



CITY OF MANITOWOC

WISCONSIN, USA

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September 8, 2017

TO: Public Safety Committee

FROM: Kathleen M. McDaniel, City Attorney

RE: Update on Blighted Properties

Aldersperson Kummer asked that I provide a written update on the status of the 10 properties the Mayor identified as subject to acquisition and blighted, including any information I have regarding the titled owner if the property is held in LLC or another corporate entity. I have prepared this memo in response.

I asked Deputy Fire Chief Gregg Kadow, who oversees the Fire Rescue Department Division of Life Safety and Neighborhood Services, to prepare a memo detailing the inspection status of these properties. That memo is attached for your reference and review. The City Attorney's office is ready to prepare raze/repair paperwork for these properties upon the request of the Fire Department. As you can see from the memo, none of the properties have reached that status yet with the Fire Department. Once we receive a packet detailing the violations, including photographs, we will draft a raze order for the Deputy Fire Chief to sign and will proceed with enforcement. If citations are issued for these properties, we stand prepared to prosecute said citations.

As to the corporate ownership of the properties, I will address them individually for those not owned by individual persons:

- Property 3, 424 N 7th Street, is owned by Sword of the Spirit Ministries, which is not incorporated in Wisconsin and appears to be a corporate alias for a Reverend Raymond Rivera, 200 Calumet Road, Valders.

City Attorney Kathleen M. McDaniel • Staff Attorney Elizabeth Majerus
Paralegal Jane M. Rhode
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543
Phone (920) 686-6990 • Fax (920) 686-6999



- Property 7, 315 N 8th Street, is owned by RDILLEMMA LLC, whose registered agent is Kevin Miller, 2125 Paul Road. Mr. Miller owns a number of rental properties in the City through various LLCs, including but not limited to Property Rehab LLC (2206 Michigan Avenue, 431 S 29th Street) and Equity Built LLC (512 Huron Street, 407 St. Clair St, 526 North 10th Street, 435 North 7th Street, 811 South 21st Street, 914 South 19th Street, 1018 South 22nd Street, 914 North 16th Street).
- Property 8, 2902 Meadow Lane, is owned by Kaufman Mfg. Co., with a registered agent and principal office of Robert Kaufman, 547 S 29th Street, Manitowoc. As Kaufman Mfg. is under contract with Seiler Brothers to demolition this property, I did not do further research.
- Property 9, 205 N Rapids Road, is owned by SKD Petroleum LLC, with an agent of Simrit K Dhaliwal, registered address of 9653 N Granville Road, Mequon. That address is now a shooting gallery. The address given to the City for the agent was 7833 W Hawthorne Rod, Mequon, which is a home titled to Darshan Dhaliwal. The Dhaliwal family appears to own a number of gas stations through various LLCs.
- Property 11, 1015 Washington Street, is owned by Mark IV Investments LLC, with a registered agent of Steve Ford, address 939 S 21st Street, Manitowoc. This LLC also owns 709 Buffalo Street. 939 S 21st Street is owned by S & S Management LLC, with a registered agent of Steve Ford and that as the address. Mr. Ford is also the agent for Steve Ford Insurance and Financial Services, Inc.