



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

February 16, 2022

City Clerk Owczarski
200 East Wells Street
Room 200
Milwaukee, WI 53202

RE: Common Council File 211506

Dear City Clerk Owczarski,

The Department of City Development submitted Common Council file number 211506, entitled "Substitute resolution authorizing the acceptance of an unsolicited offer to purchase from Luis Alberto Lugo Rivera for the City-owned tax deed property located at 1337 West Washington Street."

Since the submission and ultimate adoption of that file, it has come to the attention of the Department of City Development that the address of the parcel has been formally changed by the Office of the Assessor to 1338 West Elgin Lane. The Parcel Identification Number (4330115000) has remained the same.

We are tendering this letter as a request to make an administrative correction to File 211506 to reflect the corrected address. For your convenience, I have included with this letter both the Certified Copy of the Resolution and the correspondence from the Assessor's Office.

Thank you for your time and attention to this matter.

Best regards,

Amy Turim
Real Estate Development Services Manager



City of Milwaukee

Office of the City Clerk

200 E. Wells Street

Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 211506

Title:

Substitute resolution authorizing acceptance of an unsolicited offer to purchase from Luis Alberto Lugo Rivera for the City-owned tax deed property located at 1337 West Washington Street, in the 12th Aldermanic District.

Body:

Whereas, The property at 1337 West Washington Street (Tax Key 43301150009) (“Property”) was acquired by the City of Milwaukee (“City”) from Blasino Gonzalez (“Former Owner”) through in rem property tax foreclosure in July of 2016; and

Whereas, Luis Alberto Lugo Rivera (“Buyer”) desires to purchase the Property from the City; and

Whereas, The Department of City Development (“DCD”) recommended that the property be marketed for sale; and

Whereas, Section 304-49-8 of the Milwaukee Code of Ordinances (“MCO”) allows the City to accept unsolicited offers to purchase property when the City receives fair compensation, whether monetary or non-monetary; and

Whereas, The Common Council of the City of Milwaukee desires to authorize the sale of the Property to the Buyer; and

Whereas, The file sponsor recommends accepting the Buyer’s purchase price offer of \$3,715.00 which represents the taxes due at the time of foreclosure and departmental expenses; now, therefore, be it

Resolved, That DCD is authorized to accept an unsolicited offer to purchase the Property from the Buyer, provided that the Buyer meets the following conditions:

- 1) The offer price equals the sponsor of the file’s recommendation, which is \$3,715.00.
- 2) The Buyer provides documented evidence of financial ability to pay the full sales price at closing, and understands that the evidence will be verified by DCD.
- 3) The Buyer passes all City’s standard buyer checks.
- 4) The Buyer closes the sale no later than March 1, 2022 following the certification of this file; and,

be it

Further Resolved, That if the sale does not close by March 1, 2022, the offer shall be deemed to be rejected; and, be it

Further Resolved, That upon sale closing, sale proceeds will be distributed as required by MCO 304-49-12.



I, James R. Owczarski, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on February 8, 2022.

A handwritten signature in cursive script, reading "James R. Owczarski".

James R. Owczarski

February 17, 2022

Date Certified

From: [McCollum-Gathing, Deborah](#)
To: [Turim, Amy](#)
Subject: FW: 1337-39 W Washington St - Accepted Offer
Date: Tuesday, February 15, 2022 3:52:24 PM
Attachments: [image016.png](#)
[image017.png](#)
[image018.png](#)

Deborah McCollum-Gathing
In-Rem Property Disposition Manager
Department of City Development - Real Estate
809 N. Broadway, 2nd floor, Milwaukee, WI 53202
Phone (414) 286-5738 | FAX (414) 286-0395

View our current list of properties for sale:
milwaukee.gov/CityHouses

From: Hagen, Alice <Alice.Hagen@milwaukee.gov>
Sent: Tuesday, February 15, 2022 3:40 PM
To: Arp, Jeffery <jtarp@milwaukee.gov>; McCollum-Gathing, Deborah <Deborah.McCollum-Gathing@milwaukee.gov>
Subject: RE: 1337-39 W Washington St - Accepted Offer

Deborah,

I have modified the premise address in Assessor records for taxkey 4330115000 to 1338 W ELGIN LA. The two Washington St addresses were assigned to a building that has been razed for some time, but that change was never reflected in the address in our system. The remaining building on this property faces W ELGIN LA.

The change in address should appear on our web site and other City web applications tomorrow.

If you have future questions about property addresses in the Assessor system, you're welcome to send them directly to me.

Alice Hagen

Business System Administrator
City of Milwaukee Assessor's Office
414-286-3177
Alice.Hagen@milwaukee.gov
<http://milwaukee.gov/assessor>

From: Arp, Jeffery <jtarp@milwaukee.gov>
Sent: Tuesday, February 15, 2022 3:05 PM
To: Hagen, Alice <Alice.Hagen@milwaukee.gov>
Subject: FW: 1337-39 W Washington St - Accepted Offer
Importance: High

I was going to ask you to remove the 1339 W Washington part of the address, but when I did the MAI check I found this.

Do we tell DCD that the address is really 1338 W Elgin LA??

MAI Checks											
Records by Taxkey: 4330115000											
Taxkey	House #	Sfx	Dir	Street	Type	Unit	Land Use	Zip Code	Update Date	Mail Status	Note
4330115000	1338		W	ELGIN	LA		8810	53204-2245	141001		V
4330115000	1337		W	WASHINGTON ST			8880	53204-0000	40204		N
4330115000	1339		W	WASHINGTON ST			8880	53204-0000	40204		N

Jeff Arp

From: McCollum-Gathing, Deborah
Sent: Tuesday, February 15, 2022 12:21 PM
To: Arp, Jeffery <jtarp@milwaukee.gov>
Subject: FW: 1337-39 W Washington St - Accepted Offer
Importance: High

Hello Jeff,

Currently, the city owns acquired this property via tax-foreclosure and the address was 1337-39 w Washington Street, which indicates that it is a duplex because of the two addresses.

The property is actually a single-family home. We have an accepted offer and we would like to know how to change to the address to only one?

Should this be completed before the city sells the property?

Or

Should this be completed by the buyer?

If you are not the correct person to speak with, please let me know who I should speak with?

Deborah McCollum-Gathing
In-Rem Property Disposition Manager
Department of City Development - Real Estate
809 N. Broadway, 2nd floor, Milwaukee, WI 53202
Phone (414) 286-5738 | FAX (414) 286-0395

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From: McCollum-Gathing, Deborah
Sent: Tuesday, February 15, 2022 11:11 AM
To: Pedro Rivera - reThought Real Estate <pr@rethought-realestate.com>; Alcala, Christina <calcal@milwaukee.gov>
Cc: Duke, Chantelle <chduke@milwaukee.gov>; dcd@knightbarry.com
Subject: RE: 1337-39 W Washington St - Accepted Offer

Pedro,

I have verified this information.

The property is a single-family home. The former owner was using it as a duplex.

Since Luis will keep the property as a single-family home, the Landlord Training is not required. There may be a requirement from the Assessor Office to have one-address, but I can verify that information before you close.

Deborah McCollum-Gathing
In-Rem Property Disposition Manager
Department of City Development - Real Estate
809 N. Broadway, 2nd floor, Milwaukee, WI 53202
Phone (414) 286-5738 | FAX (414) 286-0395

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milwaukee.gov/CityHouses

From: Pedro Rivera - reThought Real Estate <pr@rethought-realestate.com>
Sent: Tuesday, February 15, 2022 9:11 AM
To: Alcala, Christina <calcal@milwaukee.gov>
Cc: Duke, Chantelle <chduke@milwaukee.gov>; dcd@knightbarry.com; McCollum-Gathing, Deborah <Deborah.McCollum-

Gathing@milwaukee.gov>

Subject: Re: 1337-39 W Washington St - Accepted Offer

[INTERNAL - RETHOUGHT REAL ESTATE]

Hello all,

Deborah, this property is a single family. Maybe in the past it had a cottage in the back. Would Mr Lugo still need the certificate if he is going to occupy it?

PEDRO RIVERA

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☐ 414.797.6128 x101

2625 S Greeley St. Suite 111

☐ reThought-
RealEstate.com

Milwaukee, WI 53207

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From: Alcala, Christina <calcal@milwaukee.gov>

Sent: Thursday, February 10, 2022 12:31 PM

To: Pedro Rivera - reThought Real Estate <pr@rethought-realestate.com>

Cc: Duke, Chantelle <chduke@milwaukee.gov>; dcd@knightbarry.com <dcd@knightbarry.com>

Subject: 1337-39 W Washington St - Accepted Offer

[EXTERNAL - BE CAREFUL WITH LINKS AND ATTACHMENTS]

DO NOT REPLY TO THIS EMAIL

**RE: ACCEPTED OFFER FOR
LUIS R LUGO SUAREZ
1337-39 W WASHINGTON ST**

Greetings,

PLEASE SEE AND REVIEW ATTACHED ACCEPTED OFFER FOR ABOVE LISTED PROPERTY

NOTE(S):

1) Please review cover sheet on attached accepted offer PDF.

2) CONTACT **Knight Barry** at **DCD@KNIGHTBARRY.COM** to schedule a closing and with any closing questions and when your buyer is ready to close. See Offer to Purchase for deadline.

AGENTS SHOULD CONTACT KNIGHT BARRY FOR CLOSING DATES. LENDERS WILL BE CONTACTED BY KNIGHT BARRY. SEE ATTACHED COVERSHEET WITH KNIGHT BARRY'S CONTACT INFORMATION.

- 3) **VERIFICATION OF FUNDS:** Fund verifications will be done at closing. If your funding changes prior to closing, please let Knight Barry and the City of Milwaukee, DCD – Real Estate Department know as soon as possible *prior to closing*.
- 4) **LANDLORD TRAINING:** Landlord training is available and **MANDATORY** for INVESTORS and OWNER OCCUPANTS of Duplexes and Multi-Unit properties. (**SEE ATTACHED – Per management, Please take the Landlord training class.**)
- 5) **NEXT STEPS:** Review the attached PDF for next steps.

Thank you,

Christina V. Alcalá | Program Assistant I | Christina.Alcala@milwaukee.gov



Department of City Development – Real Estate
809 N. Broadway, 2nd floor, Milwaukee, WI 53202
P (414) 286-0783 | F (414) 286-0395

milwaukee.gov/CityHouses

Submit residential offers to: residentialoffers@milwaukee.gov



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