



**Official Proceedings of the City Council
City of Lansing
July 28, 2025**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Kost.

PRESENT: Council Members Brown, Carter, Garza, Hussain, Kost, Pehlivanoglu, Spadafore

ABSENT: Council Member Jackson

A quorum was present.

Vice President Carter asked people to remember Kenneth Robinson and Clerk Swope asked people to remember Cindy Hufnagel Fontus, both of whom recently passed away, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Kost.

Approval of Printed Council Proceedings

By Vice President Carter

To approve the printed Council Proceedings of July 14, 2025

Motion Carried

Special Ceremonies

Appointment; Kambriana Crank as a Resident member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027.

Resolution #2025-184

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the appointment of Kambriana Crank as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027; and

WHEREAS, the Mayor's office has confirmed, with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on July 23, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Kambriana Crank as an At-Large member of the Lansing Gateway Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027.

By Council Member Hussain

Motion Carried

Clerk Swope administered the Oath of Office to Kambriana Crank as a member of the Lansing Gateway Corridor Improvement Authority Board of Directors

Appointment; Stephen Robertson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026.

Resolution #2025-185

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the appointment of Stephen Robertson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on July 23, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Stephen Robertson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026.

By Council Member Hussain

Motion Carried

Clerk Chris Swope administered the Oath of Office to Stephen Robertson as a member of the Board of Zoning Appeals.

Comments by Council Members and the City Clerk

Clerk Swope spoke about the upcoming City Primary Election.

Community Event Announcements

Loretta Stanaway spoke about the annual Service of Remembrance event at Mount Hope Cemeteries.

Lisa Benjamin spoke about the Pilgrim-Fest community event.

Natasha Atkinson spoke about the NAACP Mayoral Candidate Forum.

Nicklas Zande spoke about the Old Everett Neighborhood Association Community Picnic.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

Mayor's Comments

Mayor Schor thanked Advance Peace Picnic volunteers and Westside Neighborhood Island Party volunteers for their work. Mayor Schor also spoke about the Tacos and Tequila-Fest, Car Capital Auto Show, Citizens Academy deadline, the hiring of the Office of Neighborhood Safety Violence Prevention Coordinator, the upcoming Habitat for Humanity Ground-Breaking event, the Concert at Wilson Park, JazzFest, Moneyball basketball tournament, and Mount Hope Elementary School's Grand Reopening.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Noise Special Permit; request from the Public Service Department to allow for rehabilitating Pleasant Grove Rd. from Holmes Rd. to Mt. Hope Ave. Council Member Brown gave an overview of the public hearing.

Noise Special Permit; Hoffman Bros. Inc request to allow for the conducting work as part of the Combine Sewer Operations (CSO) 019 Project at 1038 North Larch St. Council Member Brown gave an overview of the public hearing.

Brownfield Plan #80, Amendment No. 1; Pleasant Grove & Holmes Mixed-Use Redevelopment Project at 2130 W. Holmes Rd. Council Member Garza gave an overview of the public hearing.

Amending Chapter 206, Section 206.02, clarify most responsive and responsible bidder for construction bids Council Member Garza gave an overview of the public hearing.

Public Comment on Legislative Matters:

David Burns spoke in support of the Noise Special Permit request for rehabilitating Pleasant Grove Rd.

Carlos Manchon spoke against the Noise Special Permit request for the CSO 019 project.

Brent Forsberg spoke about Brownfield Plan #80.

Chaz Carrillo spoke in support of Brownfield Plan #80.

Paul Anderson spoke in support of Noise Special Permit request for rehabilitating Pleasant Grove Rd.

Michael Marks spoke against the Responsive and Responsible Bidder Ordinance.

Jason Brown spoke in support of the Responsive and Responsible Bidder Ordinance.

Tom Stark spoke against the Responsive and Responsible Bidder Ordinance.

Deshon Leek spoke in support of the Responsive and Responsible Bidder Ordinance.

Jeremiah Leyba spoke against the Responsive and Responsible Bidder Ordinance.

Ken Kolp spoke in support of the Responsive and Responsible Bidder Ordinance.

Jacob Toomey spoke in support of the Responsive and Responsible Bidder Ordinance.

Loretta Stanaway spoke against the Ordinances for Passage about landlord requirements.

Nicklas Zande spoke about the board appointments.

Clerk Swope acknowledged several written communications.

Legislative Matters

Referral of Public Hearings

Noise Special Permit; request from the Public Service Department to allow for rehabilitating Pleasant Grove Rd. from Holmes Rd. to Mt. Hope Ave.
Referred to the Committee on City Operations

Noise Special Permit; Hoffman Bros. Inc request to allow for the conducting work as part of the Combine Sewer Operations (CSO) 019 Project at 1038 North Larch St.
Referred to the Committee on City Operations

Brownfield Plan #80, Amendment No. 1; Pleasant Grove & Holmes Mixed-Use Redevelopment Project at 2130 W. Holmes Rd.
Referred to the Committee on Development and Planning

Amending Chapter 206, Section 206.02, clarify most responsive and responsible bidder for construction bids
Referred to the Committee on Development and Planning

Resolutions

Resolution #2025-186

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

RESOLUTION APPROVING BROWNFIELD PLAN #86 820 W. MILLER ROAD REDEVELOPMENT

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #86 – 820 W. Miller Road Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on July 14, 2025 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on July 14, 2025 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$3.8M.
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on May 23, 2025, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and
- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #86 – 820 W. Miller Road Redevelopment'.

By Council Member Garza

Motion Carried

Resolution #2025-187

By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

**RESOLUTION APPROVING BROWNFIELD PLAN #88
603, 605, 607 E. MICHIGAN AVENUE REDEVELOPMENT**

WHEREAS, the Brownfield Redevelopment Authority (the 'Authority') of the City of Lansing, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act, Public Act 381 of 1996, as amended, (the 'Act') has prepared a Brownfield Plan, submitted to Council and placed on file in the office of City Clerk, LBRA Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment (the 'Plan'); and

WHEREAS, a public hearing was held by the Lansing City Council on July 14, 2025 and at least 10 days before the public hearing the taxing jurisdictions were provided notice to be fully informed about the fiscal and economic implications of the proposed Plan and given a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 13 (10) and 14(1) of the Act; and

WHEREAS, the Lansing City Council, before and during its public hearing on July 14, 2025 reviewed testimony and evidence regarding the Plan, and found that:

1. the Plan provides for the reimbursement of costs attributable to eligible activities to the developer and the Authority,
2. the Project includes, in addition to the eligible activities identified in the Plan, the redevelopment of the property,
3. the Project may result in new private investment of approximately \$8.1M,
4. the Plan provides for the capture of property tax increment revenues due to the private investment on the site, and devotes them to repaying the Authority for its costs associated with eligible activities it performs, and to repaying the developer for their costs associated with eligible activities they perform, in accordance with the Plan,

WHEREAS, the Authority Board of Directors, at its meeting on June 6, 2025, recommended approval of the Plan, for this Project; and

WHEREAS, the City of Lansing Department of Economic Development and Planning has determined the proposed Project is consistent with local development and redevelopment plans and zoning ordinances, and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, after having duly considered the Plan, finds it is in compliance with the provisions of the Act and further finds:

- The Plan constitutes a public purpose under the Act;
- The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;
- The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;
- The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- The amount of the captured taxable value estimated to result from the adoption of the Plan is reasonable; and

- The proposed project is consistent with local development and redevelopment plans and zoning ordinances as has also been determined by the City of Lansing Department of Economic Development and Planning.

BE IT FURTHER RESOLVED that the Lansing City Council hereby approves the LBRA 'Brownfield Plan #88 – 603, 605, 607 E. Michigan Avenue Redevelopment'.

By Council Member Garza

Motion Carried

Resolution #2025-188

By the Committee on Personnel
Resolved by the City Council of the City of Lansing

WHEREAS, in the interest of taking action to address options for hybrid, remote or flexible work schedules, the Committee on Personnel has reviewed such benefits and their changes in bargaining units of the City and comparable communities; and

WHEREAS, in the light of the review, the Committee on Personnel deems this to be an appropriate time to recommend changes and adjustments to Council Staff Personnel Rules; and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the changes to the Council staff Personnel Rules and summary as follows and as attached as dated July 28, 2025:

1. The employee group is updated to reflect the following positions:
 - Council Legislative Officer Manager
 - Administrative Assistant
 - Internal Auditor
 - Legislative Analyst
2. Article 6 Work Hours - is updated to include language that speaks to the granting of hybrid, remote or flexible work schedules for Council Staff:

Council President and Vice President may identify positions suitable for hybrid, remote, or flexible work and may authorize written requests for such work arrangements. Approval depends on operational needs, including suitability of duties, skills and abilities of employees and supervisors and availability of necessary equipment, and the ability to meet the fellow employees, constituent and Council Members needs and enhance the delivery of services. Requests for such special work arrangements must be in writing and pursuant to the following guidelines:

 - Special work arrangements for hybrid, remote or flexible working schedules may only be approved by the Council President and Vice President, who shall provide a decision within 10 business days of the request.
 - The special arrangement shall include a start and end date, and will be subject to evaluation and modification every six (6) months.
 - Any employee who has a special work arrangement and would like it to continue must re-submit the request in writing annually the first week of January to the new Council President and Vice President.

If a special work arrangement is approved, it shall be subject to the following additional terms and conditions

- **Equipment, Hardware, Software, Utilities, and Materials**
 1. The Council President shall determine the business functions needed for remote workers to complete their jobs. The City Information Technology ("IT") Department will establish IT hardware, software, network connections, and security considerations to standardize remote work capabilities for employees.
 2. The Council President may provide, at their sole discretion, computer hardware, network connections, and security as determined by the assessment of the IT Department. Employees must take appropriate steps to minimize damage to City-owned equipment. The City is responsible for insuring city-owned equipment.
 3. The Council President cannot authorize remote workers to use employee-owned computer equipment, software, and other devices to perform assigned work away from the city work location. All City employees and contractors are required to adhere to the City Information Technology guidelines which includes devices, networks, data, software, email, and system accounts.
 4. Employees cannot use employee-owned PCs to access sensitive data or place sensitive data on employee-owned storage media. Accessing sensitive data must be performed using city equipment.
 5. City of Lansing IT Department is responsible for installing, testing, maintaining, updating, and repairing equipment and software for City issued equipment. All such activities must be performed at the City offices unless otherwise authorized. IT will not generally perform such activities at employees' homes. The employee shall follow City of Lansing protocols on services from the City of Lansing IT.
 6. Equipment, hardware, software, and other devices furnished by the City remain City property and subject to City rules limiting personal

use. Council shall maintain records documenting what city property has been designated for remote work. city owned software must not be installed on employee-owned hardware. Employee-owned software must not be installed on City hardware.

7. Any employee with a special work arrangement will return City hardware, software, supplies, documents, and other information or property to the City before ending the special work arrangement or employment.

8. Any employee with a special work arrangement must promptly notify the Council President and City of Lansing IT Department of an equipment malfunction or failure of either City- or employee-owned equipment. If a malfunction prevents the worker from performing assigned tasks, the worker must notify the Council President and City of Lansing IT Department immediately. The worker will be directed to perform other assignments, assist with the repair or exchange of equipment, or return to the City work location.

9. The City IT Department is responsible for determining the telephone and broadband requirements to perform work. Employees must establish and provide at their own expense remote work environments that have high-speed internet access (commercial cable or wireless broadband with minimum speeds of 25 Mbps download and 5 Mbps upload), suitable lighting and furniture, and other utilities.

10. The City IT Department will inform employees of the City privacy and security requirements for remote work, including necessary equipment, use of VPNs, and other encrypted communications.

11. Remote workers must ensure that updates are timely made to hardware and software, consistent with City of Lansing IT policies.

- **Work Rules**

Policies and personnel rules applicable to Council employees also apply to remote-work locations and failure to comply may result in discipline or termination of a special work arrangement.

- **Written Work Plan**

The Council President will establish and memorialize in writing the work plan for employees with an approved special work arrangement that sets performance expectations, communication procedures, and privacy and security requirements consistent with these rules. The Council President and the employee shall certify that the work plan has been discussed in the written memorialization. Documentation and explanation of expectations must also be memorialized in each 6-month evaluation for continuing special work arrangements.

- **Fiscal Responsibilities**

Council is responsible for managing the costs associated to any special work arrangement in their allocated budget. Supplies and eligible employee reimbursement must be identified in the written memorialization and cannot conflict with City vehicle use policies and procedures, procurement policies and procedures, or any applicable collective bargaining agreement. Employees with authorized special work arrangements are not eligible for reimbursement for

(1) travel between a remote work location and the work location where the employee would normally work absent a special work arrangement or (2) meals or lodging purchased within a remote-work location or work location where the employee would normally work absent a special work arrangement.

- **Tax Laws**

Federal, state, and local tax obligations resulting from remote work are the responsibility of the employee.

- **Remote-Work Location**

Remote work from a location outside Michigan requires the prior written approval of the Council President. Previously established out-of-state employees may continue to work remotely but should enter a Remote Work Agreement memorializing their status. Note: City computers and devices are not authorized for use outside the United States and Canada—whether for short-term, occasional use on vacation or longer-term, remote work. Any employee seeking to use City IT equipment outside the United States or Canada will also need to obtain prior approval and alternate equipment from the City of Lansing IT Department.

- **Cancellation**

The Council President may cancel a special work arrangement anytime upon written notice to the employee. An employee may rescind an approved special work arrangement in writing anytime to the Council with two weeks' notice.

- **Modification**

Amendment, modification, or extension of a special work arrangement can be made anytime with written agreement between the Council President and employee.

- **Work Schedules**

1. The Council President and employee will determine which days and hours during a pay period that the employee can work remotely, prior to the pay period beginning. The Council President must review the schedule and approve, modify, or deny the request in writing prior to the pay period beginning.

2. Absent other arrangements, the employee is expected to attend all assigned meetings in person. No work-related meetings will be conducted in the employee's home or other non-City owned or leased locations without the Council President's approval.

3. An employee scheduled to work remotely on a day when the city work location is declared closed or inaccessible is expected to work remotely. An employee with a special work arrangement who is scheduled to work from the City work location on a day when it is declared closed or inaccessible is expected to work remotely.

4. If an equipment failure or power outage occurs at the remote work location, the employee must report for work at the City workstation within 60 minutes unless the Council President authorizes otherwise.

5. An employee is to perform only official duties and not conduct personal business while on work status at a remote work location.

Personal business includes, but is not limited to, caring for dependents and performing other personal or home duties.

6. Remote workers must comply with Council requirements and applicable 214 collective bargaining agreements on illness and absence reporting and the use of leave credits.

- **Health and Safety**

Remote work locations are considered extensions of City workspace during scheduled remote-work hours. In the written memorialization of a special work arrangement, employees must certify that remote workspaces comply with, at a minimum, the following Health and Safety Standards:

- All reporting requirements for injury or illness extend to the remote work location.
- Home locations must accommodate any City equipment used in performing work and due diligence and care will be exercised in the use and maintenance of equipment.
- Heating, cooling, ventilation, and lighting are adequate for satisfactory work performance.
- Electrical equipment is free of recognizable hazards and grounded.
- Walkways, doorways, and corners are free of obstructions that interfere with visibility or movement.
- File cabinets and other storage devices are arranged so drawers and doors do not open into walkways.
- Work chairs are structurally sound and floors are free of conditions that could cause trips or falls.
- Electrical cords, telephone lines, and equipment cables are secured and do not interfere with foot traffic.
- The City may inspect remote locations during work hours, with reasonable advance notice, to ensure ongoing compliance with a special work arrangement.
- Non-compliance with these Health and Safety Standards is grounds to end authorization for a special work arrangement.

NOW BE IT RESOLVED that the Council approves the change to the Council staff Personnel Rules with the hybrid, remote or flexible work schedule options described in this resolution.

By Vice President Carter

Motion Carried

Resolution #2025-189

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the reappointment of Anthony Mullen as an At-Large member of the Board of Water and Light for a term to expire June 30, 2029; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on July 28, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Anthony Mullen as an At-Large member of the Board of Water and Light for a term to expire June 30, 2029.

By Vice President Carter

Motion Carried

Ordinances for Introduction

Introduction of Ordinance

An Ordinance of the City of Lansing, Michigan, to Amend the Lansing Codified Ordinances amending Chapter 1610, Section 1610.01 by updating the International Fire Code (IFC) and standards (adopted by reference) from the 2018 IFC to the 2021 IFC and amending Section 1610.02 by renumbering IFC section to the 2021 code.

The Ordinance was read for the first time by its title and referred to the Committee on Public Safety.

Resolution #2025-190

By the Committee on Public Safety

Resolved by the City Council of the City of Lansing

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, August 11, 2025 at 7:00 p.m. in City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting and/or opposing An Ordinance of the City of Lansing, Michigan, to Amend the Lansing Codified Ordinances by amending Chapter 1610, Section 1610.01 by updating the International Fire Code (IFC) and standards (adopted by reference) from the 2018 IFC to the 2021 IFC and amending Section 1610.02 by renumbering IFC section to the 2021 code.

By Council Member Pehlivanoglu

Motion Carried

Introduction of Ordinance

An ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 210, to add Section 210.06, to provide censure, penalties, and forfeiture of office for nonattendance of Council members at meetings, pursuant to the authority in Section 3-204 of the City Charter.

The Ordinance was read for the first time by its title and referred to the Committee of the Whole.

Resolution #2025-191

By the Committee of the Whole

Resolved by the City Council of the City of Lansing

Resolved by the City Council of the City of Lansing that a public hearing be set for August 11, 2025 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of amending the Lansing Codified Ordinances, Chapter 210, to add Section 210.06, to provide censure, penalties, and forfeiture of office for nonattendance of Council members at meetings, pursuant to the authority in Section 3-204 of the City Charter.

By President Kost

Motion Carried

Ordinances for Passage

Passage of Ordinance

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings have insurance covering tenant relocation costs prior to issuance of a Certificate of Compliance.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Hussain, Kost, Pehlivanoglu, Spadafore

Nays: None

By Council Member Pehlivanoglu to give the Ordinance immediate effect

Motion Carried

Ordinance #1336

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, section 1460.49(a), to add a requirement that rental dwellings have insurance covering tenant relocation costs prior to issuance of a Certificate of Compliance.

Section 1. That Chapter 1460, section 1460.49, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.49 – Certificates of compliance

(a) *General.* Rental dwellings or units required by this Code to be registered shall not be occupied unless a Certificate of Compliance has been issued by the Office of Code Compliance. The Certificate of Compliance shall be issued only after an inspection of the premises has been conducted by the Office of Code Compliance; appropriate fees have been paid; **the owner or their agent has provided proof of a valid insurance policy, carried by the owner or tenant, providing coverage for tenant relocation costs**; and there are no delinquent real property taxes owed upon the premises. ~~A violation of this Code shall not prevent the issuance of a certificate, but~~ **After inspection**, the Office of Code Compliance shall not issue a certificate when the existing conditions constitute a hazard to the health or safety of those who may occupy the premises. **If at the time of application, the owner does not have proof of insurance, a certificate of compliance may be issued only with written acknowledgement by the owner of the requirements and obligations of Section 1460.51 of this Code of Ordinances.** Two copies of the certificate shall be issued within 30 days after written application has been made, an inspection has been conducted and a determination has been made that the property meets the requirements of this Code. One copy of the certificate shall be prominently displayed in the front entrance area of the rental dwelling in dwellings containing one or more rental units when any rental unit in the dwelling is vacant. If both rental units are rented then the certificate need only be kept on the premises and made available at the request of tenants or government officials. Any rental property with three or more rental units must prominently display the certificate in the front entrance area of the rental dwelling.

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, 2034.

Passage of Ordinance

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, to renumber 1460.51 to 1460.52; to add a new section 1460.51 to create a tenant relocation fee; to provide that the fee only be assessed when the City pays for a tenant's relocation resulting from a required vacation from residential premises because of a condition making the premises unsafe to occupy; to provide for fee waiver when the relocation costs are otherwise covered by insurance; and to provide for calculation, billing, and collection of the fee.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Hussain, Kost, Pehlivanoglu, Spadafore

Nays: None

By Council Member Pehlivanoglu to give the Ordinance immediate effect

Motion Carried

Ordinance #1337

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, to renumber 1460.51 to 1460.52; to add a new section 1460.51 to create a tenant relocation fee; to provide that the fee only be assessed when the City pays for a tenant's relocation resulting from a required vacation from residential premises because of a condition making the premises unsafe to occupy; to provide for fee waiver when the relocation costs are otherwise covered by insurance; and to provide for calculation, billing, and collection of the fee.

Section 1. That Chapter 1460, section 1460.51, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is renumbered to 1460.52, as follows:

~~1460.51~~**1460.52** – Remedies.

Nothing in this Code shall limit or eliminate any right of action at common law or under statute that the City may otherwise have when enforcing the requirements of this Code.

Section 2. That Chapter 1460, Section 1460.51, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is added as follows:

1460.51 Tenant Relocation Fee

(a) Fee Responsibility

The owner or party in interest whose name appears on the City's real property tax assessment records for a rental premises shall be responsible for and pay to the City the tenant relocation fee, as provided in subsection (b), in the event of all the following:

- (1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or structure governed by the regulations and requirements of this Chapter 1460 must vacate the rental premises for their health and safety as a result of the rental premises being declared unsafe and uninhabitable;
- (2) At the time it is vacated, the rental structure is legally inhabited pursuant to this Chapter 1460;
- (3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord does not have a valid insurance policy in place that covers tenants' relocation costs in a sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24 hours of the request of the insurance policy and coverage in acceptable form to the Manager of Code Compliance; and
- (4) The City provides, at the City's initial cost and expense, immediate temporary replacement relocation housing for the tenant or tenants.

(b) Tenant Relocation Fee

The tenant relocation fee shall be the total sum expended by the City to pay for temporary replacement relocation housing for any and all tenants relocated under subsection (a), except that the fee reimbursement amount shall not be greater than an amount per day to be set by resolution of Council, shall not be for more than 30 days, and shall not exceed the amount the City actually pays for the housing.

(c) Collection

Upon final determination of the tenant relocation fee, the City department responsible for arranging the payment for the temporary replacement relocation housing shall report the amount of the payment to the City Treasurer who shall bill the owner or party in interest by first class mail at the address shown on the City Assessor's records. The full payment of the tenant relocation fee shall be due and payable within 30 days of the mailing. Any portion of the tenant relocation fee remaining unpaid after 30 days from the date of billing shall be a debt subject to collection as provided by law. The owner or interested party shall also be in default to the City until the full amount has been paid.

Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 4. 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 5. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

Passage of Ordinance

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, to update and correct internal references located in Section 1460.44, subsections (a) and (i), and 1460.50.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Hussain, Kost, Pehlivanoglu, Spadafore

Nays: None

By Council Member Pehlivanoglu to give the Ordinance immediate effect

Motion Carried

Ordinance #1338

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, to update and correct internal references located in Section 1460.44, subsections (a) and (i), and 1460.50.

Section 1. That Chapter 1460, section 1460.44, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.44 – Registry

- (a) *General.* All rental properties in the City of Lansing, except owner-occupied single-family dwellings, are subject to Sections 1460.44 through ~~1460.51~~**1460.52** of this Code. Owners and agents of rentals subject to this Code shall register their names, telephone numbers and place of residence or usual places of business, and the location of the premises regulated by this Code, with the Office of Code Compliance, all absentee landlords shall have a registered agent in Lansing. An absentee landlord is the owner of property that is leased, assigned or rented to another and who lives more than 40 miles from the Lansing City Limits.
- ...
- (i) *Certificate Issued on Condition.* A Certificate of Compliance shall be issued on the condition that the premises remain in a safe, healthful and fit condition for occupancy. If, upon reinspection, the Manager of Code Compliance determines that conditions exist which are in violation of this Code. The certificate shall be immediately revoked and the premises may be vacated as provided in Section ~~1460.08~~**1460.01(m)** (~~Substandard structures, or premises~~) and/or Section ~~1460.09~~**1460.01(l)** (~~Unsafe premises or structure~~).

Section 2. That Chapter 1460, section 1460.50, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

1460.50 – Notice, reinspection and revocation of certificate.

- (a) *General.* If, upon inspection, the premises or any part thereof are found to be in violation of any of the provisions of this Code, the violation shall be recorded by the Office of Code Compliance in the housing violation letters database.
- (b) *Notice to be Sent.* The taxpayer of record, registered owner, the registered agent and, at the discretion of the Office of Code Compliance, the occupants, shall be notified, in writing as per Section ~~1460.07~~**107 of the IPMC as adopted in Section 1460.01 of this Chapter** (~~Notices and orders~~), of the existence of the violation and shall be ordered to correct the violation as provided in this Code.
- (c) *Reinspections.* The Office of Code Compliance shall reinspect after a reasonable time for the purpose of ascertaining whether or not the violation has been corrected.
- (d) *Revocation of Certificate of Compliance.* If any Certificate of Compliance for occupancy is revoked because of the condition of any dwelling unit, the registered owner or agent may appeal such revocation under Section ~~1460.12~~ (~~Means of appeal~~)**111.1 of the IPMC as adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection 1460.01(q)**, ~~except that such an appeal shall be in addition to and shall not change in any way the procedure contained in Section 1460.09 (Unsafe).~~

Section 3. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 4. 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 5. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2033.

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced that the public comment registration forms for those intending to address Council on City government matters will be collected and that only those persons who have fully completed a form will be permitted to speak.

Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters

By Vice President Carter that all items be considered as being read in full and that President Kost make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office
Placed on File

Item(s) from the Mayor re:

Budget Amendment; Human Relations and Community Services (HRCS) Carryforwards from Fiscal Year 2024-2025 to Fiscal Year 2025-2026

Referred to the Committee of the Whole

Appointment; Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028 (PEND-4135)
Referred to the Committee on Development and Planning

Appointment; Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029
Referred to the Committee on Development and Planning

Appointment; Joseph Marutiak as a Resident member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029
Referred to the Committee on Development and Planning

- Communications and Petitions, and Other City Related Matters:

Communication from Linda Sanchez Gazella in support of the appointment of Florencio Hernandez as the 1st Ward member of the Board of Police Commissioners
Placed on File

Communications from Richard Simtob, Dave Bueche, and Louis M Sesti opposing Tenant Relocation requirements
Placed on File

Motion of Excused Absence

By Vice President Carter to excuse Council Member Jackson from tonight's proceedings.

Motion Carried

Remarks by Council Members

President Kost asked the audience to hold their applause until the end of the public comment.

Public Comment on City Government Related Matters

Emily Dievendorf spoke about the homeless encampment near Dietrich Park.

Teddy Hodge spoke about the homeless encampment near Dietrich Park.

Shawn Brock spoke about the homeless encampment near Dietrich Park.

Khadja Erickson spoke about the homeless encampment near Dietrich Park.

Kelsea Hector spoke about the homeless encampment near Dietrich Park.

Daniel Arnold spoke about various City Matters.

Shamarra Lewis spoke about the Sycamore Townhomes crisis.

Vivian Breslin spoke about the homeless encampment near Dietrich Park.

Oliver Stroud spoke about the homeless encampment near Dietrich Park.

Mindy Caporale spoke about the homeless encampment near Dietrich Park.

Dana Malone-White spoke about the homeless encampment near Dietrich Park.

Nicklas Zande spoke about various City matters.

Loretta Stanaway spoke about various City matters.

Deeldra Howard spoke about several housing issues including Sycamore Townhomes red tag.

David Ellis spoke about the homeless encampment near Dietrich Park.

Maddie Elliot spoke about the homeless encampment near Dietrich Park.

Nik Finch spoke about the homeless encampment near Dietrich Park.

Kyle Richard spoke about the homeless encampment near Dietrich Park.

Joanne Galloway spoke about the homeless encampment near Dietrich Park.

Darren spoke about the homeless encampment near Dietrich Park.

Jody Washington spoke about various City matters.

Michael Gorishek spoke about the homeless encampment near Dietrich Park.

Mat T. spoke about the homeless encampment near Dietrich Park.

Ariel Cushman spoke about the homeless encampment near Dietrich Park.

Adjourned Time 9:23 P.M.

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

Chris Swope, City Clerk