AGENDA

Committee on City Operations
December 4, 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. November 6, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
   B. RESOLUTION - Claim Appeal; Claim #2192, Dale Schrader for $1516 in red tag violation fees at 1119 N. Seymour Avenue
   C. RESOLUTION - Claim Appeal; Claim #2199, Megan Broyls for $550 in trash fees at 217 Rita Avenue
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, November 6, 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

OTHERS PRESENT
Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Matt Jenca, ACE Pyro LLC
Jordan Mannor, Capital City Wrestling Club
Josh Covert, Capital City Wrestling Club
Alexandra Leonard
Bryn Eira

MINUTES
MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE MINUTES FROM OCTOBER 9, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT
Ms. Leonard a resident of Lansing spoke on a complaint on Code Compliance when on 10/30/2025 her fenced in pollinated garden was mowed down at 425 N. Foster Avenue. The Code violation 302 is for long grass over 8 inches tall, this was less that the 8 inches and they were wild flowers, etc. She was advised by Councilperson Kost to come speak at the Committee. She asked for visiting of the ordinance which is vague, and what its process is. She also requested a meeting with the Code Officer, and did state that she has yet to receive an invoice or notice. Councilmember Garza suggested she reach out to her Ingham County Commissioner to also educate them on the pollinated gardens. Councilmembers Brown suggested she reach out to Director VanFossen for the meeting request and Ms. Richmond responded she would send her the contact information. Councilmember Brown also noted he will follow up with Councilmember Kost.

Bryn Eira also spoke in support of the pollinated gardens.

Discussion/Action

RESOLUTION – Fireworks Display License; ACE Pyro, LLC for the City of Lansing's Silver Bells Celebration, November 21, 2025

Councilmember Brown stated this is an annual request.

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE RESOLUTION FOR THE FIREWORKS DISPLAY LICENSE; ACE PYRO, LLC FOR THE CITY OF LANSING'S SILVER BELLS CELEBRATION, NOVEMBER 21, 2025. MOTION CARRIED 3-0.

RESOLUTION – Non Profit Recognition; Capital City Wrestling Club

Mr. Mannor spoke on the Capital City Wrestling Club that has been around since the early 60's. He is the current Head Coach they are looking for non-profit recognition. He also briefly summarized the different programs they have from Jr. High & High School, Youth Programs, private coaching, camps and clinics also available.

MOTION BY COUNCIL MEMBER SPADAFORE TO APPROVE THE RESOLUTION FOR THE NON PROFIT RECOGNITION; CAPITAL CITY WRESTLING CLUB. MOTION CARRIED 3-0.

Other

Adjourn

Adjourned at 4:15pm
Submitted by Renee Richmond, Recording Secretary
Lansing City Council
Approved by the Committee on

DRAFT

Claim #2192

1119 N. Seymour Avenue

$1,846

Parcel No. 33-01-01-09-329-171

B. Incident Date (per claim application) – 06-02-2025

C. Incident Date (per code report) – Multiple

D. Taxes – Multiple

E. Filed Claim – Unknown not stamped

F. Claims Review Committee Hearing – 10-08-2025

G. Claims Review Committee Letter – 10-13-2025

H. Referred to City Council – 10-20-2025

I. Referred to Committee on City Operations - 10-27-2025

City of Lansing – Claims Review Committee – Lansing City Council

October 19, 2025

Subject: *Hardship Appeal – Red-Tag Monitoring Fees for 1119 Seymour Ave.*

Dear Lansing City Council,

I am writing to respectfully appeal the October 13, 2025 decision of the Claims Review Committee for the Red-Tag Monitoring Fees assessed on my property at **1119 Seymour Avenue**, which currently total **$2018** under the "Claims Review for Enforcement."

I purchased this long-vacant and severely neglected property in my neighborhood on **November 4, 2022**, fully aware of its challenges and committed to restoring it to a safe, livable condition. The home had been **vacant since 2010** and **red-tagged as early as 2014**, with a large, open hole in the roof for approximately five years prior to my purchase. It is important to note that I undertook this project as a licensed residential builder, completing all work independently and in good faith.

Since acquisition, I have invested **over $150,000** into critical repairs and major improvements, including:

- Pulling and complying with all necessary **Roofing, Mechanical, Electrical, Plumbing, and Building permits**, including a new porch, driveway, sidewalk and extensive interior work.
- Completing major structural and cosmetic repairs, insulation, drywall installation, flooring, painting and more.
- Addressing years of decay and neglect with professional-grade work to meet or exceed current codes.

OCT20'25 12PMCLERK

At this time, there are still several large final expenses pending, including cabinetry, countertops, plumbing fixtures and appliances. The home is visibly and measurably close to completion. My intention is to sell the property after the work is finished, either to a homeowner or keep it as a quality rental, depending on market conditions.

While I understand the purpose of Red-Tag Monitoring Fees, in this case they have become a **financial hardship**. These fees actively discourage honest investment and discourage responsible property owners like myself from rehabilitating blighted homes in the city. I took on this project that others would avoid, and I've

done so with integrity, transparency, and full permitting through the appropriate channels.

Given the scope of work already completed, the visible improvements, and my proven commitment to bringing this home and other homes back to life, I respectfully request:

1. A review or inspection of the current condition and progress of the property.
2. A waiver or suspension of these monitoring fees **until** the project is fully completed and final inspections are passed.

I am committed to seeing this project through to the finish and to leaving the City of Lansing with a fully restored home, ready for occupancy. Your consideration in waiving these fees would go a long way in supporting neighborhood revitalization efforts and encouraging continued good-faith investment in the city's housing stock.

Thank you for your time and consideration. I am happy to provide documentation, permits, and more photos of the work completed thus far upon request.

Sincerely,

Dale Schrader
Property Owner
1119 Seymour Ave.
Lansing, MI 48906

City of Lansing
OFFICE OF THE CITY ATTORNEY
Gregory S. Venker, City Attorney

October 13, 2025

Dale Schrader
1101 N. Seymour Ave.
Lansing, MI 48906

Re: Claim – 1119 N. Seymour Ave.

Dear Mr. Schrader:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of $1,516.00 for a red tag violation for property located at 1119 N. Seymour Ave., 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: 2192

124 W. Michigan Ave., 5th Fl., • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

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

NAME: DALE SCHRADER **DATE:** JULY 8, 2025

MAILING ADDRESS: 1101 SEYMOUR AVE. **EMAIL:** SCHRADERENVIRO@COMCAST.NET

CITY: LANSING **STATE:** MI **ZIP CODE:** 48906

TELEPHONE: ~~Home~~ Cell ( ) 517-749-7292 **Work** ( )

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: 1119 SEYMOUR AVE. **PARCEL NO.** 33-01-01-09-329-171

DATE OF INCIDENT: 6/2/2025 **AMOUNT YOU WERE BILLED:** $1846.00

TOTAL AMOUNT YOU ARE CONTESTING: $1846.00

TYPE OF ASSESMENT: RED-TAG MONITORING FEES #EN14-09030

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.

(SEE ATTACHED)

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

124 W. Michigan Ave., Fifth Floor • Lansing, MI 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

Andy Schor Mayor

Economic Development & Planning
Code Enforcement Office
316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 08/24/2023

Safety Inspection Correction Notice – Re-Inspection Required

SCHRADER DALE
1101 SEYMOUR AVE
LANSING, MI 48906

Inspection Type:	Safety
Inspection Date:	09/02/2014
Compliance Due Date:	10/02/2014

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:	1119 N SEYMOUR AVE
Parcel No:	33-01-01-09-329-171

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 1460.45 The registered owner or registered agent has failed to follow through with the inspection requirements for the rental certification.

AREA: Basement
Sec 504.1 Condition of water heater: Due to condition, of the water heater have a qualified licensed contractor, that is registered with the City of Lansing test and check the condition and safety of the water heater and all its components for proper safe operation, Repair, or replace as needed and bring to code obtaining proper permits when required. Submit a copy of the contractors work order detailing the results to our office.
INSPECTOR COMMENTS: Water heater is not connected to the water supply system.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust, and corrosion. Inspect furnace casing, check for proper venting, and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance.
INSPECTOR COMMENTS: Or replacement.

Sec 304.11 Chimney has deteriorated mortar - bricks.

Sec 607.1 Duct work is disconnected.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

Section 304.13.2 Window frame is deteriorated - damaged.

Sec 604.3 Outlet is unsecured.

Sec 604.3 Junction box cover plates are missing.

Sec 604.3 Light fixture is loose.

Sec 604.3 Wiring is exposed - unprotected faulty and unsafe.

Sec 506.1 Waste pipe is disconnected.

Sec 605.1 Service panel cover missing.

Sec 304.10 Steps are unstable.

AREA: Entire building
Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

AREA: Exterior
Section 304.6 Siding - trim is deteriorated - damaged - missing.

Section 304.10 Front/side porch is missing.

INSPECTOR COMMENTS: Finalize permit for the porch.

Section 304.13.1 Window glass is broken and/or missing.

Sec 604.3 Light fixture is loose.

AREA: First Floor

Section 304.15 Gaps around entrance door.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

Sec 603.1 Return or supply air register is missing.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

AREA: First Floor, Kitchen
Kitchen and all hardware with it, is removed during the renovation.

SEC 305.3 Gypsum board at ceiling and wall is damaged missing.

Sec 304.13.2 Every window, other than fixed windows, shall be easily openable and capable of being held in position by window hardware.

Section 304.13.1 Window glass is broken.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

AREA: First Floor, Lavatory
Lavatory and all the plumbing, electrical, framing, and all hardware is removed during the renovation process.

Kitchen and all hardware with it, is removed during the renovation.

AREA: Second Floor
Kitchen and all hardware with it, is removed during the renovation.

Lavatory and all the plumbing, electrical, framing, and all hardware is removed during the renovation process.

Sec 307.1 Handrail is missing loose - damaged - improperly installed.

Sec 307.1 Lack of guardrail at the open side of stairs.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

Sec 603.4 Thermostat is missing cover.

Sec 304.13.2 Every window, other than fixed windows, shall be easily openable and capable of being held in position by window hardware.

Sec 702.3 Hasp lock must be removed from the bedroom door.

Section 304.13.1 Window is missing.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

SEC 305.3 Gypsum board at ceiling and wall is missing.

Sec 305.3 Floor covering deteriorated - damaged.

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

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 7621 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Everett Coates Everett.Coates@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:
Registered Rental Owner: SCHRADER DALE, [String.Parcel Owner.AddressDisplayString], LANSING, MI 48906

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 10/20/2025
Enforcement Number: E14-09030
Enforcement Category: Lack of Certificate
Location: 1119 N SEYMOUR AVE

Pay by Account in Full

Total Balance Due: $2018.00

SCHRADER DALE
1101 SEYMOUR AVE
Lansing, MI 48906-4821

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00221455-CD	4/5/2023 12:0	5/5/2023 12:0	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00224137-CD	5/2/2023 12:0	6/1/2023 12:0	$0.00	$150.00	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00226629-CD	6/1/2023 12:0	7/1/2023 12:0	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00229375-CD	7/3/2023 12:0	8/2/2023 12:0	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00231798-CD	7/28/2023 12:	8/27/2023 12:	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00234471-CD	9/1/2023 12:0	10/1/2023 12:	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00237499-CD	10/2/2023 12:	11/1/2023 12:	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00239648-CD	11/1/2023 12:	12/1/2023 12:	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00241636-CD	12/1/2023 12:	12/31/2023 1	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00243429-CD	1/2/2024 12:0	2/1/2024 12:0	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00245144-CD	2/1/2024 12:0	3/2/2024 12:0	$0.00	$157.50	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00247331-CD	3/1/2024 12:0	3/31/2024 12:	$0.00	$157.50	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00249299-CD	4/1/2024 12:0	5/1/2024 12:0	-$157.50	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00251826-CD	5/1/2024 12:0	5/31/2024 12:	-$157.50	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00254617-CD	6/3/2024 12:0	7/3/2024 12:0	-$150.00	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00256866	7/3/2024 12:0	8/2/2024 12:0	-$140.00	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00259745	8/8/2024 12:0	9/7/2024 12:0	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00259750	8/8/2024 12:0	9/7/2024 12:0	$0.00	$0.00	$140.00

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	$140.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00261988	9/11/2024 12:	10/11/2024 1	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00261990	9/11/2024 12:	10/11/2024 1	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00264290	10/3/2024 12:	11/2/2024 12:	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00264291	10/3/2024 12:	11/2/2024 12:	$0.00	$0.00	$165.00

Quantity	Category	Description	Billed

1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	$165.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00266524	11/1/2024 12:	12/1/2024 12:	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00267286	11/4/2024 12:	12/4/2024 12:	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00268779	12/3/2024 12:	1/2/2025 12:0	-$165.00	$0.00	$7.00

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
	00270924	1/10/2025 12:	2/9/2025 12:0	-$165.00	$0.00	$7.00

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
	00272406	2/6/2025 12:0	3/8/2025 12:0	-$165.00	$0.00	$7.00

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
	00274404	3/10/2025 12:	4/9/2025 12:0	$0.00	$0.00	$172.00

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
	00276759	4/1/2025 12:0	5/1/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00279376	5/5/2025 12:0	6/4/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00281870	6/2/2025 12:0	7/2/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00283993	7/1/2025 12:0	7/31/2025 12:	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00286624	8/4/2025 12:0	9/3/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00288562	9/2/2025 12:0	10/2/2025 12:	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00290890	10/1/2025 12:	10/31/2025 1	$0.00	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00291302	10/1/2025 12:	10/31/2025 1	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00291852	10/1/2025 12:	10/31/2025 1	$0.00	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00292249	10/1/2025 12:	10/31/2025 1	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Total Balance Due: $2018.00

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 addedt 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 addresss: 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

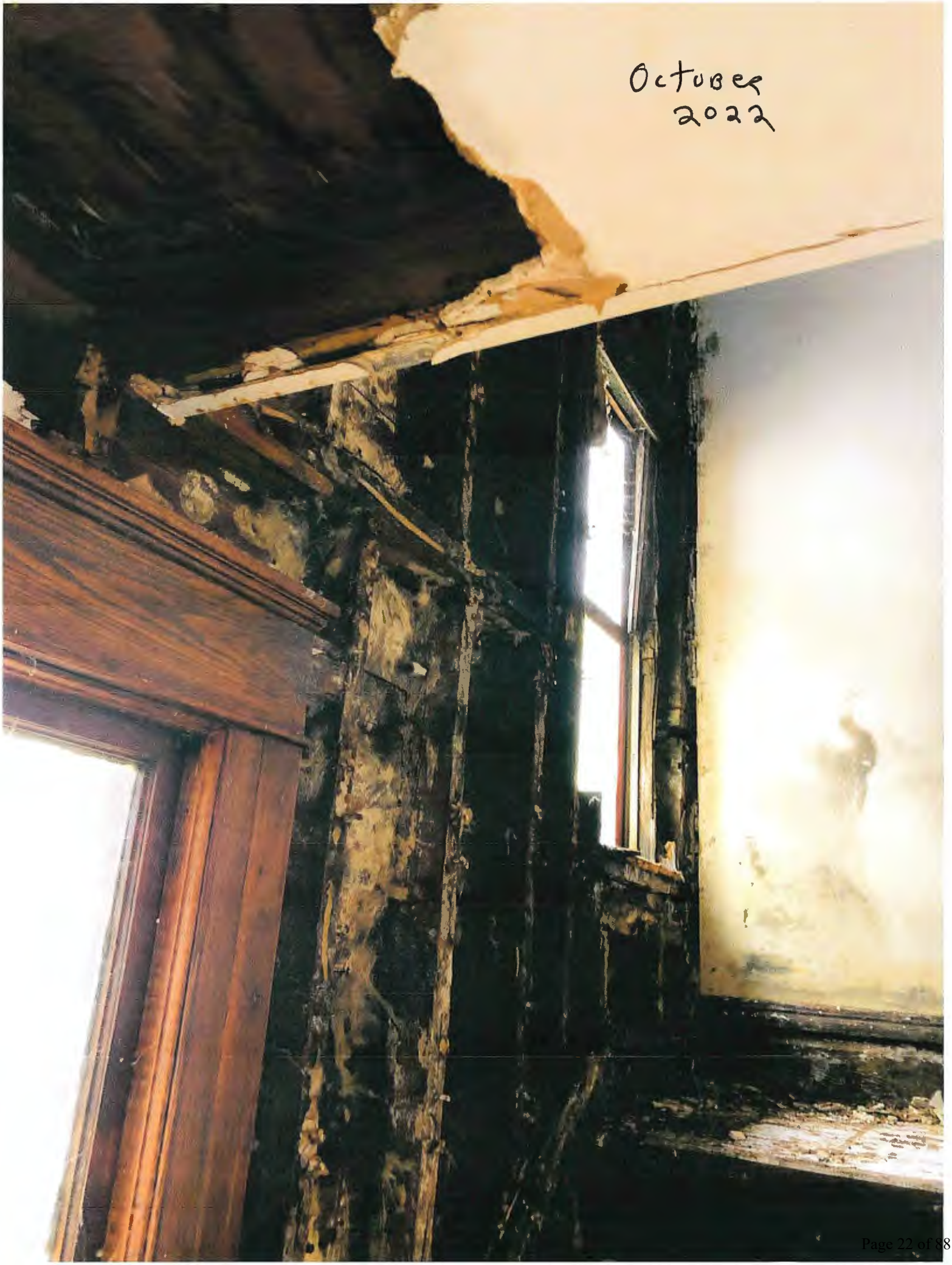
Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

October 2022

OCTOBER, 2022

OCTOBER 2022

October 2022


October
2022

October
2022

MARCH
2023
WERNER
GLIDESAFE

MAY 2024

MAY 2024

City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

October 13, 2025

Dale Schrader
1101 N. Seymour Ave.
Lansing, MI 48906

Re: Claim – 1119 N. Seymour Ave.

Dear Mr. Schrader:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of $1,516.00 for a red tag violation for property located at 1119 N. Seymour Ave., 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: 2192

124 W. Michigan Ave., 5th Fl., • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

RECEIVED JUL 1 0 2025

DATE: 07/10/2025

PPN:	33-01-01-09-329-171
DATE SUBMITTED:	07/08/2025
ADDRESS OF VIOLATION:	1119 N SEYMOUR AVE
LISTED TAXPAYER OF RECORD:	SCHRADER DALE
OTHER TAXPAYER OF RECORD:	
CLAIMANT:	SCHRADER DALE
CLAIMANT'S ADDRESS:	1101 N SEYMOUR AVE LANSING MI 48906

TYPE OF ACTIONS CONTESTED:

VIOLATION DATE:	
NOTIFICATION DATE:	NOVEMBER 2011
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	$1516.00
CONTRACTOR NAME - INVOICE NO. - DATE:	PROPERTY HAS BEEN RED TAGGED SINCE OCTOBER 2014. **(DALE SCHRADER PURCHASED THIS PROPERTY NOVEMBER 2022. AS OF JULY 2025. THE BALANCE OWING IS $1516.00.)**
AMOUNT OF CLAIM:	$1516.00
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:	MULTIPLE TRASH & GRASS, VIOLATIONS FROM 2013 - 2018

CITATIONS IN PREVIOUS YEAR:	NONE
CLAIMANT'S CIRCUMSTANCES:	**See Attached** **Property has been red tagged since October 2014.**

OFFICE OF THE CITY ATTORNEY

MEMORANDUM

To: **LASONDRA CRENSHAW, Code Compliance**

From: **VENUS KUMAR, Paralegal**

Subject: **SPECIAL ASSESSMENTS CLAIM; Dale Schrader**
Date of Incident: June 2, 2025

Date: **July 9, 2025**

Attached is a Claim form received by this office from **Dale Schrader** for the charge of $1,846.00 for red tag monitoring fees on 1119 Seymour Ave. Please have the history of this incident investigated and compile all records, data, back up information, and the like and return to me so that OCA can review the information and determine whether the City is liable or not.

Thank you for your assistance.

/vmk
Attachments

RECEIVED JUL 08 2025

City of Lansing

OFFICE OF THE CITY ATTORNEY

2192

Claims Review Committee Form

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

NAME: DALE SCHRADER **DATE:** JULY 8, 2025

MAILING ADDRESS: 1101 SEYMOUR AVE. **EMAIL:** SCHRADERENVIRO@COMCAST.NET

CITY: LANSING **STATE:** MI **ZIP CODE:** 48906

TELEPHONE: ~~Home~~ Cell ( ) 517-749-7292 **Work** ( )

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: 1119 SEYMOUR AVE. **PARCEL NO.** 33-01-01-09-329-171

DATE OF INCIDENT: 6/2/2025 **AMOUNT YOU WERE BILLED:** $1846.00

TOTAL AMOUNT YOU ARE CONTESTING: $1846.00

TYPE OF ASSESMENT: RED-TAG MONITORING FEES #EN14-09030

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.

(SEE ATTACHED)

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

Dale Schrader
1101 Seymour Avenue
Lansing, MI 48906
schraderenviro@comcast.net
(517) 749-7292

July 6, 2025

City of Lansing – Code Compliance Office
316 N Capitol Ave
Lansing, MI 48933

Subject: *Hardship Appeal – Red-Tag Monitoring Fees for 1119 Seymour Ave.*

Dear Code Compliance Review Committee,

I am writing to respectfully request a hardship review and appeal regarding the Red-Tag Monitoring Fees assessed on my property at **1119 Seymour Avenue**, which currently total **$1,846** under the "Claims Review for Enforcement."

I purchased this long-vacant and severely neglected property on **November 4, 2022**, fully aware of its challenges and committed to restoring it to a safe, livable condition. The home had been **vacant since 2010** and **red-tagged as early as 2014**, with a large, open hole in the roof for approximately five years prior to my purchase. It is important to note that I undertook this project as a **licensed residential builder**, completing all work independently and in good faith.

Since acquisition, I have invested **over $150,000** into critical repairs and major improvements, including:

- Pulling and complying with all necessary **Roofing, Mechanical, Electrical, Plumbing, and Building permits**, including a new porch and extensive interior work.
- Completing major structural repairs, insulation, drywall installation, and more.
- Addressing years of decay and neglect with professional-grade work to meet or exceed current codes.

At this time, several large final expenses are still pending, including cabinetry, countertops, lighting, and appliances. The home is visibly and measurably close to completion. My intention is to sell the property after the work is finished, either to a homeowner or as a quality rental, depending on market conditions.

While I understand the purpose of Red-Tag Monitoring Fees, in this case they have become a **financial hardship**. These fees actively discourage honest investment and discourage responsible property owners like myself from rehabilitating blighted homes in the city. I took on this project that others would avoid, and I've done so with integrity, transparency, and full permitting through the appropriate channels.

Given the scope of work already completed, the visible improvements, and my proven commitment to bringing this home and other Lansing homes back to life, I respectfully request:

1. A review of the current condition and progress of the property.
2. A waiver or suspension of these monitoring fees **until** the project is fully completed and final inspections are passed.

I am committed to seeing this project through to the finish and to leaving the City of Lansing with a fully restored home, ready for occupancy. Your consideration in waiving these fees would go a long way in supporting neighborhood revitalization efforts and encouraging continued good-faith investment in the city's housing stock.

Thank you for your time and consideration. I am happy to provide documentation, permits, and photos of the work completed thus far upon request.

Sincerely,
Dale Schrader
Property Owner
1119 Seymour Ave.
Lansing, MI 48906

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 06/02/2025
Enforcement Number: E14-09030
Enforcement Category: Lack of Certificate
Location: 1119 N SEYMOUR AVE

Pay by Account in Full

Total Balance Due: $1846.00

SCHRADER DALE
1101 SEYMOUR AVE
Lansing, MI 48906-4821

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00259745	8/8/2024 12:0	9/7/2024 12:0	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00261988	9/11/2024 12:	10/11/2024 1	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00264290	10/3/2024 12:	11/2/2024 12:	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00267286	11/4/2024 12:	12/4/2024 12:	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00259750	8/8/2024 12:0	9/7/2024 12:0	$0.00	$0.00	$140.00

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	$140.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00261990	9/11/2024 12:	10/11/2024 1	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00264291	10/3/2024 12:	11/2/2024 12:	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00266524	11/1/2024 12:	12/1/2024 12:	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00276759	4/1/2025 12:0	5/1/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00279376	5/5/2025 12:0	6/4/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00281870	6/2/2025 12:0	7/2/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00268779	12/3/2024 12:	1/2/2025 12:0	$0.00	$0.00	$172.00

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
	00270924	1/10/2025 12:	2/9/2025 12:0	$0.00	$0.00	$172.00

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
	00272406	2/6/2025 12:0	3/8/2025 12:0	$0.00	$0.00	$172.00

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
	00274404	3/10/2025 12:	4/9/2025 12:0	$0.00	$0.00	$172.00

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: $1846.00

Payment Information:

- Pay online at: www.pay.lansingmi.gov
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:

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 addedt 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 addresss: 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.

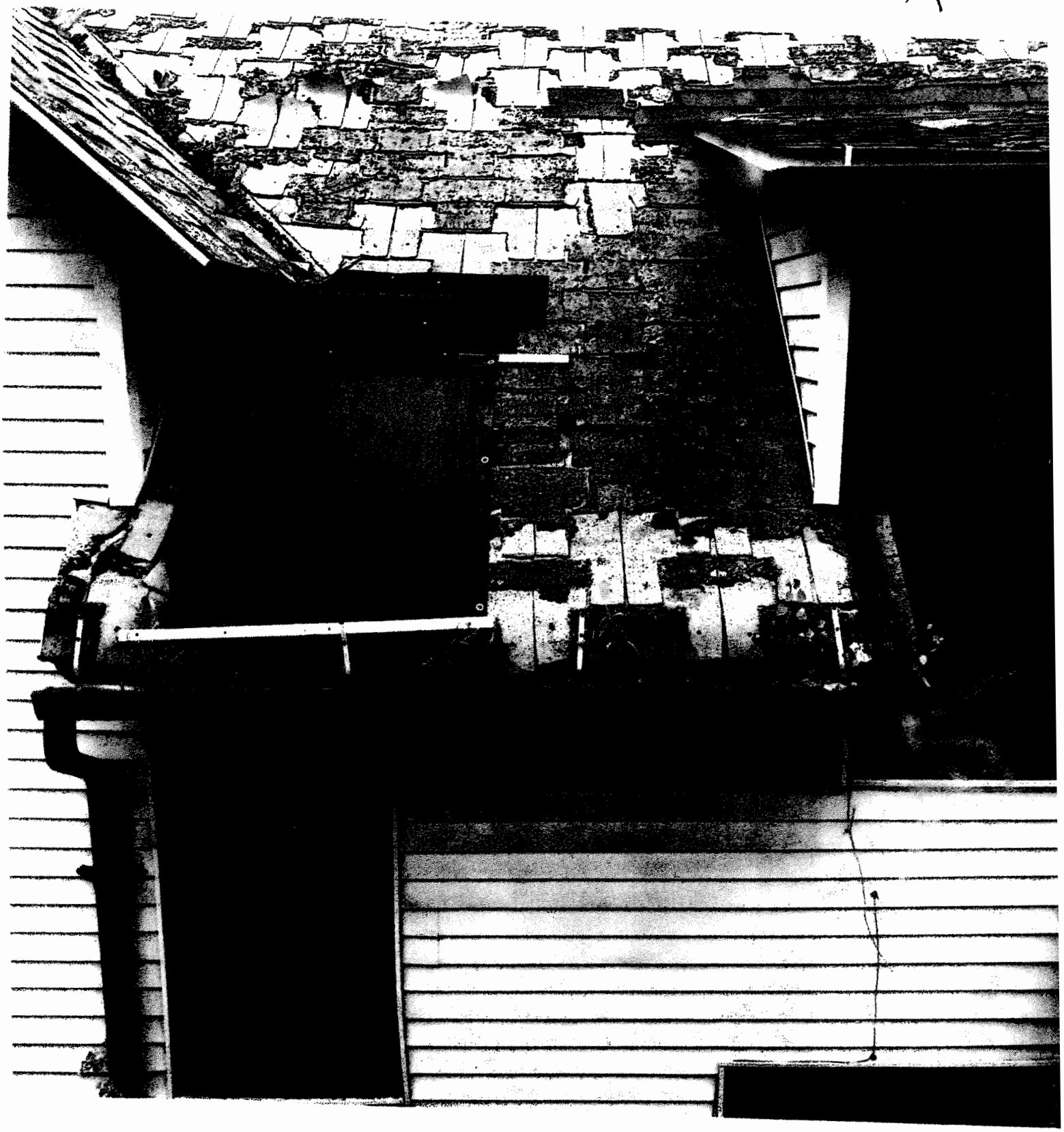
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

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

Oct 2022

Nov 2022



NOV
2022
AMOCO
GUIDE BLADE

November
2024

Nov 2024

Mayor Virg Bernero

Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0169

Notice Printed: 09/02/2014

Lack of Certificate Notice

Inspection Type:	Safety
Inspection Date:	09/02/2014
Compliance Due Date:	10/02/2014

MCEWEN BRIAN
202 NORTHLAWN AVE
EAST LANSING, MI 48823-3118

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:	1119 N SEYMOUR AVE
Parcel No:	33-01-01-09-329-171

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 1460 of the Code of Ordinances. **One or more of the violations are listed below and must be corrected by the compliance due date**.

Sec 1460.45 The registered owner or registered agent has failed to follow through with the inspection requirements for the rental certification.

This dwelling has been declared SUBSTANDARD as defined in section 1460.08 of the Lansing Housing and Premises Code. **If vacant, or should it become vacant before it is brought into compliance, then it shall remain vacant until approved by this office. If the structure does not meet all the requirements as stated above before the compliance due date on this letter, this office will have no alternative but to VACATE said dwelling.**

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4379 Monday through Thursday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Dave Vincent

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: MCEWEN BRIAN, 202 NORTHLAWN AVE, [String.Parcel Owner.CityStateZip]

Andy Schor Mayor

Economic Development & Planning
Code Enforcement Office

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

Notice Printed: 08/24/2023

Safety Inspection Correction Notice – Re-Inspection Required

SCHRADER DALE
1101 SEYMOUR AVE
LANSING, MI 48906

Inspection Type:	Safety
Inspection Date:	09/02/2014
Compliance Due Date:	10/02/2014

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:	1119 N SEYMOUR AVE
Parcel No:	33-01-01-09-329-171

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date**.

Sec 1460.45 The registered owner or registered agent has failed to follow through with the inspection requirements for the rental certification.

AREA: Basement
Sec 504.1 Condition of water heater: Due to condition, of the water heater have a qualified licensed contractor, that is registered with the City of Lansing test and check the condition and safety of the water heater and all its components for proper safe operation, Repair, or replace as needed and bring to code obtaining proper permits when required. Submit a copy of the contractors work order detailing the results to our office.
INSPECTOR COMMENTS: Water heater is not connected to the water supply system.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust, and corrosion. Inspect furnace casing, check for proper venting, and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance.
INSPECTOR COMMENTS: Or replacement.

Sec 304.11 Chimney has deteriorated mortar - bricks.

Sec 607.1 Duct work is disconnected.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

Section 304.13.2 Window frame is deteriorated - damaged.

Sec 604.3 Outlet is unsecured.

Sec 604.3 Junction box cover plates are missing.

Sec 604.3 Light fixture is loose.

Sec 604.3 Wiring is exposed - unprotected faulty and unsafe.

Sec 506.1 Waste pipe is disconnected.

Sec 605.1 Service panel cover missing.

Sec 304.10 Steps are unstable.

AREA: Entire building
Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

AREA: Exterior
Section 304.6 Siding - trim is deteriorated - damaged - missing.

Section 304.10 Front/side porch is missing.

INSPECTOR COMMENTS: Finalize permit for the porch.

Section 304.13.1 Window glass is broken and/or missing.

Sec 604.3 Light fixture is loose.

AREA: First Floor

Section 304.15 Gaps around entrance door.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

Sec 603.1 Return or supply air register is missing.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

AREA: First Floor, Kitchen
Kitchen and all hardware with it, is removed during the renovation.

SEC 305.3 Gypsum board at ceiling and wall is damaged missing.

Sec 304.13.2 Every window, other than fixed windows, shall be easily openable and capable of being held in position by window hardware.

Section 304.13.1 Window glass is broken.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

AREA: First Floor, Lavatory
Lavatory and all the plumbing, electrical, framing, and all hardware is removed during the renovation process.

Kitchen and all hardware with it, is removed during the renovation.

AREA: Second Floor
Kitchen and all hardware with it, is removed during the renovation.

Lavatory and all the plumbing, electrical, framing, and all hardware is removed during the renovation process.

Sec 307.1 Handrail is missing loose - damaged - improperly installed.

Sec 307.1 Lack of guardrail at the open side of stairs.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

Sec 603.4 Thermostat is missing cover.

Sec 304.13.2 Every window, other than fixed windows, shall be easily openable and capable of being held in position by window hardware.

Sec 702.3 Hasp lock must be removed from the bedroom door.

Section 304.13.1 Window is missing.

SEC 305.3 Peeling, chipping, flaking, or abraded paint on interior surfaces of a structure must be properly removed or covered.

SEC 305.3 Gypsum board at ceiling and wall is missing.

Sec 305.3 Floor covering deteriorated - damaged.

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

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 7621 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Everett Coates Everett.Coates@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:
Registered Rental Owner: SCHRADER DALE, [String.Parcel Owner.AddressDisplayString], LANSING, MI 48906

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 07/10/2025
Enforcement Number: E14-09030
Enforcement Category: Lack of Certificate
Location: 1119 N SEYMOUR AVE

Pay by Account in Full

Total Balance Due: $1516.00

SCHRADER DALE
1101 SEYMOUR AVE
Lansing, MI 48906-4821

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00221455-CD	4/5/2023 12:0	5/5/2023 12:0	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00224137-CD	5/2/2023 12:0	6/1/2023 12:0	$0.00	$150.00	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00226629-CD	6/1/2023 12:0	7/1/2023 12:0	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00229375-CD	7/3/2023 12:0	8/2/2023 12:0	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00231798-CD	7/28/2023 12:	8/27/2023 12:	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00234471-CD	9/1/2023 12:0	10/1/2023 12:	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00237499-CD	10/2/2023 12:	11/1/2023 12:	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00239648-CD	11/1/2023 12:	12/1/2023 12:	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00241636-CD	12/1/2023 12:	12/31/2023 1	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00243429-CD	1/2/2024 12:0	2/1/2024 12:0	$0.00	$157.50	$0.00
Quantity	Category		Description		Billed	

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00245144-CD	2/1/2024 12:0	3/2/2024 12:0	$0.00	$157.50	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00247331-CD	3/1/2024 12:0	3/31/2024 12:	$0.00	$157.50	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00249299-CD	4/1/2024 12:0	5/1/2024 12:0	-$157.50	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00251826-CD	5/1/2024 12:0	5/31/2024 12:	-$157.50	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00254617-CD	6/3/2024 12:0	7/3/2024 12:0	-$150.00	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00256866	7/3/2024 12:0	8/2/2024 12:0	-$140.00	$0.00	$0.00

Quantity	Category	Description	Billed

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00259745	8/8/2024 12:0	9/7/2024 12:0	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00259750	8/8/2024 12:0	9/7/2024 12:0	$0.00	$0.00	$140.00

Quantity	Category	Description	Billed
1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	$140.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00261988	9/11/2024 12:	10/11/2024 1	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00261990	9/11/2024 12:	10/11/2024 1	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00264290	10/3/2024 12:	11/2/2024 12:	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00264291	10/3/2024 12:	11/2/2024 12:	$0.00	$0.00	$165.00

Quantity	Category	Description	Billed

1.00	Code Compliance Monitoring	Tag Monitoring Fee - Res	$165.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00266524	11/1/2024 12:	12/1/2024 12:	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00267286	11/4/2024 12:	12/4/2024 12:	$0.00	$0.00	$7.00

Quantity	Category	Description	Billed
1.00	Code Compliance	Code Compliance penalty fee	$7.00

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00268779	12/3/2024 12:	1/2/2025 12:0	-$165.00	$0.00	$7.00

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
	00270924	1/10/2025 12:	2/9/2025 12:0	-$165.00	$0.00	$7.00

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
	00272406	2/6/2025 12:0	3/8/2025 12:0	-$165.00	$0.00	$7.00

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
	00274404	3/10/2025 12:	4/9/2025 12:0	$0.00	$0.00	$172.00

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
	00276759	4/1/2025 12:0	5/1/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00279376	5/5/2025 12:0	6/4/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00281870	6/2/2025 12:0	7/2/2025 12:0	$0.00	$0.00	$165.00

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

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00283993	7/1/2025 12:0	7/31/2025 12:	$0.00	$0.00	$165.00

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

Total Balance Due: $1516.00

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 addedt 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 addresss: 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

1119
12/10/2024 15:31

1119
01/03/2025 10:59

02/06/2025 09:37

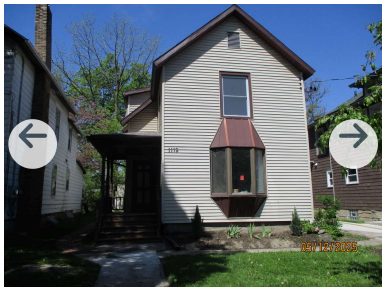
03/06/2025 10:05

1119
04/11/2025 14:10

05/20/2025 08:33

06/03/2025 10:54

07/01/2025 14:23



1119 N SEYMOUR AVE

LANSING, MI 48906
Parcel #33-01-01-09-329-171
Customer Name: SCHRADER DALE

Important Message

Click Here to Make An Online Payment

Owner and Taxpayer Information

Owner	SCHRADER DALE 1101 N SEYMOUR AVE LANSING, MI 48906
Taxpayer	SEE OWNER INFORMATION

Legal Description

S 42 FT LOT 3 BLOCK 36 ORIG PLAT

Tax History

****Note:** On March 3 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
2025Summer	$4,579.72	$4,579.7208/23/2025	$0.00

General Information for 2025 Summer Taxes

School District	33020
Taxable Value	$58,457
Property Class	401 - RESIDENTIAL-IMPROVED
PRE/MBT	0.0000%
S.E.V.	$73,500
Assessed Value	$73,500
Tax Bill Number	*No Data to Display*
Last Payment Date	08/23/2025
Last Receipt Number	00011305
Number of Payments	1
Base Tax	$4,539.28
Admin Fees	$40.44
Interest Fees	$0.00
Total Tax & Fees	$4,579.72
Base Paid	$4,539.28
Admin Fees Paid	$40.44
Interest Fees Paid	$0.00
Total Paid	$4,579.72
Renaissance Zone	*Not Available*

Load More Years

YearSeason	Total Amount	Total PaidLast Paid	Total Due
Mortgage Code	*Not Available*		

Tax Bill Breakdown for 2025 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	$1,136.40	$1,136.40
PUBLIC SAFETY	3.500000	$204.59	$204.59
LANS COM COLLEGE	3.761100	$219.86	$219.86
LANSING SCH DEBT	4.100000	$239.67	$239.67
LANSING SCH OPER	17.447800	$1,019.94	$1,019.94
LANSING SCH SINK	2.957500	$172.88	$172.88
INGHAM INTERMED	4.937800	$288.64	$288.64
STATE EDUCATION	6.000000	$350.74	$350.74
INGHAM CNTY SUM	6.780700	$396.37	$396.37
STORM DRAIN	0.260000	$15.19	$15.19
TAG MONITORING	0.000000	$495.00	$495.00
Admin Fees		$40.44	$40.44
Interest Fees		$0.00	$0.00
	69.184900	$4,579.72	$4,579.72

Click here for a printer friendly version of Summer 2025 Tax information

2024Winter	$1,601.83	$1,601.8301/05/2025	$0.00

General Information for 2024 Winter Taxes

School District	33020
Taxable Value	$56,700
Property Class	401 - RESIDENTIAL-IMPROVED
PRE/MBT	0.0000%
Assessed Value	$66,700
Tax Bill Number	*No Data to Display*
Last Payment Date	01/05/2025
Last Receipt Number	00024662
Number of Payments	1
Base Tax	$1,595.68
Admin Fees	$6.15
Interest Fees	$0.00
Total Tax & Fees	$1,601.83
Base Paid	$0.00
Admin Fees Paid	$0.00
Interest Fees Paid	$0.00
Total Paid	$1,601.83

Tax Bill Breakdown for 2024 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
INGHAM COUNTY	5.611400	$318.16	$318.16
AIRPORT AUTH.	0.699000	$39.63	$39.63
CATA	2.989500	$169.50	$169.50
CADL-LIBRARY	1.559000	$88.39	$88.39
TAG MONITORING	0.000000	$590.00	$590.00
TAG LATE FEE	0.000000	$15.00	$15.00
RCYCL/YARD	0.000000	$375.00	$375.00
Admin Fees		$6.15	$0.00
Interest Fees		$0.00	$0.00
	10.858900	$1,601.83	$1,601.83

YearSeason	Total Amount	Total PaidLast Paid	Total Due
Click here for a printer friendly version of Winter 2024 Tax information			
2024Summer	$5,064.95	$5,064.9508/10/2024	$0.00
2023Winter	$1,258.51	$0.00	**$1,258.51**** Read Note(s) Above
2023Summer	$3,773.76	$3,773.7607/26/2023	$0.00
2022Winter	$1,622.87	$1,622.8701/03/2023	$0.00
2022Summer	$3,100.59	$3,100.5908/22/2022	$0.00
2021Winter	$1,635.80	$1,635.8012/31/2021	$0.00
2021Summer	$2,708.52	$2,708.5208/24/2021	$0.00
2020Winter	$1,465.48	$1,465.4812/31/2020	$0.00

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

WHEREAS, Dale Schrader sought to eliminate a special assessment of $_____ for red tag fees, on the property tax bill for 1119 N. Seymour Avenue, (33-01-01-09-329-171); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on November 20, 2025, and _____ the claim in the amount of $_____.

THEREFORE, BE IT RESOLVED, the City Council, hereby _____ the claim in the amount of $_____ for red tag fees on the property tax bill for 1119 N. Seymour Avenue (33-01-01-09-329-171).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

DRAFT

Claim #2199

217 Rita Avenue, Lansing MI 48910

$550

Parcel No. 33-01-01-33-202-042

B. Incident Date (per claim application) – 06-02-2025

C. Incident Date (per code report) – 05-01-2025

D. Taxes – N/A

E. Filed Claim – 07-25-2025

F. Claims Review Committee Hearing – 10-08-2025

G. Claims Review Committee Letter – 10-13-2025

H. Referred to City Council – 11-12-2025

I. Referred to Committee on City Operations - 11-17-2025

Claims Review Committee Appeal Form

NAME: Megan Brayls DATE: 11/12/25

MAILING ADDRESS: 217 Rita Ave EMAIL: braylsme@yahoo.com

CITY: Lansing STATE: MI ZIP CODE: 48910

PHONE NO. : Cellphone ( ) 517-275-0751 Work ( ) N/A

DATE HEARD BY CLAIMS REVIEW COMMITTEE: 10/8/25 Claim # 2199

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: 217 Rita Ave Lansing, MI PARCEL NO. 33-01-01-33-202-042

DATE OF INCIDENT: 5/1/25 AMOUNT YOU WERE BILLED: $550.00

AMOUNT YOU ARE CONTESTING: $550.00

TYPE OF ASSESMENT: trash violation appeal

If your Claims Review was partially granted, what amount was granted: N/A

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. Please attach your decision letter from the OCA and any other documents as needed.

* See attached *

NOV12'25 3PMCLERK

If your mailing address does not match the property address, state your relationship to the property:

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

SIGNATURE: **PRINT:** 11/12/25

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

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

NAME: Megan Broyls **DATE:** 11/12/25

MAILING ADDRESS: 217 Rita Ave **EMAIL:** broylsme@yahoo.com

CITY: Lansing **STATE:** MI **ZIP CODE:** 48910

TELEPHONE: Home ( )517-977-4553 **Work (**) N/A

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: 217 Rita Ave lansing **PARCEL NO.** 33-01-01-33-202-042

DATE OF INCIDENT: 5/1/25 **AMOUNT YOU WERE BILLED:** $550.00

TOTAL AMOUNT YOU ARE CONTESTING: $550.00

TYPE OF ASSESMENT: trash violation appeal

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.

I recieved notice in July 2025 that I owed a $550 bill for removing one filing cabinet, we were never provided with a notice to move the one object. I filed an appeal due to not getting notice and was billed for removing one cabinet that hadn't been there long and it was not damaged. i attended the appeal hearing on 10/8/25. [illegible] on a → turn

A description of the claims review process is available on our website at: https://www.lansingmi.gov/349/Claims-Review-Process

To download the claim form: https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=

appeal claim : 2199

letter dated 10/13/25, I was denied my claim with no explanation.

I am again appealing this bill as I was never provided notice to move the one item ~~I~~ I would have moved it had I been given notice and was not given a reason for the denial of my original appeal.

X

11/12/25

RECEIVED JUL 25 2025

City of Lansing

OFFICE OF THE CITY ATTORNEY

2199

Claims Review Committee Form

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

NAME: Megan Broyls DATE: July 25, 202

MAILING ADDRESS: 217 Rita Ave EMAIL: broylsme@yahoo.com

CITY: Lansing STATE: MI ZIP CODE: 48910

TELEPHONE: Home ( ) 517-977-4553 Work ( )

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: 217 Rita Ave Lansing, MI 48910 PARCEL NO. Unknown

DATE OF INCIDENT: 6/2/25 AMOUNT YOU WERE BILLED: $550

TOTAL AMOUNT YOU ARE CONTESTING: $550

TYPE OF ASSESMENT: Appeal of code compliance/alleged trash

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.

In my driveway pushed against the garage door was a filing cabinet intended to be moved to the garage once my partner found someone to help move it. One day ~~we~~ we came home and the cabinet was missing. I did not recieve written notice or a tag at my home. I didnt know the city/code compliance had taken it. It was not trash or broken. The shelf was just off pins

turn over

A description of the claims review process is available on our website at: https://www.lansingmi.gov/349/Claims-Review-Process

To download the claim form: https://www.lansingmi.gov/DocumentCenter/View/4639/Claims-Review-Committee-Form?bidId=

until moved into garage. We would have moved it if we had recieved proper notification therefore I dont believe ~~[illegible]~~ I should have to pay for something I wasnt aware of, nor did I as the property owner want it ~~taken~~. I am requesting a hearing to appeal. A $550 fee for one item to be removed with <u>NO NOTICE</u> is excessive.

City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

October 13, 2025

Megan Broyls
217 Rita Ave.
Lansing, MI 48911

Re: Claim – 217 Rita Ave.

Dear Ms. Broyls:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of $550.00 for a trash violation for property located at 217 Rita Ave., 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: 2199

124 W. Michigan Ave., 5th Fl., • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov

RECEIVED JUL 29 2025

DATE: 07/29/2025

PPN:	33-01-01-33-202-042
DATE SUBMITTED:	07/25/2025
ADDRESS OF VIOLATION:	217 RITA AVE
LISTED TAXPAYER OF RECORD:	BROYLS MEGAN
OTHER TAXPAYER OF RECORD:	
CLAIMANT:	BROYLS MEGAN
CLAIMANT'S ADDRESS:	217 RITA AVE LANSING MI 48910
TYPE OF ACTIONS CONTESTED:	TRASH VIOLATION
VIOLATION DATE:	MAY 1, 2025
NOTIFICATION DATE:	MAY 1, 2025
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	$550.00
CONTRACTOR NAME - INVOICE NO. - DATE:	
AMOUNT OF CLAIM:	$550.00
MEMO DATE – INVOICE NO.:	
ADDITIONAL ACTIONS CONTESTED:	
VIOLATION DATE:	
NOTIFICATION DATE:	
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	
CONTRACTOR NAME - INVOICE NO. - DATE:	CRUTCHER-INVOICE #00283703 – 06/30/2025-$550.00
AMOUNT OF CLAIM:	
MEMO DATE – INVOICE NO.:	
HISTORY:	NONE
CITATIONS IN PREVIOUS YEAR:	NONE
CLAIMANT'S CIRCUMSTANCES:	**See Attached**

CODE OFFICER'S NOTES: This property was cited for a trash violation 05/01/2025 with a compliance due date of 05/08/2025. The officer returned on 05/19/2025 and the property was still out of compliance. The trash was then submitted to the contractor to abate. The contractor arrived on 06/02/2025 and the trash was still in violation, the contractor then cleaned up the trash. This office recommends denial of the claim.

Economic Development & Planning
Code Enforcement Office

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

Andy Schor Mayor

TRASH AND DEBRIS CORRECTION NOTICE

BROYLS MEGAN
217 RITA AVE
LANSING, MI 48910-4630

Violation Date:	**5/1/2025**
Violation Location:	**217 RITA AVE**
Parcel No:	**33-01-01-33-202-042**
Compliance Due Date:	**5/8/2025**

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Trash found in bags/boxes/barrels

INSPECTOR COMMENTS:

Next to garage

Violation: Garbage

Violation: Deteriorated Appliance(s)

Violation: Deteriorated metal product

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a $250.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess a fee of $215.00 for each time there is an additional premise violation at the violation address above, during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1

Economic Development & Planning
Code Enforcement Office

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

Andy Schor, Mayor

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
217 RITA AVE
LANSING, MI 48910-4630

Violation Date:	**5/1/2025**
Violation Location:	**217 RITA AVE**
Parcel No:	**33-01-01-33-202-042**
Compliance Due Date:	**5/8/2025**

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Trash found in bags/boxes/barrels

INSPECTOR COMMENTS:

Next to garage

Violation: Garbage

Violation: Deteriorated Appliance(s)

Violation: Deteriorated metal product

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a $250.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess a fee of $215.00 for each time there is an additional premise violation at the violation address above, during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1

Andy Schor Mayor

Economic Development & Planning
Code Enforcement Office

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

Trash Authorization Form – East Side

Submitted to: Eric Crutcher on 5/19/2025

TAXPAYER: BROYLS MEGAN, 217 RITA AVE LANSING, MI 48910-4630

Location of Work: **Enf Num: E25-14244**

Address: 217 RITA AVE
Lot No:
Description:
Parcel No: 33-01-01-33-202-042

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes/barrels

INSPECTOR COMMENTS:

Next to garage

Violation: Garbage

Violation: Deteriorated Appliance(s)

Violation: Deteriorated metal product

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

This action is authorized by the Manager of Code Compliance

Authorized Time required to complete work: 1
Authorized Cubic Yards: 3

Warning Comment: Possibly occupied, please clean up ONLY around the trailer and driveway, DO not touch items on trailer

Submitted By: Shadi Bayouk (517) 483-7620

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 07/29/2025
Enforcement Number: E25-14244
Enforcement Category: Trash
Location: 217 RITA AVE

Pay by Account in Full

Total Balance Due: $550.00

BROYLS MEGAN
217 RITA AVE
LANSING, MI 48910-4630

Invoice	Number	Date	Due	Adjustments	Payments	Balanc
	00283703	6/30/2025 12:	7/30/2025 12:	$0.00	$0.00	$550.0

Service date was 6/2/2025

Quantity	Category	Description	Billed
1.00	Code Compliance	Trash - Admin Fee	$250.00
300.00	Code Compliance	Trash - Contractor Charge	$300.00

Total Balance Due: $550.00

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 addedt 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 addresss: 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

INVOICE

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901

Runway38@comcast.net
+1 (517) 290-7350

City of Lansing Code Enforcement Section

Bill to

Economic Development & Planning Code
Enforcement Office
316 N Capitol, Ste. C-1
Lansing, MI 48933-1238

Invoice details

Invoice no.: 7488
Terms: Net 30
Invoice date: 06/19/2025
Due date: 07/19/2025

property address: 217 Rita Ave
Parcel number: 33-01-01-33-202-042

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**1hour 3 yards**	first hour and 3 cubic yards	1	$300.00	$300.00
2.			6/2/25 Shadi Bayouk 3 yards 4 man crew 20yd truck			

Total **$300.00**

217

05/01/2025 13:11

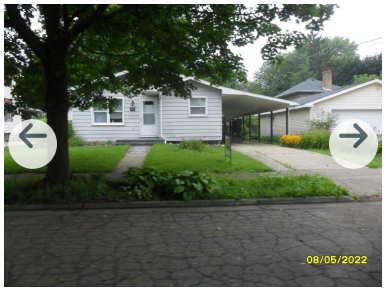
05/01/2025 13:20

05/19/2025 10:11

05/04/2025 10:10

02/06/2025
10:03

02/06/2025
10:03



217 RITA AVE

LANSING, MI 48910
Parcel #33-01-01-33-202-042
Customer Name: BROYLS MEGAN

Important Message

[Click Here to Make An Online Payment]

Owner and Taxpayer Information

Owner	BROYLS MEGAN 217 RITA AVE LANSING, MI 48910-4630
Taxpayer	SEE OWNER INFORMATION

Legal Description

LOT 74 & 75 SOUTHMORELAND

Tax History

YearSeason	Total Amount	Total PaidLast Paid	Total Due
2025Summer	$2,907.53	$2,907.5308/28/2025	$0.00

General Information for 2025 Summer Taxes

School District	33020
Taxable Value	$55,643
Property Class	401 - RESIDENTIAL-IMPROVED
PRE/MBT	100.0000%
S.E.V.	$67,300
Assessed Value	$67,300
Tax Bill Number	*No Data to Display*
Last Payment Date	08/28/2025
Last Receipt Number	00019129
Number of Payments	1
Base Tax	$2,878.75
Admin Fees	$28.78
Interest Fees	$0.00
Total Tax & Fees	$2,907.53
Base Paid	$2,878.75
Admin Fees Paid	$28.78
Interest Fees Paid	$0.00
Total Paid	$2,907.53
Renaissance Zone	*Not Available*
Mortgage Code	*Not Available*

Tax Bill Breakdown for 2025 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING OPER	19.440000	$1,081.69	$1,081.69
PUBLIC SAFETY	3.500000	$194.75	$194.75
	69.184900	$2,907.53	$2,907.53

Load More Years

YearSeason	Total Amount	Total PaidLast Paid		Total Due
Taxing Authority		Millage Rate	Amount	Amount Paid
LANS COM COLLEGE		3.761100	$209.27	$209.27
LANSING SCH DEBT		4.100000	$228.13	$228.13
LANSING SCH OPER		17.447800	$0.00	$0.00
LANSING SCH SINK		2.957500	$164.56	$164.56
INGHAM INTERMED		4.937800	$274.75	$274.75
STATE EDUCATION		6.000000	$333.85	$333.85
INGHAM CNTY SUM		6.780700	$377.29	$377.29
STORM DRAIN		0.260000	$14.46	$14.46
Admin Fees			$28.78	$28.78
Interest Fees			$0.00	$0.00
		69.184900	$2,907.53	$2,907.53

Click here for a printer friendly version of Summer 2025 Tax information

2024Winter	$716.89	$716.8912/31/2024		$0.00
2024Summer	$2,820.57	$2,820.5708/29/2024		$0.00
2023Winter	$629.66	$629.6601/04/2024		$0.00
2023Summer	$2,686.26	$2,686.2608/18/2023		$0.00
2022Winter	$478.12	$478.1201/06/2023		$0.00
2022Summer	$1,771.79	$1,771.7908/12/2022		$0.00
2021Winter	$497.32	$497.3202/10/2022		$0.00
2021Summer	$1,705.97	$1,705.9707/08/2021		$0.00
2020Winter	$487.67	$487.6702/12/2021		$0.00

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

WHEREAS, Megan Broyls sought to eliminate a special assessment of $550 for trash fees, on the property tax bill for 217 Rita Avenue, Lansing, MI 48910 (Tax ID #33-01-01-33-202-042); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on November 20, 2025, and_____ the claim in the amount of $_____.

THEREFORE, BE IT RESOLVED, the City Council, hereby _____ the claim in the amount of $_____ for trash fees on the property tax bill for 217 Rita Avenue, Lansing, MI 48910 (Tax ID #33-01-01-33-202-042).

BE IT FURTHER RESOLVED, that the City Attorney shall take the appropriate steps to process this claim.

DRAFT