



MINUTES
Committee on Public Safety
Tuesday, November 25, 2025 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:01 pm

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Staff
Rawley Van Fossen, EDP
Patrick Abood, OCA
Aleasa Flowers
Tom Berry, EDP
Brady Diller, Freedom Mortgage (906 Prospect)

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 28, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Ms. Flowers stated to the Committee that she does not want a historic study committee for her property 108 S. Martin Luther King Jr. Blvd. because based on the information she has the footprint of the property is too small to make it a district.

DISCUSSION

RESOLUTION – Orders to Make Safe or Demolish; 5210 S. Washington Avenue

No owners or representatives were present.

Mr. Van Fossen stated there are no updates, no contact to his office, and therefore his original recommendation stands.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 5210 S WASHINGTON AVENUE IN 21 DAYS FROM THE DATE OF THE RESOLUTION SINCE THERE HAS BEEN NO COMMUNICATION. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 6255 Marywood Avenue

No property owners were present.

Mr. Van Fossen stated there are no updates, no contact to his office, and therefore his original recommendation stands; 21 days because it is a fire damage.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 6255 MAYRWOOD AVENUE IN 21 DAYS FROM THE DATE OF THE RESOLUTION. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 509 Baker St.
No property owners were present.

Mr. Van Fossen stated there are no updates, no contact to his office, and therefore his original recommendation stands; fire damage and asking for 21 day order.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH 509 BAKER STREET IN 21 DAYS FROM THE DATE OF THE RESOLUTION. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 906 Prospect
Mr. Brady Diller; counsel for Freedom Mortgage Corporation.

Mr. Van Fossen recapped earlier meetings, this property is going through an active foreclosure process. They have had contact with the owner earlier, and they believe they have left the state. They are excited the bank has expressed interest, and the bank can speak to that timeline. It is their understanding is that the bank will foreclosure and invest dollars to make it safe.

Mr. Diller stated they cannot provide an exact timeline because there is some unknown work tied up, he cannot speculate at this time, and the purchaser would demolish themselves depending on the cost. He asked about the redemption period and paperwork on making it abandoned. Council Member Pehlivanoglu asked who “they” is, and Mr. Diller stated they could declare it abandoned. Mr. Diller explained he has been working with EDP and working on the client end to make the foreclosure process. Mr. Van Fossen stated they have met and the cost estimate is a calculation that the State uses, and they can verify that the estimate might not be what the owners do. He then offered to provide information to Mr. Diller on establishing a cost estimate. Council Member Hussain asked if EDP has an amendment to the recommendation, and Mr. Van Fossen stated he could provide that if he knew more of the foreclosure and the timeline on the “abandonment”. Council Member Pehlivanoglu stated that the current recommendation from EDP is 30 days Make Safe or demolish, and asked what time of timeline Mr. Diller is requesting. Mr. Diller stated this foreclosure process could take 6 months to a year, and admitted he does not know enough to provide a timeframe. Council Member Kost asked with the foreclosure process, once completed, will they try to sell off. Mr. Diller stated he is not what the economics would be in demolishing or selling, and could not provide an answer at this time. Council Member Kost stated he is afraid this would sell in the foreclosure and then the new owner would not know the make safe process.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTON TO MAKE SAFE OR DEMOLISH 906 PROSPECT IN 60 DAYS FROM THE DATE OF THE RESOLUTION. MOTION CARRIED 3-0.

Ms. Boak noted it will go to Council December 8th and it would be 60 days from that.

RESOLUTION – Set Show Cause Hearing; Make Safe or Demolish; 810 Beulah Street
No property owners were present.

Mr. Berry reviewed the time line taken by the EDP Department; red tag date 10/28/2022, 1/31/2023 there was a significant fire. In 2023 there was an electrical permit pulled, repairs are \$81,000, and recommend 21 days because it is a fire damage. Mr. Berry then referred to the photos in the packet.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR DECEMBER 15, 2025 FOR 810 BEULAH STREET. MOTION CARRIED 3-0.

RESOLUTION – Establishment of Historic Study Committee; 108 S Martin Luther King Jr. Blvd.

Council Member Pehlivanoglu noted this originated by Council Member Kost at the Council meeting on November 10, 2025, was tabled and then referred to this Committee on November 17, 2025.

Council Member Kost explained that there is a Historic District option where properties can be placed to preserve them. At the time when he heard the owners were interested in saving, he spoke to OCA about establishing this, and if this was established would it stop the demolition, and it would not, and if this is adopted they can continue the work on the building, this would be a study. There is a balance on historic preservation, and there is no historic covenant on this property. Mr. Van Fossen stated not to his knowledge, but that could be answered by the Ingham County Treasurer to see if that is recorded.

Ms. Flowers stated that Mr. Dale Schrader told her there is a historical covenant and she confirmed it at the County. Council Member Kost stated it might have been missed with the previous Ingham County Treasurer and if there was a physical document covenant it would help. If the study determined it was a historic district and they wanted to change something on the exterior of the house they would have to get approval. Council Member Pehlivanoglu asked about the window replacement recently done, is that considered exterior or interior. Mr. Van Fossen stated that if Council approves the study, all work that could be reviewed by the historic committee, that would be held until after the study. Council Member Pehlivanoglu asked if it is case by case. Mr. Van Fossen stated that they have submitted applications and permits and review, and would have to ask. Council Member Kost stated he understands that anything on the inside can continue. Council Member Hussain asked for the historic covenant on record for this property, and if a historic district is established what happens it now.

MOTION BY COUNCIL MEMBER HUSSAIN ASKED TO TABLE UNTIL THE NEXT MEETING.

Mr. Van Fossen stated he would reach out to the County for the covenant, and the impact of the district determination.

Council Member Pehlivanoglu asked for Committee comments.

Council Member Kost stated if there is not an interest, and Council believes they are going to preserve and they don't need a study or protection on the historic building. Council Member Pehlivanoglu stated that it can be brought forward again by anyone. Council Member Hussain stated there are options they can consider at the December 9, 2025 meeting. Council Member Pehlivanoglu stated those questions do need to be answered and not table indefinitely. Council Member Kost stated it would help to have a historic preservationist at the meeting because with the work they have done so far might not even make it an option. Council Member Pehlivanoglu asked if it was enough time to make the assessment and Council Member Kost noted they have already made their assessment.

MOTION CARRIED 3-0.

OTHER

No other business at this time.

ADJOURN

Adjourned at 4:30 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on December 9, 2025