CITY OF MILWAUKEE

City Hall, 200 E. Wells Street, Milwaukee, WI 53202 • www.city.milwaukee.gov

December 28, 2016

Office of the City Treasurer
ATTN: Spencer Coggs, City Treasurer
200 E Wells St, Room 103
Milwaukee, WI 53202

RE: Communication File #161148

Dear City Treasurer Coggs,

We consider Communication File #161148, scheduled for hearing before the Judiciary and Legislative Committee on January 9th, a crucial first step in improving the City's game plan for dealing with the problems posed by unscrupulous landlords who hide behind LLCs while they exploit our most disadvantaged residents, and squeeze the last ounces of value from the properties they own. Renters of these properties are forced to tolerate unhealthy, appallingly squalid conditions. The refusal of these shameless landlords to adhere to even minimal standards of upkeep is aggressively blighting our neighborhoods.

The City needs an effective strategy to hold these LLC-shielded landlords accountable for the human misery and urban blight their actions cause.

Broadly speaking, we want to hear from the City Treasurer's Office through this communications file on:

- How many properties with delinquent property taxes are owned by LLCs, and what is the total amount owed on these properties?
- Which LLCs with delinquent property taxes own multiple tax-delinquent properties?
- Which 10 LLC-owned properties owe the most in delinquent taxes, and how much is owed on these properties collectively and individually?
- Which 10 LLCs with delinquent tax balances owe the most, collectively and individually?
- How many LLC-owned residential properties has the City foreclosed upon in each of the last 5 years (2011-2015)?
- Which LLCs that currently owe delinquent property taxes have had properties foreclosed upon in the past?
- What problems does the City have in collecting delinquent taxes owed by LLCs?

We can only have a productive discussion on how to shape policy to meet this attack on the vitality of our neighborhoods if all pertinent information is presented for consideration during this hearing.

We look forward to hearing from you and your staff.

Sincerely,

Terry L. Witkowski
Alderman, 13th District

Sincerely,

Michael J. Murphy
Alderman, 10th District