



800 City Hall, 200 E. Wells St., Milwaukee, WI 53202, Telephone 414-286-2601, Fax 414-286-8550

MEMORANDUM

Neighborhood Revitalization Litigation & Legal Services Update May, 2020

The Neighborhood Revitalization and Ordinance Enforcement section of the City Attorney's Office improves the quality of life in Milwaukee's neighborhoods by prosecuting ordinance violations and abating public nuisance conditions. We facilitate lawful public safety efforts through litigation, legal opinions, education and outreach. Our community prosecution team collaborates with other city departments and governmental agencies, local businesses, community based organizations and residents to holistically address chronic neighborhood and housing-related problems. This includes investigating exploitative landlords and seeking receiverships and injunctive relief where appropriate, initiating and defending condemnation (raze order) proceedings against blighted properties, investigating and prosecuting appropriate actions against municipal license holders, and developing unique legal strategies that target difficult and ongoing problem properties.

LITIGATION

City of Milwaukee v. Elijah M. Rashaed

Court: Milwaukee County Circuit Court

Case No: 17-CV-6823

City Counsel: DCA Adam Stephens & ACA Heather Hough

Opposing Counsel: David Halbrooks

Judge: Jeffrey Conen

Summary: Public nuisance action against landlord that chronically violated building code ordinances and state ATCP laws protecting tenants. Defendant used limited liability company entities to insulate himself from consequences of his exploitative business practices.

Summary: The city sued Elijah Mohammad Rashaed and 18 of his proxy entities that combined owned 166 residential buildings containing 302 living units in the city of Milwaukee. The city sought an injunction that prohibited him from managing residential rental properties, collecting rent, and acquiring or conveying property. The city sought the appointment of a receiver to manage the properties, bring them up to code standards and sell them to pay for the cost of the receivership and satisfy all liens, building code judgments and delinquent taxes.

Case Status as of 5/2020: In 2020, the nuisance abatement lawsuit against Elijah Mohammad Rashaed will conclude successfully after three years of litigation. A recent court-imposed mediation conducted by retired federal district judge Charles Clevert has led to an agreement that will end Mr. Rashaed's ownership of residential rental properties in the City of Milwaukee by the end of the year and will compensate the court-appointed property manager for his efforts to manage a highly distressed residential rental portfolio.

In 2017, the City sued Elijah Mohammad Rashaed and 18 of his proxy entities that owned 166 residential buildings containing 302 living units in the city, alleging that he chronically violated building code ordinances and state ATCP laws protecting tenants. The City sought an injunction that prohibited Rashaed from managing residential rental properties, collecting rent, and acquiring or conveying property. In April 2018, the circuit court appointed Peter Ogden as the property manager and his firm, Ogden & Company, has been maintaining the properties for the last two years. As of August 3, 2019, 45 parcels containing 58 units were sold and 14 parcels containing 23 units were acquired by the city via in rem tax foreclosure. Per the mediation in February 2020, approximately 64 parcels are subject to sales by Rashaed and the remainder of the largely vacant, non-income producing properties are to be sold within 180 days or be subject to in rem foreclosure by the end of the year. All of these properties will continue to be monitored by the Department of Neighborhood Services and this office in order to ensure that the buildings are brought up to code and the property tax paid within a reasonable amount of time after the sales.

This case was hard fought and successfully wrested control of a highly distressed residential rental property portfolio from the defendant for two years. The court-appointed property manager has managed and repaired much of the occupied units of the portfolio but has not been able to repair some larger vacant distressed properties or pay the property taxes for the portfolio over the course of the litigation. While many units were improved and significant building code violations were abated, the court-appointed property management order was not indefinitely sustainable. The permanent seizure of Rashaed's portfolio or who should buy his properties were not issues in this case due to the Fourth and Fifth Amendments to the United States Constitution. The resolution of this case moves these properties out of an unsustainable holding pattern and will allow the City to continue to monitor these distressed properties and enforce the code against the new owners as necessary.

City of Milwaukee v. Mohammad Choudry, et al.

Court: Milwaukee County Circuit Court

Case No: 16-CV-8057

City Counsel: DCA Adam Stephens, ACA Alex Carson

Opposing Counsel: Timothy Baldwin

Judge: William Sosnay

Summary: From 2009 to 2016, Mohammad Choudry amassed a portfolio of neglected rental properties. The defendant frequently failed to record sheriff's deeds, regularly did not pay real estate taxes, and hid behind LLCs that incurred significant forfeiture debt. His tenants lived in poor conditions, the city rarely collected debts upon him, and his cash-only business made it difficult to garnish to pay those debts.

The City sued Mr. Choudry and several related LLCs under several causes of action including debt collection, public nuisance, racketeering, and fraudulent transfers. In addition, the City sought to pierce the corporate veil of the LLCs and hold Choudry personally liable.

Case Status as of 2/2020: The case was remanded by the District I Court of Appeals. Status conference scheduled for March 2020 in circuit court. Properties remain under receivership.

City of Milwaukee v. James Crosbie

Court: Milwaukee County Circuit Court

Case No. 18-CV-010059

City Counsel: ACA Heather Hough

Opposing Counsel: Michael Heller

Judge: William Pohan

Summary: In December, 2018, City filed suit against James Crosbie and his various LLCs alleging nuisance and fraudulent conveyance for Crosbie's mismanagement of five large apartment buildings containing 175 rental units at 2904 W. Wisconsin Avenue, 2625 W. Juneau Avenue, 2635 W. Juneau Avenue, 2929 W. Wisconsin Avenue and 2848 W. Wells Street. The assessed value of the portfolio is \$3,810,000. The properties had over 600 DNS Orders and enforcement actions with 38 municipal court convictions. In addition, two of the properties were considered MPD nuisance properties for assorted criminal activity that has not been abated. The property tax delinquency of this portfolio was approximately \$420,000. The City requested the appointment of a receiver and the ability to levy execution against Crosbie on all property including personal property, and an order to Crosbie to sell the five properties.

Case status as of 5/2020: Pursuant to stipulation, the defendant complied with MPD requests and abated outstanding DNS orders and paid a total of \$191,573.72 for outstanding taxes and outstanding municipal court judgments. The City continues to actively monitor this case and the defendant's payments by a stipulated court order to insure payment and code compliance.

City of Milwaukee v. Leticia Gomez

Court: Milwaukee County Circuit Court

Case No. 18-CV-1947

City Counsel: ACA Heather Hecimovich Hough

Opposing Counsel: Tristan Pettit

Judge: Clare Fiorenza

Summary: Since 2012, MPD has had ongoing issues with nuisance/drug related activity occurring at the Gomez properties. MPD has attempted numerous times to work with the Gomez family to abate the nuisance activity to no avail.

The City sued Gomez under Wis. Stat. § 823.113 alleging that two properties located on 5th place are drug house nuisance, and also under 823.02 alleging that Gomez's mismanagement of her properties constitutes a public nuisance.

Case status as of 5/2020: Stipulated dismissal settlement that included reimbursement for the cost of litigation and MPD warrant execution; a property manager to manage all Gomez property holdings; the sale of the two 5th place properties to a buyer vetted by the City; court approval for any property purchases in the City of Milwaukee, and any change in property manager must be vetted by the City. The City continues to actively monitor this case by a stipulated court order and it should be noted there have been no new drug house designations since the stipulated settlement was signed.

City of Milwaukee v. Brenden M. Julien, Sr.

Court: Milwaukee County Circuit Court

Case No. 19-CV-6840

City Counsel: ACA Heather Hecimovich Hough

Opposing Counsel:

Judge: Ellen R. Brostrom

Summary: City filed drug house/bawdy house nuisance complaint against owner of 1513 N. 37th Street with motion for temporary injunction (seeking closure of the property due to its close proximity to a grade school).

Case status as of 2/2020: City prevailed and received judgment against property owner to sell property with proceeds to the City for anti-drug and anti-gang initiatives. Appeal period ends March 2020, property will be marketed for sale at that time.

Black Spruce v. COM

Court: Milwaukee County Circuit Court

Case No. 2019-CV-006570

City Counsel: ACA Nicole Larsen

Opposing Counsel: Mark F. Foley

Judge: William S. Pohan

Summary: Three raze orders were issued against three of the buildings comprising the old Northridge Mall property. The property's owner, U.S. Black Spruce, appealed the raze orders to circuit court, and a court hearing was held over three separate days in January and February, 2020. The Court ordered post-hearing briefing and responsive briefing. Responsive briefs were filed on April 9, 2020.

Case status as of 5/2020: All post-hearing briefing has been completed, and we are awaiting Judge Pocan's written or oral decision. The court scheduled May 19, 2020 as the date for an oral decision.

1511 W. Plainfield Ave. property.

Court: Milwaukee County Circuit Court
Case No: TBD
City Counsel: ACA Heather Hough

Summary: Hoarding and bug infestation situation at a condo/townhouse-style property on Plainfield Avenue. Human health hazard conditions. Working with health department and expect to file request in circuit court for special inspection warrant and direct order for abatement to allow health and DNS inspectors entry and ability to abate issues without owner's voluntary permission.

Status update as of 5/2020: Nuisance abated, property owner returned home in home with assistance from Veteran's Affairs and the Department of Aging, but has since been placed in assisted living and the property will be sold.

In re Larry Hopson bankruptcy

Court: U.S. Bankruptcy Court
Case No. 17-27269
City Counsel: ACA Hannah Jahn & ACA Kevin Sullivan
Judge: Hon. Brett H. Ludwig

Summary: Mr. Hopson and his solely-owned LLCs own 27 residential rental properties and together owe over \$800,000 to the City, including \$579,190.98 in delinquent real estate taxes as of July 2017. In his 2017 bankruptcy, Mr. Hopson attempted to reduce the City's secured claim by reducing the property values. The City prevailed at a trial proving its opinion of property value. However, that case was dismissed in September 2018 due to the debtor's failure to make monthly payments. As the plan had not been confirmed, no money was paid to the City.

The debtor filed another Chapter 13 bankruptcy on February 12, 2019. Of the 27 properties, five were sold, five are subject to the automatic stay with the Treasurer filing claims for payment, ten became subject to in rem foreclosure, and the seven owned by LLCs are not subject to bankruptcy stay. Mr. Hopson has not made regular payments to

the bankruptcy court. Mr. Hopson is behind on payments and there is a pending motion to dismiss by trustee.

Hopson was the property-owner and landlord with, at one time, approximately 20 parcels of property under his ownership or control. He filed bankruptcy in February, 2019 (is case was recently dismissed). The court held a hearing to consider his request to continue the automatic stay on March 5, 2019. At the hearing, Hopson testified that he had quitclaimed five of his properties to their “tenant.” As a result of this testimony, the court determined that these five parcels were not property of the bankruptcy estate and so not subject to an automatic stay in the Hopson bankruptcy.

Pursuant to the court’s order, debtor’s counsel subsequently provided the undersigned (and the trustee) copies of the five quitclaim deeds. These copies showed three of the deeds were in favor of Derrick Dozier and were unrecorded at that time; to the best of our knowledge, these three quitclaim deeds have never been recorded. Two other deeds to other parties were recorded.

Dozier filed bankruptcy September 9, 2019. His bankruptcy filing claimed ownership of the three properties which were the subject of the Hopson quit claim deeds, 2541 N 24th St., 3148 N 30th St and 5078 N 60th Street.

All of these properties were severely tax delinquent in 2019. As a result, because the parcels weren’t stayed by the Hopson bankruptcy and the Treasurer had no knowledge of the unrecorded quitclaim deeds, the 24th St and 30th St properties were included in a tax foreclosure proceeding. Judgment of tax foreclosure was entered September 23, 2019. The 60th St property was excluded from tax foreclosure, apparently because of an erroneous belief that it was still protected by the Hopson bankruptcy. The Treasurer, although provided notice of the Dozier bankruptcy, had no actual knowledge of the unrecorded quitclaim deeds, and so did not withdraw the 24th St and 30th St properties from the foreclosure.

Case status as of 5/2020: Bankruptcy case no. 19-21065 has been dismissed. He has conveyed away several of his properties; the remainder have been the subject of City tax foreclosure.

In re City Wide Investments, LLC bankruptcy

Court: U.S. District Court for the Eastern District of Wisconsin

Case No. 17-CV-1403

City Counsel: ACA Hannah Jahn

Judge: Hon. Pamela Pepper

Summary: City Wide Investments, LLC owns eight or nine rental properties in the City of Milwaukee. At the time of filing, delinquent property taxes totaled \$100,808.30, municipal court judgments totaled \$41,331.50, and \$11,300.17 was owed to Water Works.

The business filed a Chapter 11 bankruptcy to get back an 8-unit apartment building located at 8940 N. Michele St., which the City acquired through in rem foreclosure on and then sold to a third party. After a September, 2017 trial on the property value, the court ordered judgment in favor of the Plaintiff in the amount of \$280,894.56.

Case status as of 5/2020: The City appealed to District Court and still awaits a decision. By court order, the City paid \$100,808.30 to the Debtor (because the City admitted it owed a portion of the Michele St. property value) in order for the City to file claims for tax liens on City Wide's other properties. It is possible that the growing tax liens on City Wide's other properties will be offset by the judgment against the City.

In re James Miicke bankruptcy

Court: U.S. Bankruptcy Court
Case No. 17-23177
City Counsel: ACA Hannah Jahn
Judge: Hon. Susan V. Kelley

Summary: Over a decade of operating rental properties, resulting in citations for building code violations, Mr. Miicke incurred \$272,680.70 in municipal court judgments. While the bulk of those properties were foreclosed, the judgments remained as unsecured debt. When Mr. Miicke filed a Chapter 13 bankruptcy, the City Attorney's Office objected to confirmation of any plan until Mr. Miicke agreed to pay 100% of the unsecured debt through the plan.

Case status as of 5/2020: A plan was confirmed that provided for monthly payments in addition to requiring Mr. Miicke to sell his four remaining rental properties to pay the City's claim. Through the bankruptcy plan, Mr. Miicke has paid the City approximately \$80,000 in reduction of his outstanding judgments, although over \$300,000 remains outstanding. His four remaining properties have not yet been sold.

In re. Paul M. Bachowski bankruptcy

Court: United States Bankruptcy Court Eastern District of Wisconsin
Case No: 16-30646-beh; Ch. 13
City Counsel: ACA Kevin P. Sullivan
Opposing Counsel: Todd C. Esser
Judge: Beth E. Hanan

Summary: The City has sought relief from automatic stay with respect to the 16 parcels Debtor proposes to sell ("Relief Stay") and has objected to confirmation of his plan with respect to Debtor's remaining 17 parcels ("Objection"). Debtor has been in bankruptcy since October, 2016.

In resolution of the City's motion for relief from stay, an order has been entered by the bankruptcy court incorporating agreed-upon deadlines for code compliance and listing for sale with respect to the debtor's properties and providing for increased monthly payments. Sale of the property at 617 W. Hadley has received bankruptcy court

approval. Mr. Bachowski has continued to make monthly payments and DNS has determined that he is in substantial compliance with their issued orders.

By order dated April 18, 2019, the debtor has received court authority to sell his property at 2235-37 N. Martin Luther King, Jr. Dr. for \$370,000.00. Upon the recent closing of this sale transaction, the City has received a payment of approximately \$40,000.00 for delinquent taxes and \$116,000.00 for outstanding judgments. The Treasurer's Office is disbursing payments which should resolve outstanding judgments.

Mr. Bachowski is the owner of nearly 30 parcels of property, most of them improved, in the City. His Chapter 13 plan obligates him to pay the trustee \$1,000 per month for the benefit of creditors. He is current with plan payments and has made some monthly pre-payments from time to time. Other than administrative obligations paid by or to the trustee, the City has received all the net proceeds of these payments in reduction of delinquent taxes.

Mr. Bachowski, with court approval, sold the property at 2235-37 N MLK Dr. in August. At closing, all City taxes, water charges and DNS charges in respect of the property were paid in full. In addition, the City was provided a check in the amount of \$116,497.82. Pursuant to agreement, this check was used to pay in full and satisfy five outstanding judgments owed by Mr. Bachowski to the City in the approximate, collective amount of \$75,000. The balance, some \$40,000, was turned over to the City Treasurer to pay outstanding taxes on other, Bachowski-owned properties, targeting the oldest delinquencies. Notwithstanding the payments to the City described in this paragraph, his monthly obligation to the trustee remains in effect and he continues to keep these payments current.

Case status as of 5/2020: Bankruptcy case no. 16-30646 remains open. His monthly plan payments of \$1,000 are current and he is in substantial compliance with all DNS orders.

In re Patsy S. James Bankruptcy.

Court: United States Bankruptcy Court Eastern District of Wisconsin
Case No: 18-31857-GMH; Ch. 13
City Counsel: ACA Kevin P. Sullivan
Opposing Counsel: William H. Green
Judge: G. Michael Helfenger

Summary: The City Attorney's Office, using an Expert Witness Report from DCD (Matt Haessly) persuaded the Bankruptcy Court to abandon the debtor's parcel at 840 S. Barclay Street, thus preventing this serial bankruptcy filer from continuing to avoid property taxes and water bills, and allowing the City to go forward with the Common Council's approved (File # 180779) transaction with Ivy House LLC (George Cashou). Under the Council-approved transaction, the Council approved City acquisition by tax foreclosure of this environmentally tainted parcel by $\frac{3}{4}$ Council vote under MCO 308-22-2-c and then conveyance by the City, post foreclosure, to Ivy for Ivy to demolish the

building and pave the parcel as a parking lot (and an environmental cap) for Ivy's adjoining, successful business operation at 906 S. Barclay. This transaction successfully closed, the problem building was demolished, and the lot was paved for additional parking for Ivy.

Case status as of 5/2020: Bankruptcy case no. 18-31857 has been dismissed and her property at 840 S. Barclay was obtained by the City in a tax foreclosure and subsequently sold.

Municipal Prosecution of Building & Zoning Code cases

2020(YTD): 654 cases
2019: 2304 cases
2018: 1,124 cases

Appellate Collection Actions (Kohn Law Firm conducts the city's trial-level collections litigation pursuant to contract)

City of Milwaukee v. Kevin D. Lockett and Paul E. Simmons d/b/a Brothers II

Court: Milwaukee County Circuit Court; the Wisconsin Court of Appeals
Case No: 2017SC038161; 2018AP001000
City Counsel: ACA Greg Kruse
Judge: William S. Pocan; Joan F. Kessler; Laura Gramling Perez

Summary: The City sought to garnish rent owed by Paul Simmons that was owed to his landlord Kevin Lockett in order to satisfy outstanding judgments owed to the City by the Mr. Lockett. Judge Pocan dismissed the City's case claiming that the rent could not be garnished pursuant to Chapter 812 of the Wisconsin Statutes. The City appealed that dismissal.

Case Status: The City successfully appealed the dismissal of the rent garnishment action. After the matter was remanded, the City successfully argued that Chapter 812 allows for garnishment of rent from a tenant to satisfy outstanding judgments owed by landlord. Judge Gramling Perez entered an order allowing the rent garnishment to proceed. This decision allows the City an alternate route for collecting municipal court judgments against problem landlords by allowing the City to capture rental payments that would otherwise end up going to the problem landlords.

City of Milwaukee v. Kersmtly LLC and Ali Omar Investments LLC, d/b/a Money Flash, a/k/a Cash for Gold and MG Multiservicios Milwaukee Corporation.

Court: Milwaukee County Circuit Court; the Wisconsin Court of Appeals
Case No: 2018SC006912; 2019AP000712
City Counsel: ACA Greg Kruse
Judge: Timothy M. Witkowiak

Summary: The City sought to garnish rent owed by Ali Omar Investments and MG Multiservicios that was owed to their landlord Kersmtly LLC in order to satisfy outstanding judgments owed to the City. Similar to Judge Pohan did earlier in the Lockett case, Judge Witkowiak dismissed the City's case claiming that the rent could not be garnished pursuant to Chapter 812 of the Wisconsin Statutes. The City appealed that dismissal.

Case Status as of 5/2020: The City submitted its brief in the matter on June 20th, 2019. No brief has been filed by either respondent and no decision has been rendered by the court as of May 1, 2020.

In Rem Property Tax Foreclosure Actions

1. In Rem 2020-01 (Circuit Court Case No. 2020-CV-001982)
Assigned to Judge Witkowiak, default judgment hearing scheduled for 7/7/2020, 272 parcels
2. In Rem 2019-01 (Circuit Court Case No. 2019-CV-002034)
Order for Judgment signed by Judge Conen on 7/10/2019 for 72 parcels
3. In Rem 2019-02 (Circuit Court Case No. 2019-CV-003624)
Order for Judgment signed by Judge Gramling Perez on 9/20/2019 for 182 parcels
4. In Rem 2019-03 (Circuit Court Case No. 2019-CV-005609)
Order for Judgment signed by Judge Van Grunsvan on 11/26/2019 for 152 parcels

LEGAL SERVICES

Community outreach, trainings and community prosecution efforts in conjunction with other city departments regarding property investigations, exploitative landlords, licensed premises and holistic crime & safety initiatives.

Department of Neighborhood Services – Instruction provided at citywide landlord training programs, citywide Reclaiming our Neighborhoods meetings.

City Clerk License Division – Instruction provided at PIVOT licensed premise training.

Monitoring Sheriff Sales for Compliance with State Statutes

Summary: The City Attorney's Office, working with DOA-IRD, persuaded the Wisconsin Legislature to amend the state mortgage foreclosure statutes in Wis. Stat. Ch. 846 to, among other things, require 3rd party bidders at any sheriff sale auction in the state to meet 3rd party bidder eligibility requirements in order to be able to buy at a sheriff sale

on a mortgage-foreclosed parcel. Under this new state law (Wis. Stat. 846.155), neither the 3rd party bidder, nor an entity they own or control, can buy if they owe property taxes on any property in the state that is more than 120 days delinquent, or if they have an outstanding unsatisfied municipal judgment against them concerning noncompliance with building codes; and in order to get their bid/sale confirmed by the Court overseeing the mortgage foreclosure, they must file with the Court an affidavit to that effect that also discloses an in-state agent for service of process. This new law stopped the notorious problem landlords from bidding at Milwaukee County Sheriff sales. With DNS and City Attorney monitoring of the sheriff sales (through negotiated cooperation with the Sheriff's Office on data sharing), the City Attorney has been able to collect \$31,867.61 (as of May 1, 2020) in property taxes and municipal court judgments owed to the City from winning 3rd party bidders.

Investigation of Property Owners for In Rem Redemption Process before Common Council Judiciary & Legislation Committee in 2019.

By month, number of applications investigated for municipal court judgments or other debts or delinquencies owed to the City of Milwaukee prior to Common Council approval:

2019

January:	09
February:	08
March:	08
April:	16
May:	05
June:	05
July:	10
August:	18
September	09
October	07
November	12
December	21

2020:

January	12
February	33
March	11
April	06

Legal Opinions & Outreach

January 2020 Opinion to Alderman regarding the City's authority to impound vehicles without registration or insurance.

October 2019 Opinion to Municipal Court regarding non-traffic deposit amounts and asset forfeitures in cases involving juvenile defendants.

October 2019 Opinion to Alderman regarding the definition of park or playground relative to the placement of sexually violent persons on supervised release.

July 2019 Opinion to DPW regarding legality of service of parking citations by first class mail.

May 2019 Opinion to MPD regarding hate speech on private property.

May 2019 Opinion to Assessor and Treasurer regarding waiver of interest for failure to correct tax roll.

January 2019 Opinion to Mayor regarding the consolidation of position and appointment of the Emergency Management and Communications Director

January 2019 Opinion regarding tow lot inventory searches

Collaborative program with RACM, City, MATC, SDC, JCP Construction.

Summary: The City Attorney's Office helped create the collaborative relationship among MATC, the City, RACM, JCP Construction, and SDC. RACM Resolution 10778. Common Council Resolution 190403. Under this new model, MATC students (and SDC program students), under MATC/SDC supervision, and coordinated by JCP, will rehab property-tax foreclosed homes. The students will gain valuable and practical hands-on experience and college credit. The homes will then be sold with part of the proceeds going back into the program for more homes to be rehabbed. The first home selected for this model was 2606 N. Holton Street. A Rehab Plan, Budget and Timeline were approved by the collaborative partners, and during the fall semester of 2019, the interior of the home was gutted by SDC students to ready the home for improvement. This collaborative model was featured at the National 2019 Reclaiming Vacant Properties Conference in Atlanta, Georgia so that attendees from around the country could learn about the model and replicate it in their respective jurisdictions. That conference was sponsored by the Center for Community Progress.

Collaborative Legal Clinic with the Benedict Center, Legal Action and LOTUS related to Human Trafficking.

Summary: The City Attorney's Office holds Municipal Citation Review and Off-Site Conferences for victims of sex trafficking. In collaboration with the Benedict Center, and other partners of the Human Trafficking Task Force, the City Attorney's Office works with victims of sex trafficking to resolve outstanding municipal citation issues such as warrants, default judgments and forfeitures. Pilot program commenced in 2018 and ongoing efforts have been successful. This is now a monthly feature at the Benedict

Center's South Side Sister's Site location. In February, 2020, ACA Heather Hough was awarded annual Crime Prevention Advocate of the year award by LISC and Safe & Sound for her efforts in this project.

1049-2016-1386:268138