

AGENDA

Committee on Public Safety June 10, 2025 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Updated 6/9/2025

Council Member Pehlivanoglu, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. May 27, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. ORDINANCE - Amending Chapter 1060, Section 1060.08 to authorize the Code Official to abate nuisances
 - C. DISCUSSION - Zoning Code 1250.02.08 and Michigan Public Health Code
 - D. DISCUSSION - Parking Ordinance - Enforcement on Unregistered Vehicles
- 6. Other**
 - E. DISCUSSION - Make Safe or Demolish (MSD) and Ingham County Tax Foreclosures
 - F. DISCUSSION - 30 Oldest NEAT Properties and their Status- Economic Development & Planning Office
- 7. Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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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

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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 – Lawernece 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

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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.

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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

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 1060 of the Lansing Codified Ordinances by amending Section 1060.08 to clarify the procedures for nuisance abatement by adding the Code Official as authorized to abate.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1060, Section 8, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1060.08. Nuisances.

(a) *Removal or abatement.* Independent of and in addition to any other violations of this chapter, any solid waste, recyclable material and/or yard waste accumulated in a manner which is a public nuisance; any scattered solid waste, rejected items, recyclable material and/or yard waste; broken or open collection containers; yard waste collection or recyclable material containers in excess of 30 pounds; collection containers containing unacceptable materials; or collection containers placed in front of a residential site of generation contrary to any collection procedure referred to in Section 1060.05; or any bulk item accumulated beyond the time frame identified in Section 1060.12, or unacceptable bulk item or bulk item placed in front of a residential site of generation contrary to collection procedures referred to in Sections 1060.14 and 1060.15, is hereby declared to be a public nuisance and is subject to removal or abatement. If a violation of this chapter is not corrected within seven days after notice is given in the manner provided in Section 1060.07 or 1060.16, respectively, then the City, through its Public Service Director or authorized City official, the Code

1 **Official, as defined in the International Property Management Code adopted by the**
2 **City of Lansing pursuant to Ordinance 1460.01, or either of their** agents or designees,
3 may remove or abate the nuisance.

4 (b) *Expenses.*

5 (1) The complete expense, including the administration costs to the City, incurred in the
6 removal, abatement or preparation of materials for recycling shall be the sole
7 responsibility of the owner or party in interest of the property on which or in front of
8 which the condition existed, and shall be paid by the owner or party in interest in
9 whose name the property appears on the City's latest real property tax assessment
10 records. The expense shall be a penalty for income tax purposes.

11 (2) The complete expense incurred shall be a lien against the real property and shall be
12 reported to the City Assessor, who shall assess the same against the property on which
13 or in front of which the nuisance was located.

14 (3) The owner or party in interest in whose name the property appears upon the last local
15 tax assessment records shall be notified of the amount of such cost by first class mail at
16 the address shown on the records. If he or she fails to pay the same within 30 days after
17 mailing, ~~by the City Assessor,~~ of a notice of the amount thereof, the City Assessor
18 shall add the same to the next tax roll of the City, and such amount shall be collected in
19 the same manner in all respects as provided by law for the collection of taxes by the
20 City.

1 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules
2 inconsistent with the provisions are repealed.

3 Section 3. Should any section, clause or phrase of this ordinance be declared to be
4 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
5 other than the part so declared to be invalid.

6 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
7 immediate effect by City Council, and shall expire December 31, 2033.



MINUTES

Committee on Public Safety

**Tuesday, May 13, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall**

DISCUSSION – Zoning Code 1250.02.08 and Michigan Public Health Code

Council Member Pehlivanoglu acknowledged that she did reach out to EDP and OCA for the conversation. Mr. Van Fossen stated they did look at it; in initial form it is not permitted, only for storage. The use of the recreational vehicle is not permitted on any property. Outside of zoning to be changed, the additional concern is what is monitoring look like, the permitting, the disposal of waste, the electrical hook up, etc. Per OCA statement, if zoning was changed it would make them all subject to all housing laws and codes for sufficient connections and disposal. Ms. Hagen-Lawrence had no other comments. Council Member Pehlivanoglu noted the resident did submit photos to the Council.

Council Member Kost noted there are communities in northern Michigan where they keep them year round, and how do they do that. Mr. Van Fossen assumed it was sanitary has more permanent hook up similar to a mobile home park, and can research more if they have municipalities to look into. Council Member Kost asked for research into what else is on the books. Mr. Van Fossen stated that if this moves forward this is zoning, and this would require if there is something in non-compliance it would require them to go to court.

Ms. Gleeson spoke briefly on State law, that any government unit can allow up to three (3) RV on a property without having to become a camp ground, and not commercial. She believes the State is not restrictive of this, and she is aware of an area in Saginaw. She then asked about the permanence of the utilities, having the appropriate electrical connection, but the sewage connection she believes it cannot be permanent.

1250.02.08. Parking and storage of recreational vehicle and equipment in residential districts.

The following standards shall apply in all residential districts:

- (a) Recreational vehicles shall not be connected to sanitary facilities, shall not be occupied or inhabited, and shall be locked at all times.
- (b) Recreational vehicles and recreational equipment greater than eight feet in width or 25 feet in length must be parked on a paved surface or approved driveway in the side or rear yard and must be set back at least three feet from the side and rear property lines.
- (c) No more than two recreational vehicles or recreational equipment or a combination thereof, shall be stored on a residential lot.
- (d) One recreational vehicle or recreational equipment, not exceeding 25 feet in length, may be parked or stored on an approved driveway within the front or side yard of a residential lot.
- (e) Regardless of size, one recreational vehicle may be temporarily parked anywhere on a paved surface or on an approved driveway within a residential lot for up to 72 hours within a seven-day time period for the purpose of loading and unloading or for normal maintenance and cleaning.
- (f) Recreational vehicles and equipment may not be stored or parked on a residential lot for the purpose of making major repairs, refurbishing, or reconstruction of the recreational vehicle or equipment.

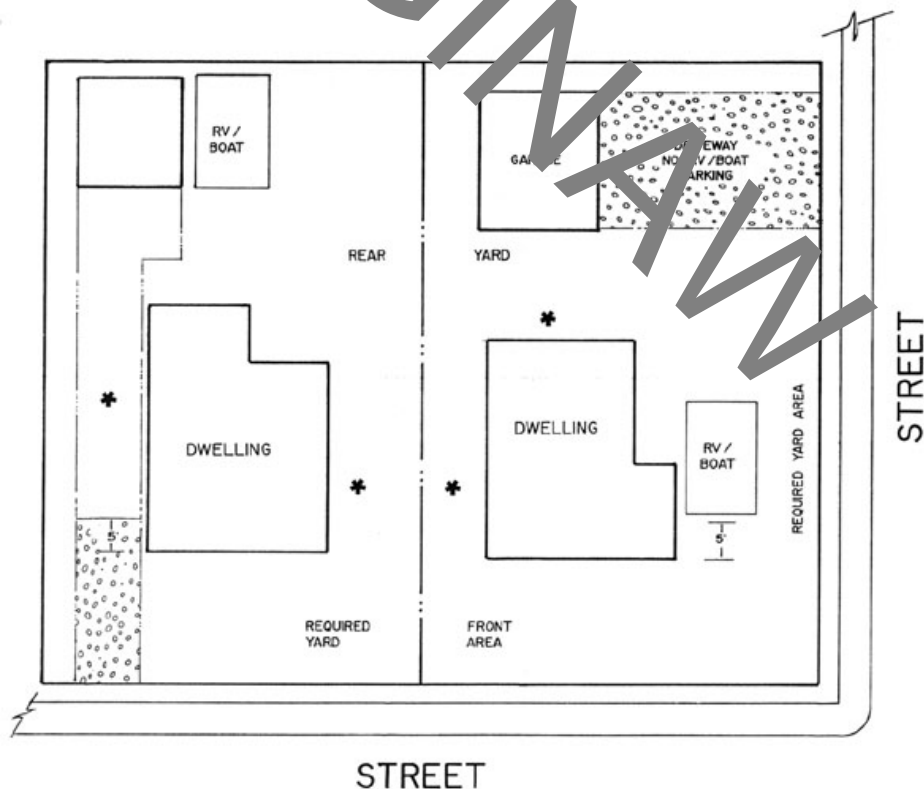
(Ord. No. 1295, § 1, 11-29-21)

REGULATIONS FOR OUTDOOR STORAGE OF RV'S AND BOATS

IN RESIDENTIAL AREAS

THE TYPICAL RVs (RECREATIONAL VEHICLES) INCLUDE MOTOR HOMES, TRAVEL TRAILERS, FOLDING TYPE TRAILERS AND CAMPERS, PICK-UP CAMPERS, SNOWMOBILES ON TRAILERS, AND BOATS. THERE ARE REGULATIONS IN THE ZONING CODE GOVERNING THEIR PLACEMENT IN RESIDENTIAL AREAS SO THAT PROPERTIES DO NOT BECOME CLUTTERED WITH THEM AND VISIBILITY IS NOT BLOCKED BY THE PLACEMENT OF THEM ON RESIDENTIAL PROPERTIES. THE GRAPHIC WHICH FOLLOWS SHOWS THE GENERAL ALLOWABLE LOCATIONS OF RVs AND BOATS IN RESIDENTIAL AREAS AND IS ALSO FURTHER DESCRIBED IN NARRATIVE FORM:

1. A TOTAL OF THREE (3) RVs BUT NOT MORE THAN ONE OF EACH MAY BE STORED OUTSIDE ON A RESIDENTIAL LOT, EXCEPT THAT UP TO FOUR SNOWMOBILES MAY BE PARKED ON A LOT.
2. RECREATIONAL VEHICLES, WHEN STORED OUTSIDE, MUST BE LOCATED A MINIMUM OF FIVE (5) FEET TO THE REAR OF THE FRONT BUILDING LINE. THIS MEANS THAT FOR DWELLINGS, WHICH HAVE ATTACHED GARAGES BASICALLY IN LINE WITH THE FRONT OF THE HOUSE, THE RVs CANNOT BE PARKED ON THE DRIVEWAY IN FRONT OF THE GARAGE.
3. NONE OF THE RECREATIONAL VEHICLE UNITS SHALL BE CONNECTED TO ELECTRICITY, WATER OR GAS, AND THE UNITS CANNOT BE USED FOR LIVING PURPOSES.
4. BUSES AND CONVERTED BUSES EXCEEDING EIGHTEEN (18) FEET IN LENGTH, AND BOATS IN EXCESS OF TWENTY-TWO (22) FEET IN LENGTH ON RESIDENTIAL LOTS IS PROHIBITED. ALL BOATS SHALL HAVE A SUITABLE COVER WHEN STORED OUTSIDE.
5. ONLY ONE OF THE UNITS DESCRIBED ABOVE MAY BE STORED ON A VACANT RESIDENTIAL LOT AND ANY STORAGE ON THE VACANT LOT MUST BE CONFINED TO THE REAR HALF OF THE LOT.
6. THE PARKING OF RVs ON THE DRIVEWAY IN FRONT OF THE GARAGE IN THE FRONT YARD AREA IS PROHIBITED.



* THESE AREAS ALSO ALLOW RV/BOAT STORAGE

Ordinance #1329

An Ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances to add Section 404.15 to prohibit unregistered vehicles from parking on any public roadway, including but not limited to any alley, street, or highway.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404 Section 404.15 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

a. Parking Prohibitions

No person shall park an unregistered motor vehicle on any public roadway, including but not limited to an alley, street, or highway.

b. Violations

Any person who violates subsection (a) hereof shall be responsible for a civil infraction and subject to penalties as established in Section 404.03.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2033.

Other:

6. D.

DISCUSSION – Make Safe or Demolish (MSD) and
Ingham County Tax Foreclosures



30 Oldest NEAT Properties				
Internal EDP Notes - 2/25/2025				
Yellow Highlight = Active MSD				
Filed Date	Status	Location	BSO Notes	Code Notes
11/08/2005	NEAT Unsafe	1300 W MAPLE ST	PB24-0918 issued, frame inspection approved 12/11/2024. No other inspections requested. PE24-1253 issued, rough inspection approved 11/15/2024. No other inspections requested. PP24-0996 issued, rough inspection approved 11/21/2024. No other inspections requested. No change	Active MSD case. Referred to City Council.
02/09/2007	NEAT Unsafe	500 N BUTLER BLVD	PB20-0183 & PE20-0259 closed for inactivity. Plan review submitted 3/4/2025 for renovation 4 units. waiting for payment.	Previous MSD case. Discharged by City Council. Plan Review received on 3/4/25, pending payment.
11/29/2007	NEAT Unsafe	1115 REGENT ST	PB24-0490 expired, progress inspection 7/18/2024. PE24-0435 expired. No inspections requested. No change	MSD ruling ordered by City Council. Demo expected Spring 2025.
11/13/2008	NEAT Unsafe	603 SHEPARD ST	PB23-0881 expired, frame approved 5/15/24, insulation approved 6/21/24. No other inspections requested. PE23-1161 issued, rough & service approved 2/7/2024. No other inspections requested. PM23-1597 issued, rough approved 3/1/2024. No other inspections requested. PP23-0972 issued, rough approved 3/12/2024. No other inspections requested. No change	Code Officer working to gain access to interior of the property. "Request to Inspect"
03/13/2009	NEAT Unsafe	5625 KAYNORTH RD	All permits from 2016 & 2018 have been closed. No other permits submitted. Joseph applied for PB25-0328 on 2/28/2025 and is currently in the review queue. DLG Electric applied for PE25-0227 on 2/12/2025. will be issued when PB25-0328 is issued.	Active MSD case. Referred to City Council.
06/29/2009	NEAT LOC	649 N SYCAMORE ST	PB17-0606 canceled. New contractor pulled. PB22-0782 issued. No inspections requested. PE18-0020 expired, rough approved 1/11/2018. No other inspections requested. PM17-0397 issued, rough approved 5/16/2018. No other inspections requested. PP17-1348 issued, rough approved 4/19/2018. No other inspections requested.	Red Tag removed by Code Officer.
11/17/2009	NEAT Unsafe	204 W CESAR E. CHAVEZ AVE	PB23-0345 Approved 6/8/2023, permit was for porch. PM24-0708 Approved 11/7/2024, permit was for furnace. PM23-0984 Expired, permit for gas piping. No change	Code Officer working to gain access to interior of the property. "Request to Inspect"
11/09/2010	NEAT LRU	815 PROSPECT ST	No permits. No change	Code Officer working to gain access to interior of the property. "Request to Inspect". Possible MSD.
06/27/2011	NEAT Unsafe	1232 N WASHINGTON AVE	1232 S Washington Ave – PB23-2033 expired, frame inspection partially approved 9/17/2024, Insulation inspection on 11/19/2024 inspector went, and work was not ready for inspection. PE24-0114 expired. Rough inspection approved 3/18/2024. No other inspections requested. PP24-0640 expired, rough inspection approved 7/31/2024. No other inspections requested. PB23-2033 insulation approved 3/6/2025.	Active MSD case. Referred to City Council.
10/22/2011	NEAT Unsafe	1521 REO RD	PB18-0053 expired, frame partial approved 5/7/2019, progress approved 5/12/2019 & 9/13/2022. PE18-1132 expired, rough approved 5/7/2019. PM18-1415 expired, rough approved 4/22/2019. PP18-1005 expired, rough approved 9/12/2019, final disapproved 9/11/2020. No change	Believed it is lived in. Owner won't comply with final inspection. Moving to court ordered compliance ticket.
10/25/2011	NEAT Unsafe	922 N WALNUT ST	PB22-0389 Approved 5/3/2022. PB21-2065 Approved 3/31/2022. PB21-2063 Approved 3/31/2022. Sufficient progress. Tag should be removed.	Red Tag removed by Code Officer.
11/28/2011	NEAT Unsafe	1616 S CEDAR ST	1616 S Cedar St – PB22-2138 expired, Cory did inspection 11/12/2024 with the following note "Old bead board was covered with drywall in several areas, plumbing work has not started. Owner is working on home, framing was not altered from what could be observed on today's inspection. Owner is going to update all smoke alarms (7 total)." Still needs electrical & plumbing permits.	Active MSD case. Referred to City Council.

Submitted
mtg

05/08/2013	NEAT Unsafe	1223 N HIGH ST	PB22-0003 Expired, frame approved 11/9/2022. PE22-0353 Expired, service partial approved 4/8/2022, rough approved 8/2/2022. PM21-2435 Approved 9/22/2022. PP22-1078 Expired, rough approved 8/19/2022. No change	Code Officer working to gain access to interior of the property. "Request to Inspect".
11/01/2013	NEAT Unsafe	2030 BYRNES RD	PB24-1965 Issued 12/20/2024. No inspections requested. PE25-0049 issued, service partial approval 1/24/2025. PM25-0050 issued, no inspections requested. PP25-0073 issued, no inspections requested. PE25-0049 rough approved 2/12/2025. PP25-0073 rough approved 2/11/2025	Recent trade permit activity.
11/14/2013	NEAT Unsafe	2806 CYNWOOD ST	PB24-1854 issued 11/20/2024, no inspections requested. PM24-1556 issued, no inspections requested. PP24-0997 issued, rough approved 12/23/2024. No change	Code Officer working to gain access to interior of the property. "Request to Inspect".
03/06/2014	NEAT Unsafe	1342 N WALNUT ST 1	PB20-1490 denied, PE20-1170 denied, PM23-0318 denied. All permits denied because contractor never submitted revisions for PB20-1490 plan review. No change	MSD ruling ordered by City Council. Demo expected Spring 2025.
07/31/2014	NEAT LRU	606 S MIFFLIN AVE	PE23-1701 finalized 12/22/2023. PM23-2203 finalized 8/16/2024. PP24-0322 expired, rough approved 3/28/2024, final's requested 4 times and not ready when inspector showed up. PB23-1651 expired, no inspections requested. No change	Code Officer working to gain access to interior of the property. "Request to Inspect".
08/07/2014	NEAT Unsafe	413 W OAKLAND AVE	PE14-1384 approved 9/29/2014. PP14-1295 closed 10/25/2022 contractor or owner never followed up with permit. No change	Code Officer working to gain access to interior of the property. "Request to Inspect". Possible MSD.
09/02/2014	NEAT Unsafe	1119 N SEYMOUR AVE	PB24-0582 issued, frame approved 12/14/2024, insulation approved 12/19/2024. PE24-0766 expired, rough & service approved 7/24/2024. PM24-1692 issued, rough approved 11/15/2024. PP24-0500 finalized 8/2/2024. No change	Code Officer working to gain access to interior of the property. "Request to Inspect".
09/05/2014	NEAT Unsafe	1033 MAY ST	PB22-1148 expired, footing approved 11/3/2022, concrete approved 11/15/2022, other approved 11/15/2022, frame partial approved 11/22/2022, exterior insulation approved 8/9/2024. PP23-1492 expired, rough approved 1/10/2024. PM24-0885 permit closed for nonpayment. PM25-0218 issued 2/5/2025 rough approved 2/7/2025	Recent trade permit activity.
10/28/2014	NEAT Unsafe	4632 BRISTOL ST	PB20-1473 issued, tearoff approved 9/10/2021, frame approved 11/8/2021, insulation approved 9/22/2022, roof final approved 2/28/2023. PE21-1444 suspended for fees, rough approved 10/5/2021, progress approved 12/7/2022, final disapproved 8/22/2024. PP21-1123 finalized 9/3/2024. PM21-1798 finalized 12/7/2022. No change	Code Officer working to gain access to interior of the property. "Request to Inspect".
01/27/2015	NEAT Unsafe	1511 N M L KING JR BLVD	No permits. No change	Code Officer working to gain access to interior of the property. "Request to Inspect". Possible MSD.
02/04/2015	NEAT Unsafe	225 N M L KING JR BLVD 1	PCPR24-0209 Approved 12/21/2024. PB25-0043 issued 1/24/2025, no inspections requested. PE18-1558 finalized 8/19/2019, PM20-0901 finalized 7/29/2020, PP19-0019 finalized 2/1/2021. PP25-0196 issued 3/4/2025. Final inspection scheduled for 3/13/2025.	Recent trade permit activity.
02/20/2015	NEAT Unsafe	BALZER (33-01-05-05-202-022)	No permits. No change	Under consideration for MSD. In conversation with Land Bank.
03/11/2015	NEAT Unsafe	3611 HOMEWOOD AVE	PM18-0450 permit closed for inactivity. Final inspection was disapproved 3/23/2018. No other inspections requested. No other permits. No change	Code Officer working to gain access to interior of the property. "Request to Inspect".
06/26/2015	NEAT LRU	1723 OSBAND AVE	PB24-0089 issued 2/6/2024, no inspections requested. PE24-0093 issued, service partial approved 3/4/2024. PP24-0157 issued, no inspections requested. PB24-1322 issued, no inspections requested. PB24-0089 frame approved 2/12/2025. Insulation approved 2/17/2025. PE24-0093 rough scheduled 3/12/2025. PM25-0214 issued 2/3/2025. rough approved 2/28/2025. PP24-0157 rough approved 2/24/2025.	Active MSD case. Referred to City Council.
10/02/2015	NEAT Unsafe	1519 LINVAL ST	PB24-0298 issued, frame approved 8/22/2024. PE21-0333 expired, rough approved 4/30/2024. PE24-1653 finalized 12/3/2024. PP22-0382 expired, rough partial approval 7/24/2024. No change	No recent progress. Requesting project update from owner.

01/13/2016	NEAT Unsafe	5938 SELFRIDGE BLVD	All permits from 2017 closed for inactivity. No change	Code Officer working to gain access to interior of the property. "Request to Inspect". Possible work without permit.
05/02/2016	NEAT Unsafe	1816 MASSACHUSETTS AVE	PB23-0490 denied per inspector. Contractor never submitted correct documents requested. PB17-0179 closed for inactivity. PB23-0568 & PP23-0522 canceled per owner. PP18-1213 closed for inactivity. PE20-0396 finalized 3/14/2022. No change	Code requested interior inspection for Tuesday, March 4th, 2025.

30 Oldest NEAT Properties
Internal EDP Notes - 6/9/2025

Red Tag Date	NEAT Status	Address	EDP Comment
44/08/2005	NEAT Unsafe	1300 W MAPLE ST	Property successfully renovated and MSD order complied. All permits approved. Red Tag removed 5/29/2025.
02/09/2007	NEAT Unsafe	500 N BUTLER BLVD	City Life \$720,000 project valuation submitted. Full gut/rehab. Plan Review submitted 3/4/2025 and approved 4/10/2025. Building permits issued same day (4/10/25).
11/29/2007	NEAT Unsafe	1115 REGENT ST	Request to inspect on June 30th 4:00pm.
11/13/2008	NEAT Unsafe	603 SHEPARD ST	Assigned to BSO Permits Enforcement Officer.
03/13/2009	NEAT Unsafe	5625 KAYNORTH RD	60-day MSD ruled on 4/7/2025. 60th day occurred on 6/6/2025. Owner made significant progress. EDP evaluating for MSD compliance.
06/29/2009	NEAT EOC	649 N SYCAMORE ST	2/12/25 Red Tag removed.
11/17/2009	NEAT Unsafe	204 W CESAR E. CHAVEZ AVE	Request to inspect on June 30th 9:00am.
11/09/2010	NEAT LRU	815 PROSPECT ST	March 2025 owner provided update to Code on pending repairs. Request to inspect for June 30th 10:00am.
04/05/2011	NEAT Unsafe	417 W OAKLAND AVE	Roof permit issued on 3/07/25.
06/27/2011	NEAT Unsafe	1232 N WASHINGTON AVE	60-day MSD ruled on 3/10/2025. 60th day occurred on 5/9/2025. Environmental Survey expected June 2025. Demolition bid to occur afterwards. Demolition expected no later than August 2025.
10/22/2011	NEAT Unsafe	1521 REO RD	Permit work done, but owner refuses final inspections. Likely coordination with OCA.
10/25/2011	NEAT Unsafe	922 N WALNUT ST	
11/28/2011	NEAT Unsafe	1616 S CEDAR ST	60-day MSD ruled on 3/24/2025. 60th day occurred on 5/23/2025. Rough plumbing approved 6/9/2025. Expect full compliance.
05/08/2013	NEAT Unsafe	1223 N HIGH ST	Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow
11/01/2013	NEAT Unsafe	2030 BYRNES RD	Electrical, Plumbing and Mechanical permits issued in 2025. All active and receiving regular inspections.
11/14/2013	NEAT Unsafe	2806 CYNWOOD ST	Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow
03/06/2014	NEAT Unsafe	1342 N WALNUT ST 1	EDP ready to complete environmental survey, but paused by Ingham County Treasurer.
07/31/2014	NEAT LRU	606 S MIFFLIN AVE	Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow
08/07/2014	NEAT Unsafe	413 W OAKLAND AVE	Request to inspect on June 30th 11:00am.

09/02/2014	NEAT Unsafe	1119 N SEYMOUR AVE	Active permit work in 2025 by owner.
09/05/2014	NEAT Unsafe	1033 MAY ST	Active permit work in 2025 by owner.
10/28/2014	NEAT Unsafe	4632 BRISTOL ST	Electrical, Plumbing and Mechanical permits all finalized in last 6-months. Pending final building inspection.
01/27/2015	NEAT Unsafe	1511 N M L KING JR BLVD	Request to inspect on June 30th 12:00pm
02/04/2015	NEAT Unsafe	225 N M L KING JR BLVD 1	Active permit work in 2025 by owner.
02/20/2015	NEAT Unsafe	BALZER (33-01-05-05-202-022)	Property demolished and Red Tag removed on 5/14/25.
03/11/2015	NEAT Unsafe	3611 HOMEWOOD AVE	Request to inspect on June 30th 1:00pm.
06/26/2015	NEAT LRU	1723 OSBAND AVE	60-day MSD ruled on 4/7/2025. 60th day occurred on 6/6/2025. Environmental survey to be scheduled.
10/02/2015	NEAT Unsafe	1519 LINVAL ST	Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow up.
01/13/2016	NEAT Unsafe	5938 SELFRIDGE BLVD	Request to inspect on June 30th 2:00pm.
05/02/2016	NEAT Unsafe	1816 MASSACHUSETTS AVE	Code Officer compiled Safety Letter on 4/30/2025. Red Tag removed.
08/18/2016	NEAT Unsafe	1318 CENTER ST	2025 tax foreclosure. Owned now by Ingham County Treasurer.
10/18/2016	NEAT Unsafe	405 JONES ST	Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow up.
10/27/2016	NEAT Unsafe	408 MONROE ST 1	Roof permit issued and finalized. Safety re-inspection to remove Red Tag scheduled for 6/13/25.
11/09/2016	NEAT Unsafe	107 E NORTH ST 1	Active remodel plan review submitted on 6/06/2025.
12/08/2016	NEAT Unsafe	2506 BOSTON BLVD	Request to inspect on June 30th 3:00pm.
03/13/2017	NEAT Unsafe	616 LENORE AVE	Multiple expired permits. Referred to BSO Permits Enforcement Officer for follow up.