



MINUTES
Committee on Public Safety
Tuesday, May 27, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Lisa Hagen-Lawrence, OCA

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM MAY 13, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public present, and Council Member Pehlivanoglu referred to the following emails:

From: ktobe07@gmail.com <ktobe07@gmail.com>

Sent: Monday, May 5, 2025 11:47:51 AM

To: City Council <City.Council@lansingmi.gov>

Subject: [EXTERNAL] Landlord Ordinance

As a landlord, I talked to State Farm today. I do not have the Landlord coverage the Lansing City Counsel is recommending nor can I get it because it is not offered. So how do I get the insurance you are recommending if it is not offered?

Good landlords take care of their tenants. During the ice storm years back and electricity was off for 2 weeks I refunded my tenants rent without being told I had to.

I suggest you concentrate on the neglectful and repeat offender landlords.

Kathy Tobe

From: Mitch Rice <ricem1957@gmail.com>

Sent: Tuesday, May 27, 2025 10:59 AM

To: Hussain, Adam <Adam.Hussain@lansingmi.gov>; Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>; Kost, Ryan <Ryan.C.Kost@lansingmi.gov>

Subject: [EXTERNAL] meeting today agenda item B

Dear Public Safety committee members:

We are very supportive of proposed changes to Amend Chapter 1460, Section 1460.49(a) to require that rental dwellings have insurance covering tenant relocation costs. We are pleased this is moving forward. Additionally, we are supportive of changes in lines 14 & 15.

Regards,

Mitch & Candy Rice

From: Joseph Vitale <joe@c21affiliated.com>
Sent: Tuesday, May 27, 2025 3:31 PM
To: City Council <City.Council@lansingmi.gov>
Subject: RE: [EXTERNAL] To enter into public record

I have reviewed the meeting agenda for the meeting scheduled for May 27, 2025 public safety committee.

I have concern with the discussion action items that are being presented today items BCD.

While I believe the intention is to protect the most vulnerable Of Lansing, which I fully support, my fear is that there will be adverse effects from this intended change.

1. The insurance that you were asking the Landlord to provide is not commercially available. I called and had a conversation with my insurance agent about this agenda, and he said this product does not exist. Landlords/property owners insure their property for fire and liability.
2. If tenants have renters insurance, that would cover any costs to move based on an adverse event that happened (fire or flood or storm) based on the property being in a habitable condition at the time of rental.

It seems that there could be an amendment to require tenants to provide renters insurance verification to the same department that licenses the properties. This would cover them for an event outside of the control of the tenant or landlord.

I own and rent many properties in Greater Lansing, and have to comply with code enforcement regarding rental licensing requirements, and if I don't, a certificate is not generated. This would make this property not habitable.

Perhaps another thought is a large penalty assessed to landlord, who are renting property that they do not have a license. My guess is this is a bulk of where the problems are occurring. Unfortunately, many tenants do not understand the requirements and rely on that landlord is being honest with them. The city would not have oversight to this until it occurs.

Unfortunately, I can't attend the meeting to engage in a back-and-forth dialogue, although I'm not certain that's what the public comment is for. I would be happy to connect with any of the committee members or council members. My contact info is below.

DISCUSSION/ACTION

RESOLUTION –Introduction and Set Public Hearing; Amend Chapter1460, Section 1460.49(a) to require rental dwellings have insurance covering tenant relocation costs

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE FOR CONTINUED DISCUSSION, THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING TO AMEND CHAPTER1460, SECTION 1460.49 (a). MOTION CARRIED 3-0.

There was no one present from EDP for input.

Council Member Kost asked OCA to go through the changes from the last meeting. Ms. Hagen – Lawerence added that owner/agent provides proof, phrase “carried by the owner or tenant” and added line 16 “at the time of application, the owner does not have proof of insurance, certificate can be issued as long as they sign a written acknowledgement.” Court cases would have to be initiated to recoup the costs. The changes clarifies the insurance can be held by owner or tenant, or if owner does not have a tenant at time of certificate, there is an avenue to get a certificate without the insurance. Council Member Kost asked if this forces the landlord to get insurance, or force tenants to get insurance before moving in. Ms. Hagen – Lawrence noted that the City cannot require the tenant have insurance to occupy, but does require a written acknowledgement that they are aware it is needed. If the lease requires insurance that is a separate requirement with the landlord and tenant. Ms. Hagen – Lawrence referred to line 14 on “violation” and they have no proposed striking the line out that states “a violation of this code shall not prevent the issuance of a certificate”.

Council Member Pehlivanoglu acknowledged the statement that the City cannot enforce that the renters carry insurance, but can a private landlord suggest or make that an obligation legally. Ms. Hagen-Lawrence stated she would have to look into what “private” can, and generally they can require what is appropriate. Council Member Pehlivanoglu referred to line 19 which states 2 copies, but line 22 speaks to one copy, and therefore asked if the certificate has to be displayed where. Ms. Hagen -Lawrence stated it needs to be displayed in a common area of the multi family, but a single family home does not to have it prominently displayed. Council Member Pehlivanoglu asked if it has to be displayed, how.

Council Member Kost stated it appears to read to him it has to be displayed in all. Ms. Hagen-Lawrence stated that when vacant it is intended to make it evident that the prospective tenants are aware. Council Member Kost asked for a future discussion with EDP on a sticker on a rental property saying it is certified. Ms. Hagen-Lawrence referred to page 2, line 3-5 which already states that. Council Member Kost asked for something more evident with SFR.

Council Member Hussain asked about “practice”, if the landlord can meet provisions by way of tenant having renters insurance, but within that 3 year window, someone else moves in during the 3 year certificate. Ms. Hagen Lawrence stated that 1460.51 will cover where there is no valid insurance. Council Member Hussain noted he wanted to make sure that signing the agreement in lieu of the insurance it is not covered.

Council Member Kost referred to line 17 asking about removing “if at the time of application, the owner does not have proof of insurance.”. Ms. Hagen-Lawrence stated that by taking that out there is a concern, the City would prefer the owner and tenant to have insurance, and preferred method, if taking that out weakens the earlier language of line 12-13. She offered to take it back to the OCA office for reconsideration. Council Member Kost noted his concern at this time, is he is hearing they would rather have landlord get insurance and price could go up on the rent to the tenants. Council Member Pehlivanoglu stated she would support with how it is currently written. She then asked Ms. Hagen-Lawrence, regardless of what is in the ordinance, the landlord may decide it will increase the cost and pass along to the tenant, regardless of the City Council intent, and asked about a concern where in most lease agreements, there are provisions for repairs on damage they caused, but in a case where tenant is liable for more extreme damage, could the cost go back to the tenant. Ms. Hagen-Lawrence stated that is potential, but that would be a private case between landlord and tenant on who caused the damage and who repairs, separate from the City.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR JUNE 23, 2025 TO AMEND CHAPTER 1460, SECTION 1460.49 (a). MOTION CARRIED 3-0.

RESOLUTION –Introduction and Set Public Hearing to Amend Chapter 1460 adding new Section 1460.51 to create tenant relocation fee and renumbering the existing Section 1460.51.

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE FOR CONTINUED DISCUSSION, THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING TO AMEND CHAPTER 1460, TO CREATE SECTION 1460.51. MOTION CARRIED 3-0.

Ms. Hagen -Lawrence noted the changes to this draft from the previous is contained on page 2, line 14. The fee is no longer in the ordinance, and now indicates the amount is set by resolution. That resolution is the next item on the agenda.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR JUNE 23, 2025 TO AMEND CHAPTER 1460, TO CREATE SECTION 1460.51. MOTION CARRIED 3-0.

DISCUSSION – Resolution Establishing Tenant Relocation Fees

Council Member Pehlivanoglu this is the referred to the previous ordinance. Ms. Hagen-Lawrence noted the amount is via HRCS on the amount of what the City would usually spend on hoteling to recoup the actual costs.

RESOLUTION –Introduction and Set Public Hearing to Amend 1460 Section 1460.50 to Update References

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE FOR CONTINUED DISCUSSION, THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING TO AMEND CHAPTER 1460 SECTION 1460.50. MOTION CARRIED 3-0.

Council Member Pehlivanoglu noted this changes in numbering and language added for IPMC.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO INTRODUCE AND SET THE PUBLIC HEARING FOR JUNE 23, 2025 TO AMEND CHAPTER 1460 SECTION 1460.50. MOTION CARRIED 3-0.

OTHER

No other business.

ADJOURN

Adjourned at 4:28 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on June 10, 2025