



**CITY OF MILWAUKEE
OFFICE OF THE CITY CLERK**

Wednesday, December 15, 2021

COMMITTEE MEETING NOTICE

AD 07

MAHAN, Arthur R, Agent
SAAM Development LLC
2469 W AUER Av
Milwaukee, WI 53206

You are requested to attend a virtual hearing to be held on:

Wednesday, January 05, 2022 at 01:00 PM

Regarding: Your Home Improvement Contractor's License Renewal Application as agent for "SAAM Development LLC" for "SAAM Development LLC" at 2469 W AUER Av.

This meeting will be held via GoToMeeting. Please see the enclosed best practices document for further instructions. The access code is <https://global.gotomeeting.com/join/397740933> If you wish to call in, please call **+1 (408) 650-3123** and use Access Code: **397-740-933**

There is a possibility that your application may be denied for one or more of the following reasons: See attached police report.

**Notice for applicants with
warrants or unpaid fines:**

Proof of warrant satisfaction or payment of fines must be submitted at the hearing on the above date and time. Failure to comply with this requirement may result in a delay of the granting/denial of your application.

Failure to attend this meeting may result in the denial of your license. Individual applicants and partnership applicants must attend or attend by an attorney. The agent or attorney for corporate or limited liability applicants must attend. If you wish to do so and at your own expense, you may be accompanied by an attorney of your choosing to represent you at this hearing.

You will be given an opportunity to speak on behalf of the application and to respond and challenge any charges or reasons given for the denial. No petitions can be accepted by the committee, unless the people who signed the petition attend the virtual hearing and are willing to testify. You may present witnesses under oath and you may also confront and cross-examine opposing witnesses under oath. If you have difficulty with the English language, you should request an interpreter attend the meeting with you, at your expense, so that you can answer questions and participate in your hearing.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at (414) 286-2998, Fax - (414) 286-3456, TDD - (414) 286-2025.

JIM OWCZARSKI, CITY CLERK

BY: _____

Jim Cooney
License Division Manager

If you have questions regarding this meeting, please contact the staff assistant, Yadira Melendez at (414) 286-2775 or stasst5@milwaukee.gov

**AMERICAN ARBITRATION ASSOCIATION
Construction Industry Arbitration Tribunal**

IN THE MATTER OF THE ARBITRATION BETWEEN:

SAAM Development, LLC

and

AAA File No. 01-19-0004-2160

Clarerita and Mario Higgins

FINAL AWARD

I, THE UNDERSIGNED ARBITRATOR, having been designated in accordance with the arbitration agreement entered into between the above-named parties, and having been duly sworn, and having duly heard the proofs and allegations of the Parties pursuant to the AAA Fast Track Procedures, hereby AWARD as follows:

A. Breach and Termination.

Claimant breached the parties contract by failing to complete the scope of work "requirements" "...in a satisfactory, timely, and proper manner...as delineated in [the parties] contract." Respondent's termination letter of May 24, 2019 provided sufficient notice to comply with the terms of the contract, especially as acknowledged by the City of Milwaukee reviewing representative. Accordingly, Claimant's claim for damages is denied.

B. Respondents' Counterclaim.

Respondents are entitled to the following sums as reimbursement for work necessitated by the Claimant's failures in performance:

1. Clean up costs - 2nd floor	\$ 400.00
2. Clean up costs - chimney	\$ 400.00
3. Traffic bond	\$ 495.00
4. Garage footing materials	\$ 492.00
5. Electrical service repair	\$ 600.00

6. Basement entry work	\$4,200.00
7. Glass block window completion	<u>\$3,200.00</u>
TOTAL	\$9,787.00

C. Fees and Costs.

Each party shall bear their own attorney's fees and costs. The administrative fees and expenses of the American Arbitration Association totaling \$3,100.00 and the compensation and expenses of the arbitrator totaling \$1,910.00 shall be borne as incurred.

Accordingly, as a Final Award the Respondents are awarded the sum of **\$9,787.00**.

This Award is in full settlement of all claims and counterclaims submitted to this Arbitration. All claims and counterclaims not expressly granted herein are hereby denied.

Dated this 26th day of October, 2020.

So Ordered:



James R. Cole, AAA Arbitrator



AMERICAN
ARBITRATION
ASSOCIATION*

INTERNATIONAL CENTRE
FOR DISPUTE RESOLUTION*

Central Case Management Center
Rod Toben
Vice President
13727 Noel Road
Suite 700
Dallas, TX 75240
Telephone: (972)702-8222
Fax: (855)267-4082

October 26, 2020

Shannon D. McDonald, Esq.
McDonald & Kloth, LLC
1818 North Farwell Avenue N96W
Suite 205
Milwaukee, WI 53202
Via Email to: sdm@themklaw.com

Todd D. Jex, Esq.
Crivello Carlson, SC
710 North Plankinton Avenue
Suite 500
Milwaukee, WI 53203
Via Email to: tjex@crivellocarlson.com

Case Number: 01-19-0004-2160

SAAM Development, LLC
-vs-
Clarerita and Mario Higgins

Dear Parties:

By direction of the arbitrator we herewith transmit to you the duly executed Award in the above matter. This serves as a reminder that there is to be no direct communication with the arbitrator. All communication shall be directed to the American Arbitration Association (the AAA).

A financial reconciliation has been conducted and each party will receive a separate financial accounting for this matter. If a party had any unused compensation deposits, we have issued a refund check that should arrive in the mail shortly.

If a party has an outstanding balance, that party will receive an invoice/statement each month until the balance is paid. Invoice/statements will only reflect credits made as of the date of mailing. You may register, view your balance and make payments on our website at www.adr.org.

Note that the financial reconciliation reflects costs as they were incurred during the course of the proceeding. Any apportionment of these costs by the arbitrator, pursuant to the Rules, will be addressed in the award and will be stated as one party's obligation to reimburse the other party for costs incurred. Any outstanding balances the parties may have with the AAA for the costs incurred during the arbitration proceedings remain due and payable to the AAA even after the final award is issued, and regardless of the apportionment of these costs between the parties in the award.

Pursuant to the AAA's current policy, in the normal course of our administration, the AAA may maintain certain electronic case documents in our electronic records system. Such electronic documents may not constitute a complete case file. Other than certain types of electronic case documents that the AAA maintains indefinitely, electronic case documents will be destroyed 18 months after the date of this letter.

We appreciate your selection of the AAA as your alternative dispute resolution provider in this matter. As always, please do not hesitate to contact me if you have any questions.

Sincerely,

Gilbert A. Camarena

Gilbert A Camarena
Manager of ADR Services
Direct Dial: (888)774-6908
Email: GilbertCamarena@adr.org
Fax: (855)267-4082

cc:

James R. Cole, Esq.

Milwaukee County Case Number 2019CL000176 SAAM Development LLC vs. Mario Higgins et al

Case summary

Filing date 11-21-2019	Case type Construction Lien	Case status Filed Only - Electronic filing
Class code description Construction Lien	Responsible official	

Party summary

Party type	Party name	Party status
Claimant	SAAM Development LLC	
Owner	Higgins, Mario	
Owner	Higgins, Mario	

Civil Judgment(s)

Type	Debtor name	Multiple debtors	Amount	Satisfaction	Judgment status	Date
Construction lien	Higgins, Mario	Yes	\$45,500.00	No		

Parties

Claimant: SAAM Development LLC

Date of birth	Sex	Race
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Address (last updated 11-21-2019)
4208 W. Thurston Ave., Milwaukee, WI 53209 US

Attorneys

Attorney name	Guardian ad litem	Entered
McDonald, Shannon D.	No	11-21-2019

Owner: Higgins, Mario

Date of birth	Sex	Race
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Address (last updated 11-21-2019)
2100 West Vine Street, Milwaukee, WI 53205 US

Owner: Higgins, Mario

Date of birth	Sex	Race
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Address (last updated 11-21-2019)
2100 West Vine Street, Milwaukee, WI 53205 US

Court record

Date	Event	Court official	Court reporter	Amount
11-21-2019	Filing fee paid			\$5.00
	Additional text:			
	Adjustment Number: 19A 152522,			
	Payable Number: 822749,			
	Receipt Number: 19RP007961,			
	Amount: \$5.00			
11-21-2019	Case initiated by electronic filing			
11-21-2019	Other papers			

Civil judgment details

Construction lien

County Milwaukee	Case number 2019CL000176	Caption SAAM Development LLC vs. Mario Higgins et al
Judgment/lien date 11-21-2019	Total amount \$45,500.00	Type of tax
Warrant number	Date and time docketed 11-21-2019 at 12:39 pm	Service/event date
Satisfaction No	Judgment status	Date
Property/remarks		

Judgment parties

Party type	Name	Dismissed	Status	Address	Attorney name
Debtor	Mario Higgins	No	Active	2100 West Vine Street, Milwaukee, WI 53205 US	
Debtor	Mario Higgins	No	Active	2100 West Vine Street, Milwaukee, WI 53205 US	
Creditor	SAAM Development LLC	No	Active	4208 W. Thurston Ave., Milwaukee, WI 53209 US	Mcdonald, Shannon D.

Costs / amounts

Description	Amount
Lien amount	\$45,500.00

Becker, Keren

From: DevelopmentCenterInfo
Sent: Friday, January 22, 2021 1:03 PM
To:
Cc: License
Subject: RE: complaint against a contractor

I believe your best bet is to file a complaint with the Better Business Bureau. I have included the license division on this email, I do not know if they keep complaints about contractors for when they renew their city license.

Thank you for the information.

Kim Kellbach

Permit Technician – Permit & Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-2606 F: (414) 286-0251

kkellb@milwaukee.gov

[LMS Land Management System](#) | [QLess Online Check-In](#)

REDACTED RECORD



DEPARTMENT OF
**NEIGHBORHOOD
SERVICES**

Please note that many Department of Neighborhood Services employees are currently working remotely due to the CDC recommendations around COVID-19 and social distancing. You may experience a slower response time to your email than typical. Thank you.

Sent: Friday, January 22, 2021 12:27 PM
To: DevelopmentCenterInfo <DevelopmentCenterInf@milwaukee.gov>
Subject: complaint against a contractor

Hello,

Is there a way to file a complaint against a contractor? The contractor listed below was fired from a job due to substandard work and unprofessional behavior. He filed a frivolous lien on property claiming a large sum of money.

His
information is below.

HICN 0201280 SAAM Development LLC Arthur R Mahan, (414) 388-2149 Agt 2469 W AUER Av Milwaukee

Please let me know if there is anything I can do to make sure that he is not able to do this to other Milwaukee home owners, and to get him to remove the

Thank you,

MILWAUKEE POLICE DEPARTMENT

LICENSING

CRIMINAL RECORD/ORDINANCE VIOLATION/INCIDENTS SYNOPSIS

DATE: 10/25/21

LICENSE TYPE: Home Improvement Contractor

NEW: ☐

RENEWAL: ☒

No. 330455

Application Date: 10/25/21

License Location:

Business Name: SAAM Development LLC

Licensee/Applicant: MAHAN, Arthur R
(Last Name, First Name, MI)

Date of Birth: 04/09/1979

Home Address: 2469 W Auer Av

City: Milwaukee

State: WI **Zip Code:** 53206

Home Phone: 414-388-2149

This report is written by Police Officer Monreal, assigned to the License Investigation Unit, Days.

The Milwaukee Police Department's investigation regarding this application revealed the following:

1. On 05/30/2007 the applicant was charged in Waukesha County with Bail Jumping (Misdemeanor).

Charge: Bail Jumping
Finding: Guilty
Sentence: Forfeiture
Date: 05/22/2009
Case: 2007CM001428

2. On 06/21/2010 the applicant was charged in Milwaukee County with Operating While Intoxicated (2nd) (Misdemeanor).

Charge: Operating While Intoxicated
Finding: Guilty
Sentence: 65 days jail, Forfeiture
Date: 03/11/2011
Case: 2010CM003592

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3. The applicant has the following past due fines owed to the Milwaukee Municipal Court:

18048292	Operate Motor Vehicle w/o Insurance	\$124.00 due on 08/13/18
18048291	Operate Vehicle After Sus of Reg	\$98.80 due on 08/13/18
18048290	Operating While Revoked	\$124.00 due on 08/13/18
18048289	Exceeding Speed Zones	\$149.20 due on 08/13/18

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4. The applicant has a warrant with Waukesha County Sherriff for a Traffic Offense:

19CT712	Operate After Revocation	\$460.00 08/2019
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5. The applicant has a warrant with Kenosha Joint Services for a Traffic Offense:

19CT645	Operate While Revoked	\$300.00 09/11/19
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6. The applicant still owes the following past due fines to Milwaukee Municipal Court:

18048292	Operate Motor Vehicle w/o Insurance	\$124.00 due on 08/13/18
18048291	Operate Vehicle After Sus of Reg	\$98.80 due on 08/13/18
18048290	Operating While Revoked	\$124.00 due on 08/13/18
18048289	Exceeding Speed Zones	\$149.20 due on 08/13/18
19004639	Fail to Obey Traffic Signal	\$98.90 due on 04/09/19
19004640	Display Unauth Veh Registration	\$161.80 due on 04/09/19



BUSINESS RENEWAL APPLICATION
Office of the City Clerk License Division
200 E. Wells St. Room 105
Milwaukee, WI 53202
(414) 286-2238 www.milwaukee.gov/license

Home Improvement Contractor License
Exp Date: 3/7/2021
Renewal Fee: \$225.00 File By Date: 1/4/2021
Date \$25 Late Fee Begins: 1/5/2021

Office Use Only: App # _____
N Objs No _____ Yes _____ Chgs _____
Filed _____ Initials _____
Paid _____ MPD _____
Granted _____ Issued/Initials _____
7 HICN 201280

BUSINESS CONTACT INFORMATION

Section 1	Legal Entity Name: SAAM Development LLC	Trade/DBA: SAAM Development LLC
	Phone: (414) 388-2149	E-mail: theartsanddevelopment@gmail.com
	Premises Address (include city/state/zip): 2469 W AUER AV Milwaukee WI 53206	
	Mailing Address (include city/state/zip): 2469 W AUER AV Milwaukee WI 53206	

AGENT OF CORP/LLC/NONPROFIT / SOLE PROPRIETOR / 1ST PARTNER

Section 2	FULL LEGAL NAME (Last, First & Middle Initial): MAHAN, Arthur R, Agent	Date of Brth: 4-9-79
	Home Address (include city/state/zip): 4208 W Thurston Ave Milwaukee WI 53209	
	Driver's License Number/State ID #: MS00-0567-9129-09 State: WI	
	Percent % of Ownership Interest: 100%	Home Phone: (414) 484-5178 Cell Phone:

LIST ALL PERSONS WITH 20% OR MORE OWNERSHIP INTEREST / ADDITIONAL PARTNER(S)

Section 3	FULL LEGAL NAME (Last, First & Middle Initial):		Date of Birth:	
	Home Address (include city/state/zip):			
	Driver's License Number/State ID #: _____ State: _____			
	Percent % of Ownership Interest:	Home Phone:	Cell Phone:	
	FULL LEGAL NAME (Last, First & Middle Initial):		Date of Birth:	
	Home Address (include city/state/zip):			
	Driver's License Number/State ID #: _____ State: _____			
	Percent % of Ownership Interest:	Home Phone:	Cell Phone:	
	<input type="checkbox"/> Check if there are additional persons with 20% or more ownership interest or partners. Complete additional sheets as necessary.			

REQUIRED SIGNATURE

Section 4	<ol style="list-style-type: none"> The undersigned understands that applicants are required to inform the City Clerk within 10 days of any changes in any of the information supplied in this application. The undersigned has knowledge of the City Ordinances currently regulating the license applied for herein, and understands that the license may be subject to suspension, non-renewal or revocation, if the applicants violate any rule or regulation relating to the license. The undersigned understands that applicants shall not willfully refuse to provide the services offered under this license, or add charges or require deposits not required of the general public because of race, color, sex, religion, national origin or ancestry, age, handicap, lawful source of income, marital status, sexual orientation, gender identity or expression, familial status or the fact that a person is now or has been a member of the military service, whether dressed in uniform or not; and shall not seek such information as a condition of employment, or penalize any employee or discriminate in the selection of personnel for training or promotion on the basis of such information. I/we state that this application for a license is not made for and behalf of any other person and that the applicant is not acting as an agent for, or in the employ of another.
	Signature of Sole Proprietor; a Partner; or if a Corporation or LLC, the Agent must sign:

Office Use Only:
Current License: ☐ New ☒ Renewal Granted: ☐ No Issues ☐ WL ☐ Suspension ☐ Other _____