

AGENDA

Committee on City Operations June 23, 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>

Council Member Brown, Chairperson
Council Member Spadafore, Vice Chairperson
Council Member Garza, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. June 5, 2025
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. COMMUNITY FUNDING - Churchill Downs Neighborhood Summer Picnic
 - C. RESOLUTION - Noise Special Permit; Lansing Housing Commission request to allow for the building of a new 63-unit apartment building at 220 E. Kalamazoo Street
 - D. RESOLUTION - Noise Special Permit; Lansing Housing Commission request to allow for the building of a new 56-unit apartment building at 510 Cherry Street
 - E. RESOLUTION - Claim Appeal; Claim #2176, Eastside Community Action Center for \$674 in red tag fees at 1018 Bensch Street
- 6. Other**
- 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.



MINUTES
Committee on City Operations
Thursday, June 5, 2025 @ 4:00 p.m.
City Council Conference Room

CALL TO ORDER

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

PRESENT

Council Member Jeffrey Brown, Chair
Council Member Peter Spadafore, Vice-Chair
Council Member Jeremy Garza, Member - excused

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Ronald Wilson
Oluwasean Sipeolu
Alex Watkins, LEDC
Mitch Whisler, Dept. Public Service

MINUTES

Councilmember Brown passed the gavel to Councilmember Spadafore.

MOTION BY COUNCIL MEMBER BROWN TO APPROVE THE MINUTES FROM MAY 15, 2025 AS PRESENTED. MOTION CARRIED 2-0.

Councilmember Spadafore passed the gavel to Councilmember Brown.

PUBLIC COMMENT

Discussion/Action

RESOLUTION – Reappointment; Ronald Wilson as an At-Large member of the Board of Public Service for a term to expire June 30, 2029

Councilmember Brown asked Mr. Wilson why he was interested in the reappointment and for some background on his experience. Mr. Wilson responded he has a master's from UM in Natural Resources Policy and Communications. He worked for the City in Public Service Dept. in 1997 for 10 years and has experience in environmental issues.

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE RESOLUTION REAPPOINTMENT FOR RONALD WILSON AS AN AT-LARGE MEMBER OF THE BOARD OF PUBLIC SERVICE FOR A TERM TO EXPIRE JUNE 30, 2029. MOTION CARRIED 2-0.

RESOLUTION – Liquor License; M & S1 LLC, dba Jollof Afro Caribbean Lounge, for a Class C license with Sunday Sales (AM/PM), Catering, Dancing, Entertainment, Outdoor Service Area, and Extended Hours permits at 221 S. Washington Square

Mr. Watkins from LEDC noted they were before the Committee previously and now Mr. Sipeolu is applying for additional late nights and catering and looking to have any outdoor patio and getting ahead of the game. Mr. Sipeolu added he is hoping everyone can stop in and enjoy the food and atmosphere.

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE RESOLUTION FOR THE LIQUOR LICENSE; M & S1 LLC, DBA OLLOF AFRO CARIBBEAN LOUNGE, FOR A CLASS C LICENSE WITH SUNDAY SALES (AM/PM), CATERING, DANCING, ENTERTAINMENT, OUTDOOR SERVICE AREA, AND EXTENDED HOURS PERMITS AT 221 S. WASHINGTON SQUARE. MOTION CARRIED 2-0.

RESOLUTION – Traffic Control Order No. 23-30; install a yield sign on Chadburne Drive at Seaway Drive

Mr. Whisler noted a study was done in response by a resident request, the department recently completed an additional investigation a speed study of 14mph safe approach was determined. The department recommends a yield sign be installed properly.

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE RESOLUTION FOR THE TRAFFIC CONTROL ORDER NO. 23-30; INSTALL A YIELD SIGN ON CHADBURNE DRIVE AT SEAWAY DRIVE. MOTION CARRIED 2-0.

Other

Ms. Richmond noted the next regularly scheduled meeting would be June 19th, that is a city holiday and made a recommendation of Tuesday, June 17th at 4:30pm to follow a previous meeting that Councilmembers Garza and Spadafore are also members of. Councilmember Brown said he could accommodate for that date.

Adjourn

Adjourned at 4:09pm

Submitted by Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

3. Once a completed application is returned it will be forwarded to the City of Lansing City Council Committee on City Operations for review. The applicant will be invited to attend that meeting.
4. Once action is taken at the Committee on City Operations a resolution with that recommendation will be sent to the City Council for action.
5. A copy of an approved or denied resolution will be available at the City Clerk's office the day after the City Council meeting.
6. If the funds will be used for a City facility where an Inter-Office Departmental Voucher (IDV) can be used for the transfer of funds, the Council Staff will process that after City Council approval.
7. Tracking of Community Funding will be done by Committee Staff and all approved funds will be billed to the Community Funding Account appropriately.

Application Instructions

1. Complete the attached Community Funding Application
2. Each question on the application must be filled out to the best of your ability and if the question being asked does not apply to you make note of that by stating "not applicable".
3. Attach all requested supporting documents:
 - A complete and itemized budget
 - A list of all potential funding sources and how the funds from each source will be applied to the event.
 - List of officers in the organization
 - A copy of a reservation receipt or contract if you plan to rent a park, pavilion, equipment or any City of Lansing Parks and Recreation property.

(INTENTIONALLY LEFT BLANK)

Application for Community Funding

Organization Name: Churchill downs Community Association

Tax Id # **450567086**

Mailing Address: 3906 Stillwell Lansing MI 48911

Contact Person(s) and Title(s):Jacquese West, President

Phone Number :(517) 940-0993 Cell Number: E-mail:Churhilldownslansing@gmail.com

Amount Requested: \$312.54

Event Title & Type: Churchill Downs Neighborhood Association Annual Summer Picnic

Date of Event: June 17, 2025 Time of Event: 6:30 p.m.

• Reason for Request: (check all that apply)

☐ Defray costs for Rental of Facility ☐ Defray costs for Set Up ☐ Defray costs for

Rental of the Showmobile ☒ **Defray costs for Misc. Rental** ☐ Defray costs for

"Other" (Please Explain: To ensure the success of our community picnic, we are seeking financial assistance specifically for the event's core expenses. These include the cost of food, for which we have secured a quote from Smitty's Southside BBQ – a decision made to intentionally support a valued local business within our neighborhood. Funds are also requested to cover the rental of a bounce house, sourced directly from the City of Lansing, and the necessary supply of ice and additional food items.

• Facility Requested For Event and or Equipment (Attached a copy of the rental form) ☐

City Park ☐ City Building ☐ Cooley Law School Stadium ☐ Lansing Center ☐ Mobile

Stage Unit ☐ Other Equipment What is the expected rental rate for the facility requested

and or equipment: \$_____ Admission fee or registration fee for the event: \$FREE

Total Estimated Attendance: **250** Estimated Lansing Residents Attendance: **50**

If your organization has applied for other City funding for this event, please list each Department and amount requested: CDCA applied and was awarded \$1,195.00 from the Mayor's Neighborhood Grant. Additionally CDCA has applied for and received the Neighborhoods in Bloom grant, Neighborhood bulk trash clean-up grant, and a \$200 mini grant which has been earmarked by CDCA for a quadrant ice-cream social in July.

Please list all other organizations that are sponsoring or participating in your event: We

have requested the participation of Lansing 311, 211, Lansing Police Department,

Lansing Fire Department, Capital Area Housing Partnership, Capital Area District Library

and Capital Area Head Start. This list is all of the participants. We have no sponsors

except the city of Lansing NAB grant program, who provided the grant funding.

If your organization received funding from the Lansing City Council previously please list the amount, year, and purpose:

YEAR AMOUNT PURPOSE

X, **YES, we have received funding in the past.**

YEAR: We believe it was in **2024** AMOUNT: We recall receiving **gift cards totaling approximately \$600.** PURPOSE: These gift cards were provided to support our neighbor's annual Christmas Party and the CDCA Annual Summer Picnic. These funds went to food and beverage costs for both events.

TOTAL amount of funds granted by the City in the previous year: \$600

Please list any admission fee or registration fee for this event: \$0. Along with the completion of this application, the following **MUST** be attached: (Please check after each is completed and attached)

- ☐ A BUDGET FOR YOUR EVENT
- ☐ A LIST OF POTENTIAL FUNDING SOURCES AND HOW EACH FUNDING SOURCE WILL BE USED TOWARDS THE EVENT
- ☐ LIST OF YOUR ORGANIZATION'S OFFICERS
- ☐ A COPY OF COMPLETED RESERVATION FORM OR CONTRACT FOR FACILITY FOR THE EVENT

If your request is granted, you must complete return the attached Community Funding Reporting Statement to the City Council within 60 days after the event. To be eligible for Community Funding in future fiscal years this must be completed.

Date: **6/8/2025** Signed: **JACQUESE WEST - CDCA PRESIDENT**

Community Funding Reporting Statement

*Do not submit this form with your application
Complete and return no later than 60 days after event*

If approved for funding the COMMUNITY FUNDING REPORT STATEMENT is required to be filled out and submitted to the City Council no later than 60 days after your event has taken place.

This form is to be returned, along with a written analysis of your event and an accounting of how funds for the event were spent. These items are to be returned to: Page 6 of 53



Churchill Downs Community Association



JACQUESE WEST: PRESIDENT

BRITTANY EDWARDS: VICE-PRESIDENT

GARRETT AMSTUTZ: TREASURER

CLAIRE WEST: SECRETARY

DENISE KING: AT-LARGE

ELIZABETH STEPNOWSKI (COMMUNICATIONS): AT-LARGE

JEANNE SAYER: AT-LARGE

JEANNE FANGBONER: AT-LARGE

EMAIL ADDRESS: CHIRCHILLDOWNSLANSING@GMAIL.COM

PHONE: 517-940-0993

TAX I.D: 450567086

CDCA 2025 SUMMER PINIC BUDGET

STARTING BUDGET **\$1,195.00**

TOTAL COST

SMITTY'S SOUTHSIDE BBQ (quote feeding
300)

\$900.00

BOUNCE HOUSE- CITY OF LANSING

\$300.00

ADDITIONAL ITEMS:

CHIPS (6 cases, 50 bags per case,
Gordon's food service)

\$119.94

ICE (sams club)

\$53.72

WATER BALLOONS (sams club)

\$45.96

4 COOKIE TRAYS (sams club)

\$87.92

TOTAL ADDITIONAL ASK

\$312.54

SEPA – SPECIAL EVENT PERMIT APPLICATION

1. APPLICANT (BINDING PARTY)

Jacquese West

Name

CDCA President

Title

Churchill Downs Neighborhood Association

Company/Organization/Group

3906 Stillwell Ave

Address

Lansing Michigan 48911

City, State, ZIP

Organization Type (Please Check) TAX ID#

☐

Profit

☒

Non-Profit

☐

Other (Please Specify)

2. EVENT COORDINATOR(S)

Name OR ☒ Check here if same as above

()

Cell Phone

()

Other Phone

Address

E-mail

City, State, ZIP OR ☒ Check here if same as above

3. EVENT DAY CONTACT INFORMATION

Name OR ☒ Check here if same as above

(517) 940-0993

Cell Phone

()

Other Phone

Address

Churchilldownslansing@gmail.com

E-mail

City, State, ZIP OR ☒ Check here if same as above

4. EVENT INFORMATION

Event Name CDCA ANNUAL SUMMER PICNIC

Type of Event (Please check all that apply and attach a Route Map and/or Site Map for your event)

☐ Walk/Run: City streets/sidewalk

☐ Festival: City Streets/sidewalks

☐ March/Parade: City streets/sidewalk

☐ Walk/Run: River trail

☐ Festival: City owned parks

☐ March/Parade: Specify Below

☒ Neighborhood/Block Party

☐ Gated/Ticket/Admission

Other Event Type (Please Specify: Picnic, Wedding Reception, Concert, Play, etc.)

CDCA ANNUAL SUMMER PICNIC

☐ PARADE (If checked, please complete the following questions)

Animals Involved? ☐ YES ☐ NO Vehicles Involved? ☐ YES ☐ NO

☐ Major Streets Involved? If yes, which streets and where on these streets? (Attach Route Map showing streets)

SEPA – SPECIAL EVENT PERMIT APPLICATION

4. EVENT INFORMATION - continued

Event Route/Location

If planning a Festival, Community Event, etc., a Site Map with the event layout must be submitted with your SEPA application.

If planning a run/walk event, a Route Map must be submitted with your SEPA application

*Please note the city has approved downtown routes or may amend the proposed route as needed

Event Description and Purpose

Will your event have alcohol? ☐ YES ☒ NO

If yes, provide:

Map showing where alcohol is to be sold/consumed, entrances/exits, ID check-in

[City of Lansing Beer/Liquor Application](#)

[Michigan Liquor Control Commission Application](#)

Will your event have Vendors? ☐ YES ☐ NO

☐ Food ☐ Alcohol ☐ Merchandise ☐ Marketing ☐ Cannabis ☐ Other

If yes, provide map showing vendor location, required electrical hookup, and complete vendor list with names and contact information.

*Vendors require Fire Marshal Inspection day of event. Inspection charges will apply.

Will your event have Cannabis? If either of the boxes are checked, please use the link

☐ Consumption

to apply for a marijuana Event.

☐ Sale

[Marijuana Event Application](#)

Will your event have fireworks or pyrotechnics? ☐ YES ☒ NO

Please contact the Lansing Fire Department

Ph: 517-483-4200

Will your event a tent or temporary structure? ☐ YES ☒ NO

**Tents over 10 X 12 will require a permit and inspection.

Will your event produce elevated noise levels? ☒ YES ☐ NO

[Local Street/Block Closure/Noise Waiver](#)

Will your event require street closure for set up/event? ☐ YES ☒ NO

June 17 2025

6:30 pm

6/17/2025

8:30 pm

Event Start Date

Event Start Time

Event End Date

Event End Time

June 17th 2025

6:30 pm

6/17/2025

8:30 pm

Event Set-up Date

Event Set-up Time

Event Tear-down Date

Event Tear-down Time

250-300

Anticipated daily attendance

Has this event occurred in Lansing before?

☒ YES ☐ NO

If yes, where? WAINWRIGHT PARK

5. CITY SERVICES REQUIRED

Fill in all information applicable to your event. Please attach map, plan, or route.

Required Street/Sidewalk/Block Parking Barricading:

Street <u>Hepfer dr</u>	Block (ie: 100 S) <u>320</u>	Side _____
Street <u>Stillwell ave</u>	Block (ie: 100 S) <u>4200</u>	Side _____
Street <u>wainwright ave</u>	Block (ie: 100 S) <u>4100</u>	Side _____
Street _____	Block (ie: 100 S) _____	Side _____

USE OF PARKING LOTS

There are a few City parking lots that are available for the set-up of the event on the lot. Please contact 517.483.4276 for more information

SEPA – SPECIAL EVENT PERMIT APPLICATION

5. CITY SERVICES REQUIRED - continued

ADDITIONAL CITY SERVICES (electricity, water, trashcans, etc.)

USE OF CITY PARK	CITY PARK NAME <u>Wainwright park</u>
TRAFFIC CONTROL PLAN/BARRICADING	STREETS INVOLVED <u>Hepfer, Stillwell, Wainwright</u>
SITE IMPROVEMENT	REQUEST <u>Trash Cans, Mowing services</u>
POWER WASHING/CLEANING	DESCRIPTION <u>Tennis courts/Pavillion?</u>
BANNERS (Installation/removal)	DESCRIPTION _____

ACCESS TO CITY WATER PROVIDE VENDOR LIST, TYPE OF VENDOR AND CONTACT INFORMATION

ACCESS TO ELECTRICITY PROVIDE TYPE AND CONTACT LIST: VENDOR, MUSIC, LIGHTS, TICKET BOOTH, ETC.

If you would like to rent the City of Lansing Showmobile (Mobile Stage) complete the information below. If questions, call 517.483.4276

Delivery Date _____ Delivery Time _____ Pickup Date _____ Pickup Time _____

Deliver to address: _____ Please include a site map with placement location.

6. ATTACHMENTS

Please check off items included with the SEPA Application N/A

- | | |
|--|--|
| ☐ Detailed Site Plan (inc. entrances, exits, ticket area) | ☐ Fireworks or Pyrotechnic permit or application |
| ☐ Detailed Event Set-up (vendor location, tents, stage) | ☐ Community Use Fund Application |
| ☐ Security Plan (Name of Company and contact info) | ☐ Local Street/Block Closure/Noise Waiver Application |
| ☐ Trashcan placement and removal plan | ☐ Noise Waiver Notification to Residents (copy) |
| ☐ Restroom / Port-a-john plan (placement and # units) | ☐ Street Closure Map |
| ☐ Liquor /Cannabis License State of Michigan | ☐ Tent Inspection Application (copy) |
| ☐ City of Lansing Beer/Liquor Application | ☐ Certificate of Insurance/Additional Insured Endorsement |
| ☐ Signed Park/River Trail Permit | ☐ Liquor Liability Insurance |

7. STREET CLOSURE PETITION (MDOT)

Certain streets located within the City are under Michigan Department of Transportation jurisdiction and require approval through MDOT prior to holding an event. Visit <https://www.michigan.gov/mdot/> for more information and necessary forms.

8. SIGNATURE

Must be signed by person with fiduciary authority to bind organization.

By submitting this form, you understand that your information will be sent to the City of Lansing. Only employees of the City of Lansing will use your information, and it will only be used for the purpose of filing and taking action against this for. Your information will not be distributed to any third parties.

Submission of this application without the required supporting documents and SEPA application fee, does not guarantee approval of the event or the final SEPA application fee.

Applicant _____

Title _____

Organization _____

Date _____

My Shopping List for Gordon Food Service Store
6 Items

**Store: Lansing/ Edgewood
Blvd**

454 E. Edgewood
Lansing, MI 48911

517-887-0750

Hours:

Mon-Sat: 7:00am-8:00pm
Sun: 9:00am-6:00pm

☐ **Classic Potato Chip Pack** 7424920
Quantity: **1**
\$19.99 /Case
Location: Aisle 3

☐ **Nacho Cheese Flavored Tortilla Chip Pack** 7426330
Quantity: **1**
\$19.99 /Case
Location: Aisle 3

☐ **Flavor Mix Variety Pack** 7487960
Quantity: **2**
\$19.99 /Case
Location: Aisle 3

☐ **Bold Variety Mix** 7487630
Quantity: **2**
\$19.99 /Case
Location: Aisle 3

Advertising Policy: We strive to produce high-quality advertisements. In the event of a printing error, we will make every reasonable effort to serve you, our customer. Price changes due to market conditions may affect advertised price. Savings shown are based on the flyer print date. We reserve the right to limit quantities in order to ensure availability for all of our customers during the promotional time frame.

Printed 06/08/2025 09:11 pm. Prices subject to change without notice.



Get \$30 when you open a new account and spend \$30¹

¹Click Apply now to learn how

Purchase amount	\$191.60
Statement credit	- \$30.00
Cost after credit	\$161.60

[Apply now](#)

Cart (23)

How you'll get your items

Pickup (21) Shipping (2)

Pickup items (21)

Lansing, MI [Change](#)
2925 Towne Centre Blvd

Select date and time in checkout

Curbside (21)

Park by the curbside delivery signs and we'll load your car.



Member's Mark Cookie Tray, 84 ct.
Item 33408

— 4 +

\$87.92



Home City Ice - 20 lbs.
Item 205842

— 17 +

\$53.72

[Remove](#) | [Save for later](#) | [Deliver instead](#)

Shipping items (2)

[Enter a ZIP Code](#)



Zuru Bunch O Balloons 12 Pack (Crazy):- Crazy
Item 990328213

— 2 +

\$45.96

[Remove](#) | [Save for later](#)

Total

Subtotal (23 items) **\$187.60**

sam's club

[Departments](#) ▾

[Sam's Services](#) ▾

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[Sign in](#)

[Cart](#) **23** ▾

[Enter a ZIP Code](#)

Become a *Plus* member for

- Free shipping on eligible orders over \$50
- Free Delivery for Plus on eligible orders over \$50

Starts now!

Sales tax
(calculated in checkout) —

Est. total **\$191.60**

[Begin checkout](#)

[Subject to terms and conditions](#)

[Find more savings](#)



SOUTHSIDE SMITTY KING BBQ

PRICE QUOTE

NAME: Churchill Downs Summer Picnic

DATE OF QUOTE: 03/10/25

EVENT: 06/17/25

Descriptions		
PRODUCT		Total
	100 Ham burgers 10 Veggie Burgers 180 Hot Dogs 20 Beef hot dogs 20 Veggie Dogs 2 Large Ketchup 2 Large Mustard 2 Large Relish 2 Large Miracle Whips Chopped Onions Macaroni Salad Potato Salad Coleslaw 120 Hamburger Buns 130 Hot dog Buns	
Sides		
Total		\$900.00

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, Churchill Downs Neighborhood requested \$312.54 to defray costs for a special event permit associated with their event, "Summer Picnic" to be held June 17, 2025; and

WHEREAS, the maximum total amount of Community Funding Account to be awarded to an organization in one fiscal year is \$500; and

WHEREAS, the Committee on City Operations met on June 17, 2025, reviewed the request, and approved \$_____.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to Churchill Downs Neighborhood in the amount of \$_____ to defray costs for a special event permit associated with their event "Summer Picnic" to be held on June 17, 2025.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$_____ to the Council Community Promotion Account – 101.112101.741289.0.

BE IT RESOLVED that Churchill Downs Neighborhood shall submit a written analysis of the event, including information regarding the number of attendees, a detailed account as to contributors, funds received, expended and residual funds to the Lansing City Council within 60 days after the event.

Riverview Multi-Family Construction Project

City of Lansing Special Permit Request

Lansing Michigan Code of Ordinances, Part 6 – General Offenses Code states the following:

654.07(g) Construction. *Operating or permitting the operation of any tools or equipment used in construction, drilling or demolition work between 8:00 p.m. and 7:00 a.m. of the following day on weekdays, or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance across a residential real property boundary or within a noise sensitive zone, except for emergency work of public service utilities or by a temporary or special permit issued pursuant to Section 654.10 or 654.11.*

Wolverine Building Group, Inc is submitting a Special Permit Request to allow construction work at 220 E Kalamazoo St, Lansing, MI 48933 (south of East Kalamazoo Street, between Grand Avenue and Cherry Street) to occur outside of the allowable construction timeframes set forth in the Lansing Michigan Code of Ordinances section 654.07(g).

Dates for request:

- June 1st, 2025 through June 1st, 2026

Times for request:

- 8:00 a.m. until 5:00 p.m. on Saturdays, no holidays.

Construction Activities as part of the request:

- Framing activities.
- Use of lift equipment for the installation of building materials and/or removal of rubbish.
- Utilization of common hand & power tools to install and/or remove building materials.
- Dumpster removal & replacement.

Persons of Contact:

Owner Representative: Katrina Greeley, katrinag@lanshc.org

Contractor: Ryan Supplee, rsupplee@WolvGroup.com

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, a public hearing was held on Monday, May 19, 2025, and June 9, 2025, in consideration of the request by the Lansing Housing Commission, the developer of a new 63-unit apartment building on 220 E Kalamazoo Street, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM from June 14, 2025 through June 1, 2026; and

WHEREAS, this project includes framing, the use of lift equipment, the use of common power tools, and dumpster removal and replacement; and

WHEREAS, from June 14, 2025 through June 1, 2026, the Lansing Housing Commission has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to the Lansing Housing Commission for the building of a new 63-unit apartment building on 220 E Kalamazoo Street, on Saturdays from 8:00 AM to 5:00 PM from June 14, 2025, until June 1, 2026.

Richmond, Renee

To: Doug Fleming
Subject: RE: Cherry Hill Meeting at LHC | Wednesday Nov 20 @ 6:30p

From: Doug Fleming <DFleming@lanshc.org>
Sent: Wednesday, April 16, 2025 8:38 AM
To: Evan B. Carr <evan@evanbcarr.com>
Cc: Katrina Greeley <katrinag@lanshc.org>
Subject: Re: Cherry Hill Meeting at LHC | Wednesday Nov 20 @ 6:30p

Evan,

Hope all is well with you. I am reaching out to let you know that we are approaching the city to get a waiver to work on the new buildings on Saturdays if necessary. At this point we don't have a need to work on Saturday, or do we have any part of the construction schedule that warrants needing any Saturdays. The approval is kind of a long process and requires city council approval. So, our thought is to secure the waiver now in case we do need it later.

If we did work on Saturday, it would be during the currently established hours allowed by ordinance which is 7am to 8pm. Also, the waiver would only apply to Saturdays as we are not interested in any work being done on Sunday. If utilized the only time the noise would even be heard is during the framing process. Otherwise the work would be done inside the building.

I would like the approval/support of the association if possible and any thoughts or adjustments that you all would like if any. Let me know your thoughts.

You can call if you have any questions.

Doug Fleming
517-331-1009

Housing is our Mission – LHC is hiring – Please go to <http://www.lanshc.org> and click on employment opportunities.

"This message is intended only for the use of the intended recipient(s) and it may be privileged and confidential. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message is strictly prohibited and may be illegal. If you are not the intended recipient, please notify me immediately by return email and delete this message from your system. Thank you."

Grand Vista Multi-Family Construction Project

City of Lansing Special Permit Request

Lansing Michigan Code of Ordinances, Part 6 – General Offenses Code states the following:

654.07(g) Construction. *Operating or permitting the operation of any tools or equipment used in construction, drilling or demolition work between 8:00 p.m. and 7:00 a.m. of the following day on weekdays, or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance across a residential real property boundary or within a noise sensitive zone, except for emergency work of public service utilities or by a temporary or special permit issued pursuant to Section 654.10 or 654.11.*

Wolverine Building Group, Inc is submitting a Special Permit Request to allow construction work at 510 Cherry St. Lansing, MI 48933 (south of East Lenawee Street between Grand Avenue and Cherry Street) to occur outside of the allowable construction timeframes set forth in the Lansing Michigan Code of Ordinances section 654.07(g).

Dates for request:

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From: Doug Fleming <DFleming@lanshc.org>
Sent: Wednesday, April 16, 2025 8:38 AM
To: Evan B. Carr <evan@evanbcarr.com>
Cc: Katrina Greeley <katrinag@lanshc.org>
Subject: Re: Cherry Hill Meeting at LHC | Wednesday Nov 20 @ 6:30p

Evan,

Hope all is well with you. I am reaching out to let you know that we are approaching the city to get a waiver to work on the new buildings on Saturdays if necessary. At this point we don't have a need to work on Saturday, or do we have any part of the construction schedule that warrants needing any Saturdays. The approval is kind of a long process and requires city council approval. So, our thought is to secure the waiver now in case we do need it later.

If we did work on Saturday, it would be during the currently established hours allowed by ordinance which is 7am to 8pm. Also, the waiver would only apply to Saturdays as we are not interested in any work being done on Sunday. If utilized the only time the noise would even be heard is during the framing process. Otherwise the work would be done inside the building.

I would like the approval/support of the association if possible and any thoughts or adjustments that you all would like if any. Let me know your thoughts.

You can call if you have any questions.

Doug Fleming
517-331-1009

Housing is our Mission – LHC is hiring – Please go to <http://www.lanshc.org> and click on employment opportunities.

"This message is intended only for the use of the intended recipient(s) and it may be privileged and confidential. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message is strictly prohibited and may be illegal. If you are not the intended recipient, please notify me immediately by return email and delete this message from your system. Thank you."

BY THE COMMITTEE ON CITY OPERATIONS
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, a public hearing was held on Monday, May 19, 2025, and June 9, 2025, in consideration of the request by the Lansing Housing Commission, the developer of a new 56-unit apartment building on 510 Cherry Street, for issuance of a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM from June 14, 2025 through June 1, 2026; and

WHEREAS, this project includes framing, the use of lift equipment, the use of common power tools, and dumpster removal and replacement; and

WHEREAS, from June 14, 2025 through June 1, 2026, the Lansing Housing Commission has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

WHEREAS, no substantive written or verbal comments in opposition to this noise waiver were received from anyone within the project area at the public hearing or during the public comment period.

NOW THEREFORE BE IT RESOLVED that the City Council grant a waiver of the noise ordinance to the Lansing Housing Commission for the building of a new 56-unit apartment building on 510 Cherry Street, on Saturdays from 8:00 AM to 5:00 PM from June 14, 2025, until June 1, 2026.

Claim #2176

1018 Bensch Street, Lansing MI 48912

\$674

Parcel No. 33-01-01-22-205-211

B. Incident Date (per claim application) – On going monthly

C. Incident Date (per code report) – 05-10-2022

D. Taxes – Yes

E. Filed Claim – 03-26-2025

F. Claims Review Committee Hearing – 05-07-2025

G. Claims Review Committee Letter – 05-12-2025

H. Referred to City Council – 06-02-2025

I. Referred to Committee on City Operations - 06-09-2025



Eastside Community Action Center

1001 Dakin St, Lansing, MI 48912
Phone: 517-853-0414 Fax: 517-853-0415

05/23/2025

Dear Lansing City Clerk,

I am writing to formally appeal the May 12, 2025, decision by the Claims Review Committee denying our claim of \$674.00 in red tag fees associated with the property located at 1018 Bensch, Lansing. Our organization acquired this property from the Ingham County Land Bank with the intent to rehabilitate it and provide affordable housing to a low-income family, consistent with our mission to address housing needs and improve neighborhood stability.

At no point during the acquisition process were we made aware that the property had been red-tagged. This information was not disclosed by the Land Bank or flagged during the title search, and the title company has confirmed that they had no knowledge of any outstanding code violations or red tag status. The first notice we received regarding the red tag and associated fees came just two weeks after the property's sale was finalized. Concerned, we contacted the Land Bank who stated they had never received any notification about the red tag. When we reached out to the appropriate city department, we were informed that the previous owner had not been notified due to a "glitch in the city process." This procedural error placed us at an unfair disadvantage and left us unknowingly responsible for fees we had no part in incurring.

Our purchase and planned rehabilitation of this property are part of our larger commitment to increasing access to affordable housing and revitalizing neighborhoods in Lansing. We are working toward the same goal as the City—to eliminate blight and improve living conditions for residents. Nonprofit developers like us often face tight timelines and limited resources, and we believe it is reasonable to ask that a grace period be extended to allow for properties to be brought up to code without immediate penalty, especially when the intent is clearly to invest in the community and serve low-income families.

Given the facts presented and the unique circumstances of this case, we respectfully request that the City Council reconsider the Claims Review Committee's decision and waive the red tag fees. Thank you for your time and consideration of our appeal. Please let us know if any additional documentation or information is needed.

Kind regards,

Dr. Stan Parker,
Executive Director

JUN 2'25 11AMCLERK



City of Lansing

OFFICE OF THE CITY ATTORNEY

2176

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Eastside Community Action Center DATE: 3/24/25
 MAILING ADDRESS: 1001 DAKIN EMAIL: ECACC.LANSING@gmail.com
 CITY: LANSING MI STATE: MI ZIP CODE: 48912
 TELEPHONE: Home 517 Work () 517-853-0414

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1018 Bausch PARCEL NO. 33-01-01-22-205-211
 DATE OF INCIDENT: Monthly AMOUNT YOU WERE BILLED: 172.⁰⁰
 TOTAL AMOUNT YOU ARE CONTESTING: 2563.⁵⁰
 TYPE OF ASSESSMENT: Red tag monitoring fees

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

We are a non-profit that has acquired this property and are currently renovating it to add to our housing program. We believe that these fees should be waived, as we are using donated funds to improve and stabilize the Eastside, and all our funds are limited. Anyplace we can save on costs will benefit our program and the people we serve. If there is anything that can be done it would be greatly appreciated.

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

May 12, 2025

Eastside Community Action Center
1001 Dakin
Lansing, MI 48912

Re: Claim – 1018 Bensch

Dear Eastside Community Action Center:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$674.00 for red tag fees for property located at 1018 Bensch, Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You do have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2176

✓
RECEIVED APR 03 2025

DATE: 04/03/2025

PPN: 33-01-01-22-205-211
DATE SUBMITTED: 03/26/2025
ADDRESS OF VIOLATION: 1018 BENSCH ST.
LISTED TAXPAYER OF RECORD: EASTSIDE COMMUNITY ACTION CENTER
OTHER TAXPAYER OF RECORD:
CLAIMANT: EASTSIDE COMMUNITY ACTION CENTER
CLAIMANT'S ADDRESS: 1001 DAKIN
LANSING MI 48912

TYPE OF ACTIONS CONTESTED: RED TAG FEES
VIOLATION DATE: MAY 10TH 2022
NOTIFICATION DATE: MAY 10TH, 2022
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$674.00
CONTRACTOR NAME - INVOICE NO. - DATE: EASTSIDE
COMMUNITY ACTION
CENTER PURCHASED
THIS PROPERTY
DECEMBER 2024. THE
RED TAG FEES
SWITCHED OVER TO
THEIR NAME
JANUARY 2025.
CURRENTLY, THEY
OWE \$674.00. I'M NOT
SURE HOW THE
CONTESTED AMOUNT
OF \$2,563.50
REFERENCED ON THE
CLAIM FORM WAS
CALCULATED.

AMOUNT OF CLAIM: 674.00

MEMO DATE – INVOICE NO.:

ADDITIONAL ACTIONS CONTESTED:

VIOLATION DATE:

NOTIFICATION DATE:

2ND NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT:

CONTRACTOR NAME - INVOICE NO. - DATE:

AMOUNT OF CLAIM:

MEMO DATE – INVOICE NO.:

HISTORY:

NONE

CITATIONS IN PREVIOUS YEAR:

NONE

CLAIMANT'S CIRCUMSTANCES:

See Attached

Property has been red tagged since May 2022. Red tag fees will continue to accrue monthly until the red tag is removed.

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 03/13/2025

Enforcement Number: E22-03599

Enforcement Category: Safety

Location: 1018 BENSCH ST

Pay by Account in Full



Total Balance Due: \$172.00

EASTSIDE COMMUNITY ACTION CENTER
1001 DAKIN ST
LANSING, MI 48912-1911

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00274995	3/13/2025	12: 4/12/2025 12:	\$0.00	\$0.00	<u>\$172.00</u>
Quantity	Category	Description	Billed			
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$165.00			
1.00	Code Compliance	Code Compliance penalty fee	\$7.00			
Total Balance Due:						\$172.00

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

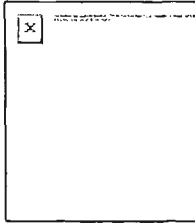
If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 05/12/2022

Unsafe and Dangerous Correction Notice

STOUDER KERRY H
1018 BENSCH ST
LANSING, MI 48912

Inspection Type: Safety
Inspection Date: 05/10/2022
Compliance Due Date: 06/09/2022

Warning:

*Failure to comply with the requirements of this notice may result in the issuance of a
Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1018 BENSCH ST
Parcel No:	33-01-01-22-205-211

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. The violations are listed below and must be corrected by the compliance due date.

At the request of LPD a Safety Inspection was performed on this Dwelling. Due to the amount of clutter and debris in the dwelling I was not able to do a complete inspection. Please contact Officer J Odom at 483-4378 to schedule a complete inspection; all corrections must be completed before any further occupancy of the dwelling will be allowed.

AREA: Exterior

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

Sec 304.2 Soffit and/or the fascia is deteriorated.

Sec 304.7 Missing downspout and extension to gutter.

Sec 304.7 Eave troughs are deteriorated - loose and partially detached - draining into sewer - clogged.

SEC 108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested,

contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 504.1 Sewage on floor. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Nonabsorbent floor - wall coverings damaged - lacking in kitchen - bathroom - shower area.

SEC 305.1 Mold accumulation at walls in basement / bathtub area / windows / below kitchen sink / below lavatory. All affected areas are to be cleaned and sanitized with bleach

Sec 309.1 Infestation of insects / vermin / rodents inside the dwelling. Certified Pest Controller required for extermination and to provide written verification to the Code Compliance Officer

Sec 305.3 Floor covering soiled - deteriorated - damaged.

SEC 305 Carpet is loose / torn / deteriorated and worn-out.

SEC 305 Animal / Rodent feces / Sewage on floor in basement / below kitchen sink. All affected areas are to be cleaned and sanitized with bleach

Sec 603.1 Permit for furnace installation has not been issued and lacks inspection and approval by the City of Lansing Mechanical Inspector. You must have a licensed mechanical contractor pull a mechanical permit, check the installation, make any corrections and then; contact Building Safety at 483-4355 for final inspection and approval.

Sec 504.1 Water heater installed. Permit for water heater installation has not been issued and lacks inspection and approval by the City of Lansing Plumbing Inspector. You must have a licensed plumbing contractor pull a plumbing permit, check the installation, make any corrections and then; contact Building Safety at 483-4355 for final inspection and approval.

Sec 704.1 Lack of hardwired smoke detector with a backup battery. Install properly functioning smoke detector per manufacture specifications. If replacing a Hard-Wired Smoke Detector, it MUST be replaced with a Hard Wired Smoke Detector.

INSPECTOR COMMENTS: Missing, inoperable, or inaudible.

Sec 304.15 All windows and exterior doors, including storm windows and doors, shall be weather-tight and in good repair. During the months of May through October, every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device, and every window or door with openings to outdoor space, used or could be used for ventilation, shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

Section 304.13.1 Window glass is broken and/or missing.

INSPECTOR COMMENTS: Several.

This dwelling has been declared an **UNSAFE STRUCTURE** as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a **Municipal Civil Infraction**.
Violation with Fines: \$500 per day for each violation.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at
(517) 483 4377 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Dave Klein Dave.Klein@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: STODER KERRY H, 1018 BENSCH ST, LANSING, MI 48912

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 04/03/2025

Enforcement Number: E22-03599

Enforcement Category: Safety

Location: 1018 BENSCH ST

Pay by Account in Full



Total Balance Due: \$674.00

EASTSIDE COMMUNITY ACTION CENTER
1001 DAKIN ST
LANSING, MI 48912-1911

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00271193	1/13/2025 12:	2/12/2025 12:	\$0.00	\$0.00	<u>\$165.00</u>

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$165.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00272845	2/10/2025 12:	3/12/2025 12:	\$0.00	\$0.00	<u>\$172.00</u>

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$165.00
1.00	Code Compliance	Code Compliance penalty fee	\$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00274995	3/13/2025 12:	4/12/2025 12:	\$0.00	\$0.00	<u>\$172.00</u>

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	\$165.00
1.00	Code Compliance	Code Compliance penalty fee	\$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00276758	4/1/2025 12:0	5/1/2025 12:0	\$0.00	\$0.00	<u>\$165.00</u>

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res (base fee)	\$165.00

Total Balance Due: \$674.00

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Treasurers Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave

5th Fl, Lansing MI 48933

Other Information:

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By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail











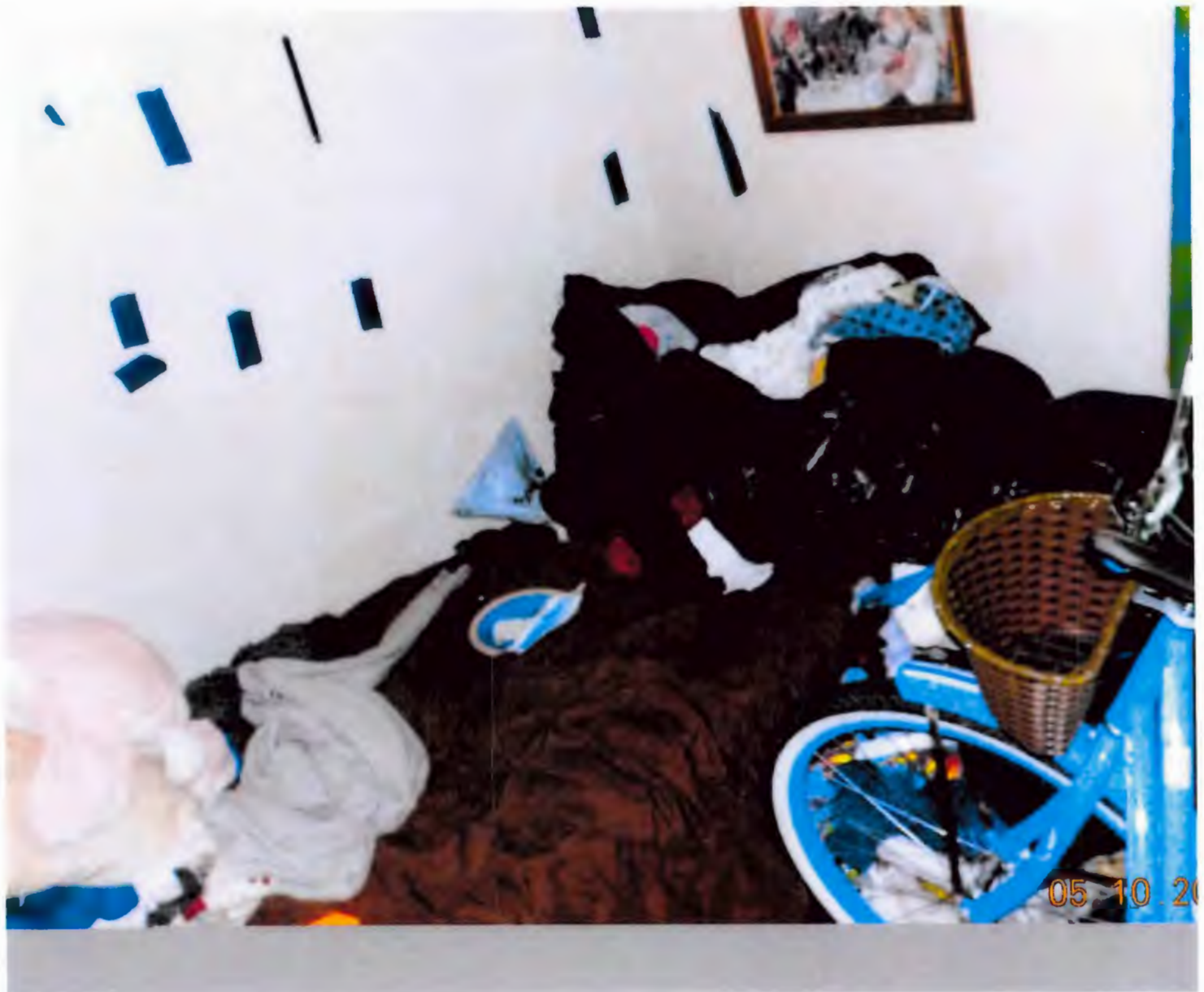


3/25, 10:26 AM



05.10.20











05.10.20

















1018 BENSCH ST

LANSING, MI 48912

Parcel #33-01-01-22-205-211

Customer Name: EASTIDE COMMUNITY ACTION CENTER

Important Message



[Click Here to Make An Online Payment](#)

Owner and Taxpayer Information

Owner	EASTIDE COMMUNITY ACTION CENTER 1001 DAKIN ST LANSING, MI 48912
-------	---

Amount Due

Current Taxes: \$5,517.00

Taxpayer	SEE OWNER INFORMATION
----------	-----------------------

Legal Description

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 8/7/2027 4:00:00 AM. LOT 120 EXCELSIOR LAND COMPANY'S SUB

Tax History

****Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

⚠️ The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.

YearSeason	Total Amount	Total PaidLast Paid	Total Due
2024Winter	\$329.20	\$0.00	\$329.20** Read Note(s) Above
2024Summer	\$5,187.80	\$0.00	\$5,187.80** Read Note(s) Above
2023Winter	\$2,741.25	\$0.00	\$2,741.25** Read Note(s) Above
2023Summer	\$4,776.04	\$0.00	\$4,776.04** Read Note(s) Above
2022Winter	\$4,213.81	\$0.00	\$4,213.81** Read Note(s) Above
2022Summer	\$1,100.08	\$0.00	\$1,100.08** Read Note(s) Above
2021Winter	\$293.91	\$0.00	\$293.91** Read Note(s) Above
2021Summer	\$755.24	\$755.2408/28/2021	\$0.00
2020Winter	\$288.38	\$0.00	\$288.38** Read Note(s) Above
2020Summer	\$753.44	\$753.4407/03/2020	\$0.00
Load More Years			