



Legislation Details (With Text)

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**Title:** Substitute resolution relating to monitoring living conditions, code compliance, code enforcement and neighborhood impact of certain rental properties by various City departments.

**Sponsors:** ALD. BAUMAN

**Indexes:**

**Attachments:** 1. Proposed Substitute A, 2. Milwaukee Journal Sentinel Article on Eviction 01.11.23, 3. AG Kaul Lawsuit 11.16.21, 4. Better Business Bureau Profile for Berrada Properties Management 01.30.23, 5. Eimer Stahl LLP Letter, 6. BPM Inc.'s Index of Exhibits, 7. Exhibit A - File 221501 - LRB 177856 - Ald. Bauman - Monitoring Problem Rental Properties - 02 Edited by Sponsor, 8. Exhibit B - Litigation Hold, 9. Exhibit C - 2022.12.09 J. Goldberger to R. Bauman re Tour of Berrada Operation Centers, 10. Exhibit C.1 Signed Letter to RB - 12.8.2022, 11. Exhibit D Steven Ewing Letter re Neighborhood Improvement, Near West Side, 12. Exhibit E Atkinson Before Pictures Combined, 13. Exhibit F Atkinson After Pictures Combined, 14. Exhibit G 2023.01.24 A. Blunt Email to J. Berrada and Z. Berrada re Berrada's Open Permit Orders, 15. Exhibit H 2022.11.22 D. Whittenberger Email to J. Berrada re Tenant List, 16. Exhibit I 2020.08.25 C. Resnick to J. Berrada re Thank You for Collaboration with District Four, 17. Exhibit J 2022.08.23 (181) Defs' Brief in Support of Motion for Partial Judgment on the Pleadings, 18. Exhibit K 2022.09.14 (207) Defs' Brief in Support of Motion to Suppress Evidence and For Protective Order, 19. Litigation Hold for A. Chambers (2023.01.31), 20. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/17/2023	0	COMMON COUNCIL	ASSIGNED TO		
1/23/2023	1	CITY CLERK	DRAFT SUBMITTED		
1/31/2023	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0

221501  
SUBSTITUTE 1

ALD. BAUMAN

Substitute resolution relating to monitoring living conditions, code compliance, code enforcement and neighborhood impact of certain rental properties by various City departments.

This resolution directs the Department of Neighborhood Services to convene a working group of representatives from the:

1. Department of Public Works.
2. Department of City Development.
3. City Attorney's Office.
4. Police Department.
5. Housing Authority of the City of Milwaukee.

This working group shall:

1. Monitor residential rental properties owned or managed by Berrada Properties Management, Inc. within the city of Milwaukee.
2. Develop and implement strategies to remediate any substandard conditions observed in living conditions, code compliance, code enforcement and negative impacts of these properties on their neighborhoods.

The resolution designates the Department of Neighborhood Services to chair this working group and to coordinate efforts of working group members to address and remediate substandard conditions in residential rental properties owned or managed by Berrada Properties Management, Inc., and its affiliates, within the city of Milwaukee and to serve as a clearing house for aldermanic and citizen complaints regarding these properties.

The resolution also directs the Department of Neighborhood Services to report the activities of this working group to the Common Council quarterly.

Whereas, Berrada Properties Management, Inc. is reported to own or manage approximately 8,000 residential rental units in Milwaukee located primarily in multi-family buildings; and

Whereas, These rental units are primarily located in areas of the City characterized by low median household incomes and concentrations of people of color; and

Whereas, Berrada Property Management has been the subject of several recent news reports describing substandard living conditions in rental properties they own or manage; and

Whereas, Berrada Property Management has been the subject of news reports documenting the volume of eviction actions they have filed in Milwaukee County Circuit Court; and

Whereas, Members of the Common Council who represent districts where Berrada Property Management owns or manages rental units have received complaints from tenants regarding substandard living conditions and unfair landlord-tenant practices, and from neighbors of properties owned or managed by Berrada Property Management regarding the adverse impact of these properties on neighborhood quality of life and property values; and

Whereas, The Wisconsin Department of Justice filed a 14-count lawsuit in November, 2021, charging Berrada Properties with a wide range of violations of the state's landlord-tenant law, including fraudulent representation, unfair billing practices and requiring tenants to pay the legal costs for eviction actions, and even pest control; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Department of Neighborhood Services is directed to convene a working group of representatives from the:

1. Department of Public Works.
2. Department of City Development.
3. City Attorney's Office.
4. Police Department.
5. Housing Authority of the City of Milwaukee.

; and, be it

Further Resolved, That this working group shall:

1. Monitor residential rental properties owned or managed by Berrada Properties Management, Inc. within the city of Milwaukee.
2. Develop and implement strategies to remediate any substandard conditions observed in living conditions, code compliance, code enforcement and negative impacts of these properties on their neighborhoods. ; and, be it

Further Resolved, That the Department of Neighborhood Services shall chair this working group and coordinate efforts of working group members to address and remediate substandard conditions in residential rental properties owned or managed by Berrada Properties Management, Inc. within the city of Milwaukee and to serve as a clearing house for aldermanic and citizen complaints regarding these properties.

Further Resolved, That the Department of Neighborhood Services shall report the activities of the working group to the Common Council by the end of the third month of each calendar quarter.

LRB 177856-2  
Aaron Cadle  
January 20, 2023