

JOE DAVIS, SR.

Alderman, 2nd District

CHAIR

- Community and Economic Development Committee
- Convenient Lending Task Force
- Sister Cities Committee

CO-CHAIR

- Fireworks Task Force

VICE CHAIR

- National League of Cities' International Council



MEMBER

- Judiciary and Legislation Committee
- Public Safety Committee
- Steering and Rules Committee
- Milwaukee Economic Development Corporation
- National League of Cities' Board of Directors
- National Black Caucus of Local Elected Officials Board of Directors

HONORARY CONSUL

- Republic of South Africa – State of Wisconsin

Ald. Joe Davis calls for more transparency on Joint Review Board meetings

Statement of Alderman Joe Davis, Sr. February 12, 2015

Today, I am calling for more open government in Milwaukee. Minimal information was given to the public today regarding when and where a meeting will be held by the Joint Review Board on the Tax Incremental District funding for the downtown streetcar.

Extensive publicity should be given for meetings on this important and highly-debated issue beyond a simple notice in the Daily Reporter, especially as voters have yet to be heard. To call a meeting with minimal notice is not in keeping with the spirit of open, public meetings.

On Tuesday, I voted against the streetcar, and I remain committed to development downtown and throughout the city. However, more has to be done to ensure appropriate and responsible development for all residents citywide.

I wrote a letter today (attached) notifying DCD Commissioner Rocky Marcoux and City Attorney Grant Langley that they need to make sure that the people are heard. Additionally, I feel there needs to be a review of the Joint Review Board's actions today and in the future.

-30-



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

February 12, 2015

Alderman Joe Davis, Sr.
City of Milwaukee
City Hall, Room 205

Dear Alderman Davis:

Please see the attached copy of the public notice for the February 12, 2015 Joint Review Board meeting that you referenced in your February 12, 2015 letter to me (attached). The City Attorney has reviewed the notice requirements and indicated the meeting was properly noticed.

Please note that Mark Nicolini is the Chairperson of the Joint Review Board.

Sincerely,

Rocky Marcoux
Commissioner

Attachment



JOE DAVIS, SR.

Alderman, 2nd District

CHAIR

- Community and Economic Development Committee
- Sister Cities Committee

VICE CHAIR

- National League of Cities' International Council

CO-CHAIR

- Black Male Achievement Advisory Council (BMAAC)



MEMBER

- Public Safety Committee
- Public Works Committee
- Steering and Rules Committee
- Deferred Compensation Board
- Milwaukee Economic Development Corporation
- National League of Cities' Board of Directors
- National Black Caucus of Local Elected Officials Board of Directors

HONORARY CONSUL

- Republic of South Africa – State of Wisconsin

February 12, 2015

Commissioner Rocky Marcoux
Department of City Development
809 N. Broadway Ave.
Milwaukee, WI 53202

City Attorney Grant Langley
Milwaukee City Hall
200 E. Wells St.
Milwaukee, WI 53202

Dear Commissioner and Mr. City Attorney:

As you may be aware my constituents and I, as well as the general public and press, are interested in the City decisions involving the Streetcar project.

The Joint Review Board put out a Notice for a meeting today at 1:00 p.m. It is my understanding that a decision about a tax incremental district involves the Streetcar project funding will be considered.

It appears to me that the spirit, if not the letter, of the Opens Meeting Law is not being followed by the extremely short notice for this meeting. Further, it appears that the details about the meeting have not been sufficiently noticed.

I am calling on each of you for an immediate response to my request to review the application of the Open Meetings Law to the Joint Review meeting. (Notice attached)

I am calling on you Commissioner, as Chair of the Board, to delay the meeting until proper notice has been given. The public deserves to follow these government actions which could have such a large impact on property taxes for city residents and on city finances.

Please respond as soon as possible and preferably before today's meeting at 1:00 p.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Davis, Sr." with a stylized flourish at the end.

Alderman Joe Davis, Sr.
2nd Aldermanic District
City of Milwaukee



February 5, 2015

**MEETING NOTICE
JOINT REVIEW BOARD
FOR CITY OF MILWAUKEE TAX
INCREMENTAL FINANCE
DISTRICTS**

A meeting of the Joint Review Board for City of Milwaukee Tax Incremental Finance Districts will be held at 1:00 p.m., February 12, 2015 in the 2-West Conference Room, 2nd Floor at the Department of City Development, 809 N. Broadway, Milwaukee, WI.

The agenda for the meeting is as follows:

1. Nomination and election of the 'public member' of the Joint Review Board.
2. Tax Incremental District No. 82 (East Michigan)
 - Overview of the TID No. 82 Project Plan.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's creation of Tax Incremental District No. 82.
3. Amendment No. 3 to Tax Incremental District No. 56 (Erie/Jefferson Riverwalk)
 - Overview of Amendment No. 3 to the TID No. 56 Project Plan.
 - Review of information required under Sec. 66.1105(4)(i), Wis. Stats.
 - Resolution approving the City of Milwaukee's Amendment No. 3 to Tax Incremental District No. 56.
4. Amendment No. 3 to Tax Incremental District No. 53 (Menomonee Valley Shops)
 - Overview of Amendment No. 3 to the Project Plan for Tax Incremental District No. 53.
5. 6th and National Tax Incremental District
 - Overview of a boundary for the 6th and National Tax Incremental District.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

10680257/2-5

**OFFICIAL NOTICE NO. 57566
PUBLIC HEARING
Redevelopment Authority of the
City of Milwaukee**

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on February 19, 2015, in its Board Room located at 809 N. Broadway, Milwaukee, Wisconsin, to consider approving a boundary for the 6th and National Tax Incremental Financing District.

The boundary is proposed to assist with public infrastructure improvements and redevelopment of the properties in the vicinity of South 6th Street and West National Avenue.

A copy of the proposed boundary is available upon request. Address requests to: Rocky Marcoux, Dept. of City Development, 809 N. Broadway, Milwaukee, WI 53202; 414-286-5800.

Redevelopment Authority of the City of Milwaukee
William J. Schwartz, Chair
Rocky Marcoux, Executive Director-Secretary
10680271/2-5

OFFICIAL NOTICE NO. 57567

applicable Wisconsin Statutes.
**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**
William J. Schwartz, Chair
David P. Misky, Assistant Executive Director-Secretary
10680272/2-5-12

**OFFICIAL NOTICE NO.: 57568
PUBLIC HEARING
Redevelopment Authority of the
City of Milwaukee**

Notice is hereby given that the Redevelopment Authority of the City of Milwaukee will hold a public hearing at or shortly after 1:30 P.M. on February 19, 2015, in its first floor board room at 809 N. Broadway, Milwaukee, WI.

The purpose of the meeting will be to consider an Amendment to Tax Incremental Financing District No. 53 (Menomonee Valley Business Park) that would provide additional funding to complete site preparation through removal of surcharge material, cap the remaining environmental issues, and provide matching funds for the riverbank restoration project in the Menomonee Valley Industrial Center and Community Park.

At the public hearing, all interested parties will be afforded a reasonable opportunity to express their views regarding the proposed Amendment. A copy of the proposed Amendment is available for examination at the Department of City Development, 809 North Broadway, Milwaukee, Wisconsin during its regular hours (8:00 A.M. to 4:45 P.M.), Monday through Friday, and will also be available at the hearing. Such request, and any other questions about the Amendment, should be addressed to Dave Misky at 809 N. Broadway, Milwaukee, WI 53202, or by telephone at 414-286-8682.

Redevelopment Authority of the City of Milwaukee
William J. Schwartz, Chair
Rocky Marcoux, Executive Director-Secretary
10680277/2-5-12

**ORDER TO RAZE AND
REMOVE BUILDING
PURSUANT TO SECTION
218-4, Milw. Code
December 22, 2014**

Recipients: Francine Rainey, 2813 North Richards St., Milwaukee, WI 53212.
TO: Owners and Holders of Encumbrances of Record: Francine Rainey, Argent Mortgage Company LLC., Deutsche Bank National Trust Company.

Re: Premises located at 2829 N. Hubbard St. Taxkey #: 313-2257-000
LEGAL DESCRIPTION: Wechselsberg & Elliott's Subd in NE 1/4 Sec: 17-7-22 Block 3 Lot 28

An inspection of the 1-story, masonry, and garage located at the above address revealed a damage and deteriorated building. This building is now unfit for human habitation, further occupancy or use and is unreasonable to repair.

1. The conditions requiring the garage to be razed and removed include, but are not limited to:

- GARAGE
- 2. Areas or sections of the wall structure are defective.
- 3. Areas or sections of the roof structure are defective.
- 4. Areas or sections of the roof sheathing are defective.
- 5. Areas or sections of the roof covering are defective.
- 6. Areas or sections of the exterior finishes are defective.
- 7. Areas or sections of the exterior trim are defective.
- 8. Areas of the exterior wood surfaces are not protected from the elements and/or against decay by paint or other approved coating.

It has been determined that the cost to repair the above-referenced building(s) exceeds 50 percent of the assessed value of the

served, and within (30) days if served by publication, pursuant to Sec. 218-4.4, Milw. Code. Timely filing of a notice of appeal shall stay this order until the hearing date. Appeals shall be filed with a fee as prescribed in Sec. 200-33, Milw. Code. If possible, bring a copy of this order with you when filing for appeal.
Date Posted: December 05, 2014

16080413/2-5

Summons

PUBLICATION SUMMONS
Case No. 14CV010711
Case Code 30404
(Foreclosure of Mortgage)

The amount claimed exceeds \$10,000.00

STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY

Nationwide Advantage Mortgage Company, P.O. Box 919000, Des Moines, IA 50391-9000, Plaintiff vs. Lora Townsend, 6079 W Calumet Rd, Milwaukee, WI 53223-4111, Braxton Townsend, 6079 W Calumet Rd, Milwaukee, WI 53223-4111, and Chateau Owners Association, Inc., c/o Jeffrey Hunt, Registered Agent, 10520 N Baehr Rd Ste Q, Mequon, WI 53092-6701, Defendants.

The State of Wisconsin,

To each person named above as a defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you.

Within 40 days after February 5, 2015 you must respond with a written demand for a copy of the complaint. The demand must be sent or delivered to the court, whose address is 901 N. Ninth Street, Milwaukee, WI 53233-1425 and to Gray & Associates, L.L.P., plaintiff's attorney, whose address is 16345 West Glendale Drive, New Berlin, WI 53151-2841. You may have an attorney help or represent you.

If you do not demand a copy of the complaint within 40 days, the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint.

A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 5th day of February, 2015.

GRAY & ASSOCIATES, L.L.P.,
Attorneys for Plaintiff,
By: WILLIAM N. FOSHAG,
State Bar No. 1020417,
16345 West Glendale Drive,
New Berlin, WI 53151-2841.
(414) 224-1987

10680286/2-5

**PUBLICATION AMENDED
SUMMONS**

Case No. 14CV010638
Case Code 30404
(Foreclosure of Mortgage)
The amount claimed exceeds \$10,000.00

legal action request complaint, and you may be incorrect in the judgment may be provided by law. A awarding money may be against any real estate or in the future, and enforced by garnishment of property.

Subsec

Civil Suit

SUMMONS

Case No. 14CV009
Case Code: 30301, 3
STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY
North Milwaukee State B
West Fond du Lac
Milwaukee, WI 53216, P
V.E. Carter Developme
Inc. f/k/a V.E. Carter Cr
opment Corporation, 21
Vliet Milwaukee, WI
Michael E. Carter, Individ
as Trustee of the Lo
Carter 2006 Revocable
Arbor Street, Cheverly, M
Henry Eugene Peters,
North 15th Street, Milwa
53206, Jane Doe
Unknown Spouse of
Eugene Peters, III, 38
15th Street, Milwaukee, V
Lorraine P. Carter, 531
Fairy Chasm Road, Bro
WI 53223, United St
America Department
Treasury - Internal I
Service, 211 West W
Avenue, Milwaukee, WI
United States Attorney, 5
Wisconsin Avenue, Roo
Milwaukee, WI 5320
Financial Trust 2003, 59
Touhy Avenue, Niles, IL
Advanced Healthcare, Inc
Advanced Healthcare, Inc
W11070 River
Germantown, WI 53022,
Milwaukee, 200 East Wells
Milwaukee, WI 53202, An
ology Associates of Wis
S.C., 225 South Executive
Brookfield, WI 53005,
Motor Acceptance Corp
800 Freeport Parkway, Irvi
75063, State Of Wiscons
East State Capitol, Madis
53707, Valentine Kofler, 52
105th Street, Wauwatos
53226, Wells Fargo Financi
Walnut Street, Des Moin
50309, JSE Electrical Contr
Inc., 1501 Paramount
Waukesha, WI 53186, Re
Auto Mart, 4800 North 76th
Milwaukee, WI 53202,
Roberson, 1961 North 15th
Milwaukee, WI 53205,
Acceptance, LLC, 28405
Dyke Avenue, Warren, MI
American General Fin
Services, 6444 North 76th
Milwaukee, WI 53223, Tei,
8210 West Appleton Av

MEETING NOTICE
JOINT REVIEW BOARD
FOR

CITY OF MILWAUKEE TAX INCREMENTAL FINANCE DISTRICTS

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