TEARMAN SPENCER

City Attorney

KIMBERLY R. WALKER
Special Deputy City Attorney:

MIRIAM R. HORWITZ MARY L. SCHANNING ODALO J. OHIKU SCOTT F. BROWN Deputy City Attorneys



Milwaukee City Hall Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551 Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

November 16, 2020

Judiciary & Legislation Committee of the Honorable Common Council Attn: Ms. Joanna Polanco, Staff Assistant Room 205, City Hall City of Milwaukee

Re: File #200866 and 200867

Applicant: Jimmie Sims Prior owner: Jimmie Sims

Property address: 2945 N. 29th St. & 2600-02 N. 36th St.

Dear Ms. Polanco:

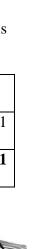
This is the first time the applicant has been heard by the Judiciary and Legislation Committee.

This office has had the opportunity to review the two applications submitted by Mr. Sims, including whether the applicant has any outstanding debts with the Milwaukee Municipal Court.

File #200866, Property Address: 2945 N. 29th St.

The applicant has an outstanding building code violation judgment and a warrant for his arrest for the property located at 2945 N. 29th St.:

Case Number	Principal balances due	If payment rec'd by 11/23/2020	If payment rec'd by 12/23/2020
2016TJ001530/16005391	\$2,660.00	\$3,216.24	\$3,227.01
TOTAL:	\$2,600.00	\$3,216.24	\$3,227.01



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ALLISON N. FLANAGAN HEATHER H. HOUGH

ANDREA J. FOWLER

SHEILA THOBANI KATRYNA C. RHODES NICOLE F. LARSEN JAMES M. CARROLL

WILLIAM G. DAVIDSON

MEIGHAN M. ANGER ALEXANDER R. CARSON

JENNIFER J. TATE Assistant City Attorneys

PATRICK J. MCCLAIN
NAOMI E. GEHLING
BENJAMIN J. ROOVERS
ELLENY B. CHRISTOPOULOS
TYRONE M. ST. JUNIOR
HANNAH R. JAHN
JULIE P. WILSON
GREGORY P. KRUSE
KIMBERLY A. PRESCOTT

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Attn: Ms. Joanna Polanco November 16, 2020

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This property also has an unpaid lien against it in case number 14006314/2014TJ001097. The payoff amount for this judgment is \$4557.61 if paid by 11/23/20 and \$4570.51 if paid by 12/23/20. The lien was on the property when the applicant acquired it by quit claim deed on 3/6/15.

File #200867, Property Address: 2600-2602 N. 36th St.

The applicant has a pending building code violation case relating to annual testing of smoke alarms for this property (municipal court case number 20034512). There is a hearing scheduled for 11/19/20.

Other properties:

City records indicate that the applicant owns 2403-05 W. Finn Place, which is delinquent on real estate taxes for tax years 2018 and 2019. The property has two liens against it, as follows:

Case Number	Principal balances	If payment rec'd	If payment rec'd
	due	by 11/23/2020	by 12/23/2020
2016TJ000908/16005574	\$1,930.00	\$2,349.75	\$2,357.58
(City v EKW LLC)			
2014TJ002054/14032560	\$2,930.00	\$3594.40	\$3605.07
(City v Madison Energy			
LLC)			
TOTAL:	\$4860.00	\$5944.15	\$5962.65

The liens on this property were in place when the applicant acquired it by warranty deed. Additionally, the City issued an order to raze against the property on 8/4/20, however, Mr. Sims has not complied with that order. If the Council is inclined to vacate the judgment of foreclosure, the undersigned respectfully requests that the Council require the applicant to pay \$15,700 to cover the cost to raze as a condition. Otherwise, the City will be forced to bear the costs to raze Mr. Sims' property.

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To pay the outstanding building code violations judgments, the applicant must contact the following:

Courtney Rehm
Collection Supervisor – Municipal Team
Kohn Law Firm S.C.
735 N. Water Street #1300
Milwaukee, WI 53202
CourtneyR@Kohnlaw.com
414-276-0435 ext. 3208

If there are any questions, please do not hesitate to contact me.

Sincerely,

s/ Nicole F. Larsen

NICOLE F. LARSEN Assistant City Attorney 1155-2019-249:272175