



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

January 7, 2015

Ms. Joanna Polanco, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Polanco:

Re: File Number 141228
4616-34 West Burleigh Street

The Department of City Development ("DCD") obtained property tax-foreclosure judgment of 4616-34 West Burleigh Street, Tax Key No. 288-0125-000-0 (the "Property") on September 15, 2014. On September 19, 2014, DCD made its initial inspection of the Property.

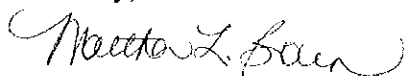
During the past three-and-a-half months, the DCD has contracted for a variety of repairs, and noted additional concerns regarding the building:

- Approximately 5,157 SF of the 25,052 SF building is occupied.
- DCD replaced one roof-top furnace. The cost to replace the furnace was \$6,800.
- DCD contracted with a plumber to repair or replace leaking water pipes in one of the vacant commercial units.
- DCD contracted to have pigeons and pigeon feces removed from a vacant second floor commercial space and secure all openings. DCD was subsequently contacted by a tenant to remove more pigeons from the building, and sent the contractor to the building again. DCD continues to receive service requests from the tenants regarding the residual pigeon odors.
- DCD hired a waste removal company to provide garbage removal service for the tenants.
- DCD was informed that the roof had been previously patched but may soon need replacement.
- DCD is paying the costs to maintain and heat the common areas of approximately 2,438 SF. The estimated WE Energies cost for electricity only is \$1,300 per month.
- The theater space within the building has long been unused, and requires considerable updating and investment before it could be re-occupied.

Administrative costs incurred by DCD for this mostly-vacant commercial building total \$9,454.36 to date. In light of the deferred maintenance, high vacancy rate and ongoing operating expenses, DCD supports approval of the requested vacation of judgment submitted by Seaway Bank. The Property is much larger, and its management challenges more complex, than the typical City-owned commercial property. We believe the Bank is far better equipped to manage, maintain and market the property in a manner that will benefit the current tenants and the larger neighborhood.

Matthew Haessly of DCD's real estate staff will be present at the committee meeting to respond to questions about the Property. Mr. Haessly also can be reached by telephone at ext. 5736.

Sincerely,



Martha L. Brown
Deputy Commissioner

c: K. Urban, City Treasurer/Customer Service
K. Sullivan, City Attorney's Office
M. Haessly, DCD



4616-34 West Burleigh Street