not finish inspection but Orlando marked Completed and partial in those areas. All other areas need finishing and I have lien Waivers for work done. Contractors are aware of all these matters and ready to proceed.

Thank you

 Price SOW B - 4-13-2023.xls
49kB

Fw: New Contractor BID

From: Comikia Price (divinecaredt@yahoo.com)

To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpwmilw@milwaukee.gov

Date: Wednesday, September 20, 2023 at 11:27 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecaredt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 05:02:36 PM CDT
Subject: New Contractor BID

hello

he will address all areas and notes in this BID is detail in some area. he is ready to complete what is needed. I have not yet heard anything regarding "AI" BID so I sent this one. This company is open to complete the work if Aaron redirected "AL". I still hold the BID for AI but he was never approved. Had his complete file in before the Aug 31st deadline for approval.

Now we going with RC, NIDC have attachement. Aaron commented on this and my lawyer had a question. Now I got no call from them, NIDC, or a reply. Again if i dont push this it will not get done!!!



Estimate 2 Comikia Price.pdf
46.5kB

C-2

ESTIMATE



Sent to City

RC CONTRACTING LLC
West Allis, Wisconsin 53227
United States

4145308786

BILL TO
Comikia Price
Comikia Price

divinecaredt@yahoo.com

Estimate Number: 9523

Estimate Date: **September 4, 2023**

Expires On: September 4, 2023

Grand Total (USD): \$46,000.00

Items	Quantity	Price	Amount
Window Well Covers #12 Install (2) window Well Covers on Eastside of house	2	\$400.00	\$800.00
Painting #14 Paint 1st Floor living room,dining room,(3) bedroom,kitchen,bathroom. Color TBD 1st Floor front room	1	\$3,000.00	\$3,000.00
Door #15 Install (1) exterior door Mastercraft® Nova 36"W x 80"H Dark Oak Woodgrain Steel Top Lite Exterior Door System - Right Inswing Model Number: 4146056 Menards® SKU: 4146056	1	\$1,250.00	\$1,250.00
Door #16 Side Door repair Homeowner will supply deadbolt lock set	1	\$450.00	\$450.00
Siding #17 Repair damaged exterior siding including corners	1	\$3,000.00	\$3,000.00
Painting #20 (Trim Paint) Lower unit as needed. Living Room,Dining Room , Bedrooms, Bathroom, Kitchen,Hallways Color TBD by homeowner	1	\$650.00	\$650.00
Carpentry #21 Lower front window framing repair to code, insulate & vapor barrier.	5	\$125.00	\$625.00

C-3

ESTIMATE



RC CONTRACTING LLC
West Allis, Wisconsin 53227
United States

4145308786

Items	Quantity	Price	Amount
Carpentry #22 Overhanging Awning rebuild add 4x4x10 treated post, add new 2x6 fascia boards, roll roofing and aluminum flashing.(Includes Demo and Debris Removal)	16	\$125.00	\$2,000.00
Door # 27 Repair (approx 6 Interior) 30" missing doors as needed (includes hardware) for all doors both (3) upper & (3) lower unit	6	\$400.00	\$2,400.00
Electrical #28 Install (1) New Square D Panel Box for Lower Unit, Grounding Rod,Install outlets through-out the unit, Install toggle light switches, Install plate / outlet covers, Install GFCI in Bathroom and Kitchen, Install flush mount light fixture as needed. (Home owner will provide all switches,outlets, plate covers)	1	\$3,650.00	\$3,650.00
Electrical #28 Install (1) New Square D Panel Box for Upper Unit, Grounding Rod,Install outlets through out the unit, Install toggle light switches, Install plate / outlet covers, Install GFCI in Bathroom and Kitchen, Install flush mount light fixture as needed. (Home owner will provide all switches,outlets, plate covers)	1	\$3,650.00	\$3,650.00
Cleaning #31 (Lower Unit) Clean and Remove all Debris at end Project	8	\$125.00	\$1,000.00
Cleaning #31 (Upper Unit) Clean and Remove all Debris at end Project	8	\$125.00	\$1,000.00
Plaster #32 Lower Unit Install 1/4 drywall on Ceiling in lower front room (approx 650 sq ft) Includes tape and mudding	650	\$4.00	\$2,600.00

C-4

ESTIMATE



RC CONTRACTING LLC
West Allis, Wisconsin 53227
United States

4145308786

Items	Quantity	Price	Amount
Plaster #32 Install 1/2 drywall on wall in lower front room south wall (approx 150 sq ft) Includes tape and mudding	150	\$4.00	\$600.00
Plaster #32 Install 1/2 drywall in lower Bathroom walls/ceiling (approx 200 sq ft) Includes tape and mudding	200	\$4.00	\$800.00
Plaster #32 Install 1/2 drywall in lower bedroom where window was framed wall / ceiling (approx 400 sq ft) Includes tape and mudding	400	\$4.00	\$1,600.00
Plaster #32 Install 1/2 drywall in lower Kitchen wall (approx 300 sq ft) Includes tape and mudding	300	\$4.00	\$1,200.00
Plaster #32 Install 1/2 drywall in lower Dining room ceiling and walls (approx 300 sq ft)	300	\$4.00	\$1,200.00
Plaster #32 Install 1/2 drywall in upper unit kitchen (approx 150 sq ft) Includes tape and mudding	150	\$4.00	\$600.00
Plaster #32 Install 1/2 drywall in upper unit bathroom (approx 150 sq ft) Includes tape and mudding	150	\$4.00	\$600.00
HVAC #33 Vacuum ductwork / replace missing grills	5	\$150.00	\$750.00

4-5

ESTIMATE



RC CONTRACTING LLC
West Allis, Wisconsin 53227
United States

4145308786

Items	Quantity	Price	Amount
Moulding #34 Install (approx 500) Liner ft of base / case	550	\$1.50	\$825.00
Insulation # 37 Install insulation 2 floor walls as needed and vapor barrier	1	\$500.00	\$500.00
Flooring #38 Lower Unit Install plywood in middle Bedroom floor (homeowner will provide plywood (approx 150 sq ft) Home owner will also Epoxy all flooring on 1st floor	4	\$125.00	\$500.00
Flooring #38 Lower Unit HOMEOWNER IS RESPONSIBLE FOR EPOXY ALL FLOORING ON 1st Floor. kitchen,bathroom, bedrooms,front room.	0	\$0.00	\$0.00
Flooring #38 Upper Unit Refinish Living room / Dining hardwood flooring.w / 2 coat of polyurethane (APPROX 650 sq ft) Stain TBD	650	\$5.00	\$3,250.00
Flooring #38 Upper Unit Install (Approx 950 sq ft) LVP flooring in Kitchen,,Bedrooms,& Bathroom. (Labor Cost Only) Home Owner to provide LVP Flooring	1000	\$3.00	\$3,000.00
Plumbing #39 Install Pedestal Sink Upper & lower Unit	3	\$125.00	\$375.00
Plumbing #40 Caulk around bathtubs in both Upper and Lower Units	1	\$125.00	\$125.00



C-6
ESTIMATE

RC CONTRACTING LLC
West Allis, Wisconsin 53227
United States

4145308786

Items	Quantity	Price	Amount
Carpentry #44 Install a new medicine cabinets Upper & Lower Unit provided by Homeowner	2	\$125.00	\$250.00
Carpentry #46 Build / stain / install lower cabinets for kitchen sink base made out of 2x4 material. (1) 34 1/2 (H) x 24 (D) x 60 (W) (1) 34 1/2 (H) x 24 (D) x 36 (W)	5	\$125.00	\$625.00
Carpentry #47 Build / stain / install upper cabinets for kitchen made out of 2x4 material. (2) 36 (H) x 36 (W) x 12 (D) (1) 18 (H) x 24 (W) x 12 (D)	5	\$125.00	\$625.00
Carpentry #50 Build / stain / install lower cabinets for kitchen sink base made out of 2x4 material. (1) 34 1/2 (H) x 24 (D) x 60 (W) (1) 34 1/2 (H) x 24 (D) x 36 (W) Upper cabinets (2) 36 (H) x 36 (W) x 12 (D) (1) 18 (H) x 24 (W) x 12 (D)	8	\$125.00	\$1,000.00
Plumbing #51 Install New P-trap for (4) sinks base	4	\$125.00	\$500.00
Carpentry #54 Repair Basement Steps	1	\$1,000.00	\$1,000.00
Total:			\$46,000.00
Grand Total (USD):			\$46,000.00

D-1

Fw: Bonny Place

From: Comikia Price (divinecaredt@yahoo.com)
To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpw@milwaukee.gov
Date: Wednesday, September 20, 2023 at 11:28 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecaredt@yahoo.com>
To: apenal@milwaukee.gov <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 07:10:28 PM CDT
Subject: Fw: Bonny Place

PART 10

See attachments and date I replied so that we can move forward. We are now in October!

----- Forwarded Message -----

From: Comikia Price <divinecaredt@yahoo.com>
To: Benjamin Sanchez <benjamin.sanchez@milwaukee.gov>; Sam Overton <samove@milwaukee.gov>; Aaron Helt <ahelt@milwaukee.gov>; Gary White <gwhite@pyramaxbank.com>; Kim Hurtado <khurtado@hzattys.com>; Jessica Houghton <jhoughton@hzattys.com>
Sent: Thursday, July 27, 2023 at 01:38:50 PM CDT
Subject: Fw: Bonny Place

More Attachments to view and everyone is aware that I need the Lien Waivers. That will be not a problem, and I will send as they come. Thank you for instructions. Again Orlando was the person I was to report to. He is knowledgeable of Guardian Home Improvement actions, Mr. Rickey's Plumbing actions and the City Inspectors. Yes and all the work done but the solar lights! I last installed on my own! That is for the fake camera look to keep people away no work done! Other than that I do believe I have been following you all instruction for the funding.

Sincerely
Comikia Price

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From: Comikia Price <divinecaredt@yahoo.com>
To: Benjamin Sanchez <benjamin.sanchez@milwaukee.gov>; Sam Overton <samove@milwaukee.gov>; Gary White <gwhite@pyramaxbank.com>; Aaron Helt <ahelt@milwaukee.gov>; Kim Hurtado <khurtado@hzattys.com>; Jessica Houghton <jhoughton@hzattys.com>
Sent: Thursday, July 27, 2023 at 01:24:07 PM CDT
Subject: Bonny Place

Hello Team

I am thankful for the detail reply from NIDC. I will like to forward information that I have gathered. More information will follow, to complete request that I received July 26, 2023.

I attached the information that I have questions about in our future meeting also. In addition to the work that have been completed. I will forward Lien Waivers in a following email. Also have attached contracts and all that each company have provided.

Orlando did come out to see work that was done as requested before. We discussed the matter and all work that was going to be done. I want to note that the water was on when Orlando visit the location and was not ordered too. It was an issue that day he corrected it too. Ruff plumbing is passed, in the system, I do have records with the water works on the property. Also the Lead Department. I did all that I needed to do to report and make everyone aware. In reply he did just send me the update scope work that we are working from and no Lien waiver was requested. The reason I was confused. I now understand today.

The scope has a line that never address the home and a few other things that need to be corrected. I have been in great communication with Orlando. In all, that I have experienced working with contractors. Also sending him all the information that I have recieved from contractors. I also have settlement information in regards to Mr. Rickey's Plumbing. Orlando is aware of that and have marked partial on the scope. We were updated! I submitted so much because I want to understand and have clarity. I look to never do anything to violate this project.

The sub contracts that was to be proformed with the Closing completed there contracts and have been paid. Guardian Home Improvement did not honor none of the contracts after the closing. There is no fund owed to Guardian Home Improvement! I will provide Lien Waivers work completed and paid in full information. Guardian Home Improvement is overly paid. Looking for the option to move forward. I have attached the companies that completed the work and is paid in Full.

Just note that some contracts do include work done at another location by the same company. If need I will request information needed in order for us to move forward. From my Lawyer in regards to Guardian and Mr. Rickey's Plumbing Lien Waiver's. My case is not a money matter they are paid in full.

Gary, Also I will like for remaining funds to be released to me after work is completed. I did send the BID package for review for another company. This will save the expense of doing another loan now that I know my company can not do the project. It just have been so hard for true collabration to get things done.

I have not heard from NIDC or no one since I last spoke with Orlando regarding my file. It has been a very long time and that is why I got my own company. It has been other Contractors looking to see how to proceed never got an reply. Yet the last I spoke to Orlando it was not like this after his visit and he knows about the work done. I did install solar lights because my place have been damaged and so much more. Look forward to providing the other requested information.

Thank you all
Comikia Price

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D-3

Fw: Rickey's Plumbing ruff plumbing passed

From: Comikia Price (divinecare@t@yahoo.com)

To: khalif.rainey@milwaukee.gov; khalif.rainey@gmail.com; dpwmilw@milwaukee.gov

Date: Wednesday, September 20, 2023 at 11:30 AM CDT

----- Forwarded Message -----

From: Comikia Price <divinecare@t@yahoo.com>
To: Adamaris Penalosa <apenal@milwaukee.gov>
Sent: Monday, September 18, 2023 at 07:16:29 PM CDT
Subject: Fw: Rickey's Plumbing ruff plumbing passed

PART 11

I contacted the NIDC office last on this date by phone and email. No reply and as you see I am overwhelmed. Need the contractor approved and funds released!!

Thank you
Comikia Price

----- Forwarded Message -----

From: Comikia Price <divinecare@t@yahoo.com>
To: Comikia Price <divinecare@t@yahoo.com>; Ray Calderon <rcontractingllc@yahoo.com>; Aaron Helt <ahelt@milwaukee.gov>; Benjamin Sanchez <benjamin.sanchez@milwaukee.gov>; Gary White <gwhite@pyramaxbank.com>; Sam Overton <samove@milwaukee.gov>
Sent: Tuesday, September 12, 2023 at 01:49:19 PM CDT
Subject: Rickey's Plumbing ruff plumbing passed

Hello everyone

Sending this to include in the city information. Permit partial that it was applied for and ruff inspection by City Inspector was passed. In the system in regards to the Plumbing. Not sure if attachment was included.

I have not heard or received a phone call from NIDC, per last email from Aaron Helt. No call and if possible, can we set a time? Looking to continue and complete 4201-03 W. Bonny Pl 53216. My lawyer question are because she is reviewing the file. You can reply!

Regarding Contractor, we have not discussed/addressed what was drafted in the letter. Update visit, meeting or what is needed for us to discuss the contractor. In this time, I have provided real information that can be carried out, this time and many of times before. The companies will need to carry out to complete. I needed no hold up when the process has already been reviewed many of times. I still need someone to discuss the file and program with. I get voice mails. Looking to move forward forward.

Gary how do we move forward? I have two qualified and one tagged in this email and open/qualified. I have not heard from the other contractor but I am sure I can call him after speaking with him. The last Wed. in Aug we spoke. I than seek RC in regard to it all and have made him aware of this might be a process.

Mr. Ray I am open and we are here to send what is needed and requested to get approval. We wanted to get in the Bid because no approval have been made and you never replied. All information have been in days after the Last NIDC letter was drafted and sent.

Thank you



Comikia Price - Bonny Pl Gas Permit 052523.pdf
321.8kB