

# **Exhibit D**

*Steven Ewing*  
*3119 W. Wells St.*  
*Milwaukee Wisconsin*  
*53208*

1-25-2023

To: Whom it may concern

Re: Neighborhood improvement/Near West Side

There was a time not so long ago that I was ashamed of my neighborhood. If people asked I'd always say I live around Marquette. If I told them that I lived at 31st and Wells the eyes would roll and they would start seriously questioning my sanity. Thankfully that's all past history. First, let me begin by saying I live in a beautiful historic home at 3119 W. Wells St. Since 1987 this wonderful mansion has been listed on the National Registry of Historic Places. I run a communications company and before I moved to the Historic Concordia neighborhood I owned a magnificent home on North Lake Drive in the quiet little Village of Bayside. Moving here from the "Gold Coast" was a bit of a culture shock! My home on Wells St. was, and continues to be breathtaking but the neighborhood was a train wreck. It was out of control, gunshots, dilapidated buildings, drug dealing, carjackings, prostitution, a far cry from the suburbs. Believe me I have seen it all in the 20 years I have lived here. I had my car stolen out of my backyard, had my life threatened and was even a victim of a strong armed robbery. A very bad landlord named Mohamed owned some of the buildings around me, there was a Greek fellow that owned a pile as well. They were like slum lords. When Jomela Properties bought a number of buildings in the area I thought things were going to get better, but nothing really changed. I did everything in my power to try to improve the neighborhood, working with the landlords, visiting with Police, attending community meetings. Nothing seemed to work. I had pretty much lost faith until a fellow named Joe Berrada started buying and rehabbing buildings in my neighborhood. No sooner would this Berrada fellow buy a property than crews were on the scene, redoing units, painting, roofing, fixing them up like new. It was

like a miracle transformation, not just of the structures but I noticed a dramatic change in quality and behavior of the residents themselves. Within 1 year of Mr. Berradas' entrance into property ownership in my neighborhood I saw huge quality of life improvements. I saw more improvement in one year than in the full 20 years that preceded it. Let me repeat "more improvement in 1 year than in 20 years previous". That includes the combined efforts of DNS, Near Westside Partners, and the Milwaukee Police. I am proud to say my neighborhood is now safe, the neighborhood is clean, the buildings are well taken care of and the residents are respectful. Like night & day! When people ask me where I live I am no longer ashamed, I am proud to say I live in Concordia at 31st and Wells! This is 100% due to 1 mans effort, Mr. Joe Berrada. Recently Near Westside partners sent out a questionnaire about what could be done to improve the neighborhood with various multiple choice answers like More Police, better lighting, etc. There was a blank space under other. I filled it in as follows. "Give Joe Berrada more units to manage and you'll clean up this side of town in a heartbeat." I meant it when I said it. Now I am not related to Joe Berrada, he does not owe me money and he did not pay me a nickel to say this. I say it because it' true, 100% true.. He is the real deal..we need more Joe Berradas..and I know a dozen other folks that will tell you the same thing.

Respectfully Submitted



Steven Ewing