

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF LANSING, MICHIGAN**

**TONY BENAVIDES LANSING CITY COUNCIL CHAMBERS
LANSING CITY HALL, 10th FLOOR
124 W. MICHIGAN AVENUE**

July 28, 2025 at 7:00 PM



TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

Roll Call

Meditation And Pledge Of Allegiance

Approval Of Printed Council Proceedings

1. July 14, 2025

Consideration Of Late Items (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

Tabled Items

Special Ceremonies And Presentations

2. 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. (PEND-4060)
3. Appointment; Stephen Robertson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026 (PEND-4122)

Comments By Council Members And City Clerk

Community Event Announcements (Time, place, purpose, or definition of event – 1 minute limit)

Speaker Registration For Public Comment On Legislative Matters

4. Virtual Participation is available for Public Comment on Legislative Matters. Legislative Matters consist of the following items on the agenda: Public Hearings (other than show cause hearings), Consent Agenda Items, Resolutions, Ordinances for Introduction, and Ordinances for Passage. Sign up by **6:30 p.m.** on Council Meeting days using the following link: <https://events.gcc.teams.microsoft.com/event/5d8a7c88-abed-4398-8f39-67736cca8ad9@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

Public Comment On Legislative Matters (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes.

Speakers must sign up on BLUE form.)

Scheduled Public Hearings

5. Noise Special Permit; request from the Public Service Department to allow for rehabilitating Pleasant Grove Rd. from Holmes Rd. to Mt. Hope Ave. (PEND-4120)
6. 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. (PEND-4109)
7. Brownfield Plan #80, Amendment No. 1; Pleasant Grove & Holmes Mixed-Use Redevelopment Project at 2130 W. Holmes Rd. (PEND-4105)
8. Amending Chapter 206, Section 206.02, clarify most responsive and responsible bidder for construction bids (PEND-4069)

Council Consideration Of Legislative Matters

Referral Of Public Hearings

Consent Agenda

9. 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. (PEND-4060)
10. Appointment; Stephen Robertson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026 (PEND-4122)

Resolutions For Action

11. Brownfield Plan #86; Novi Properties, 820 W. Miller Rd. (PEND-4097)
12. Brownfield Plan #88; Michigan Avenue Rehabilitation Project, 603-607 E. Michigan Ave. (PEND-4095)
13. Council Staff; Personnel Rule changes (PEND-4141)
14. Reappointment; Anthony Mullen as an At-Large member of the Board of Water and Light for a term to expire June 30, 2029 (PEND-4119)

Reports From Council Committees

Ordinances For Introduction And Setting Of Public Hearings

15. Setting a Public Hearing on Amending Chapter 1610, Section 1610.1 adopting the 2021 International Fire Code (PEND-4067)
16. Setting a Public Hearing on Amending Chapter 210, add Section 210.06, City Council attendance (PEND-4129)

Ordinances For Passage

17. Amending Chapter 1460, Section 1460.49(a) to require that rental dwellings have insurance covering tenant relocation costs (PEND-4042)

18. Amending Chapter 1460, adding a new Section 1460.51 to create a tenant relocation fee and renumbering the existing Section 1460.51 (PEND-4046)
19. Amending Chapter 1460, Section 1460.50 to update and correct internal references (PEND-4044)

Speaker Registration For Public Comment On City Government Related Matters Reports Of City Officers, Boards, And Commissions; Communications And Petitions; And Other City Related Matters (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

20. Minutes of Boards and Commissions

Item(s) from the Mayor re:

21. Budget Amendment; Human Relations and Community Services (HRCS) Carryforwards from Fiscal Year 2024-2025 to Fiscal Year 2025-2026 (PEND-4140)
22. Appointment; Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028 (PEND-4135)
23. Appointment; Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029 (PEND-4138)
24. 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 (PEND-4139)

Communications and Petitions

25. Communication from Linda Sanchez Gazella in support of the appointment of Florensio Hernandez as the 1st Ward member of the Board of Police Commissioners
26. Communications from Richard Simtob, Dave Bueche, and Louis M Sesti opposing Tenant Relocation requirements

Motion Of Excused Absence

Remarks By Council Members

Remarks By The Mayor Or Executive Assistant

Public Comment On City Government Related Matters (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on YELLOW form.)

Adjournment



CHRIS SWOPE, CITY CLERK

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.

LANSING CITY COUNCIL MEETING

DATE & TIME: 7/28/2025 7:00 PM

Starting Time_____

REGULAR MEETING: X

SPECIAL MEETING:

ATTENDANCE

COUNCIL MEMBER	PRESENT	ABSENT	ARRIVED
BROWN	☒	☐	_____
CARTER	☒	☐	_____
GARZA	☒	☐	_____
HUSSAIN	☒	☐	_____
JACKSON	☐	☒	_____
KOST	☒	☐	_____
PEHLIVANOGLU	☒	☐	_____
SPADAFORE	☒	☐	_____

MEDITATION IN MEMORY OF: Kenneth Robinson Andy Hyatt's Father

PLEDGE LED BY: _____

Adjournment Time_____

CHRIS SWOPE
LANSING CITY CLERK



**Official Proceedings of the City Council
City of Lansing
July 14, 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, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Council Member Jackson asked people to remember Janet James, who 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 June 23, 2025

Motion Carried

Special Ceremonies and Presentations

Brownfield Plan #80, Amendment No.1; Pleasant Grove & Holmes Mixed-Use Redevelopment Project at 2130 W. Holmes Rd.

Council Member Garza recognized Brent Forsberg and Kris Klein to present details on Brownfield Plan #80.

Comments by Council Members and the City Clerk

Vice President Carter spoke about an upcoming At-Large Constituent Meeting and the annual One Faith event.

Council Member Hussain spoke about a ribbon cutting ceremony for a Fitness Court at Benjamin Davis Park. He also thanked community members for their help with Southwest Lansing development projects and spoke about several agenda items.

Council Member Jackson spoke against the resolution appointing Florenio Hernandez as the 1st Ward member of the Board of Police Commissioners.

Council Member Pehlivanoglu spoke about the resolution appointing Florenio Hernandez as the 1st Ward member of the Board of Police Commissioners.

City Clerk Swope spoke about the upcoming City Primary election.

Community Event Announcements

Nicklas Zande spoke about an Old Everett Neighborhood meeting and picnic.

Loretta Stanaway spoke about a Boys Training School cemetery marker cleaning event.

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 the organizers of the annual One Faith Event and of the Kingdom Ministries Community event. He also spoke about Beerfest, Comic-Con, ScrapFest, and the opening of a Fitness Court at Benjamin Davis Park. He shared details about a meeting regarding the RACER Trust site, the Concert in the Park, the opening of a recycling drop-off center, and a disability awareness flag raising ceremony at City Hall. Lastly, he spoke about the Appointment of Florenio Hernandez as the 1st Ward member of the Board of Police Commissioners.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Brownfield Plan #86; Novi Properties, 820 W. Miller Rd

Brownfield Plan #88; Michigan Avenue Rehabilitation Project, 603-607 E. Michigan Ave.

Amend Chapter 1460, Section 1460.49(a) to require that rental dwellings have insurance covering tenant relocation costs.

Amend Chapter 1460, adding a new Section 1460.51 to create a tenant relocation fee and renumbering the existing Section 1460.51

Amend Chapter 1460, Section 1460.50 to update and correct internal references

Council Member Garza and Pehlivanoglu gave an overview of the public hearings.

Public Comment on Legislative Matters:

Clerk Swope acknowledged several written communications.

Loretta Stanaway spoke against Brownfield Plans #86 and #88.

Pat Gillespie spoke about Brownfield Plan #88.

Joe Neller spoke about ordinances regarding tenant relocation insurance.

Cortney Frato spoke against proposed ordinances regarding tenant relocation insurance.

Kristy Welch spoke against proposed ordinances regarding tenant relocation insurance.

Randy Watkins spoke against the Claim Appeal resolution for the Eastside Community Action Center.

M C Rothhorn spoke in support of the Extended Producer Responsibility Policies resolution.

Nicklas Zande spoke about various legislative matters.

Jody Washington spoke about various legislative matters.

Legislative Matters

Referral of Public Hearings

Brownfield Plan #86; Novi Properties, 820 W. Miller Rd
Referred to the Committee on Development and Planning

Brownfield Plan #88; Michigan Avenue Rehabilitation Project, 603-607 E. Michigan Ave.
Referred to the Committee on Development and Planning

Amend Chapter 1460, Section 1460.49(a) to require that rental dwellings have insurance covering tenant relocation costs.
Referred to the Committee on Public Safety

Amend Chapter 1460, adding a new Section 1460.51 to create a tenant relocation fee and renumbering the existing Section 1460.51
Referred to the Committee on Public Safety

Amend Chapter 1460, Section 1460.50 to update and correct internal references
Referred to the Committee on Public Safety

Consent Agenda

By Vice President Carter

To approve all items on the Consent Agenda.

Motion Carried

Resolution #2025-173

By Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore
Resolved by the City Council of the City of Lansing

WHEREAS, On July 26, 2025, the Lansing Church of God in Christ will honor and recognize the "passing of the mantle" of Pastorate from Bishop Samuel

Duncan, Jr. to Pastor Samuel Duncan, IV; and

WHEREAS, Pastor Samuel Duncan IV, known widely as Pastor "Cisco", is a visionary leader, compelling preacher, and a personal coach committed to changing lives through the gospel of Jesus Christ. His global influence spans pulpits, classrooms, and coaching circles equipping people across diverse walks of life to become all that God has destined them to be; and

WHEREAS, Pastor "Cisco" currently serves as the Pastor of the Lansing Church of God in Christ. A position he has been recently solely appointed to by his father and Bishop of the Michigan Southwest 3rd Ecclesiastical Jurisdiction of the Church of God in Christ; and

WHEREAS, throughout his journey, Pastor "Cisco" has learned that the perception of life shapes our purpose. As he matured spiritually and personally, he embraced his calling to help others recognize their God-given potential and live their lives with a purpose; and

WHEREAS, his passion has been to guide people to evolve, grow, and thrive through the transformative power of the Word of God. Believing the most powerful way to impact the world is to establish the kingdom of God in the hearts and minds of people.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council recognizes and congratulates Pastor Samuel "Cisco" Duncan IV on his receiving the mantle as Pastor of Lansing Church of God in Christ.

Adopted as part of the Consent Agenda

Resolution #2025-174

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, on May 5, 2025 City Council of the City of Lansing adopted (Resolution 2025-132) the Annual Action Plan for the City of Lansing that includes housing and community development goals, objectives, strategies and budget for the use of community development fund resources for fiscal year 2025-2026; and

WHEREAS, on May 14, 2025 the City of Lansing was notified by the U.S. Department of Housing and Urban Development (HUD) of their approved federal funding allocations for Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) funds; and

WHEREAS, this amended resolution includes the actual federal funding allocations, which was an overall 2.6% reduction from last year, as well as the prior year and program income for the CDBG and HOME programs, resulting in the revised resolution, as stated below; and

WHEREAS the U.S. Department of Housing and Urban Development (HUD) requires that the City of Lansing submits the Annual Action Plan to receive Community Development fund resources, including Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) program funds, for the upcoming fiscal year 2025-2026; and

WHEREAS, the CDBG (\$1,982,088), HOME (\$653,936.57) and ESG (\$178,551) entitlement amount allocated to Lansing for the upcoming fiscal year is \$2,814,575.57; and

WHEREAS, the City of Lansing estimated amounts of program income (PI) and previous year's (PY) annual funding available for CDBG are \$456,487 (\$356,487 PY and \$100,000 PI) and HOME \$281,699 (\$256,699 PY and \$25,000 PI); and

WHEREAS, the total amount of federal funding allocations, program income and previous year's funding equal \$3,552,761.57; and

WHEREAS, pursuant to program requirements, the city has conducted a citizen participation and open review process which has included meetings and public hearings; and

WHEREAS, the City has further promoted participation, input and review in the process by conducting two (2) separate advertised public hearings before the Lansing Planning Commission, one on December 3, 2024, regarding housing and community development needs and one on March 4, 2025, regarding proposed Annual Action Plan program objectives and projected use of Federal entitlement and formula program funds; and

WHEREAS, there was a total of seven participants at the hearings in support of continued funding for the CDBG activities, including blight removal, providing safe and affordable housing, supportive services for the homeless, domestic violence programs and digital literacy programs; and

WHEREAS, the Planning Commission recommended to City Council to approve submission of the Annual Action Plan contingent that all proposed activities budgets will be proportionally increased or decreased from the estimated funding levels to match the actual allocation amounts; and

WHEREAS, the City also initiated and carried out the required thirty (30) day public comment period on the proposed 2025-26 Annual Action Plan by publishing a notice of the availability of the plan in the Lansing City Pulse on March 19, 2025, with a comment period of March 20, 2025 – April 21, 2025; and

WHEREAS, a public hearing was held before the Lansing City Council on April 21, 2025, to again receive citizen comments and recommendations and to give final review to the Annual Action Plan; and

WHEREAS, there were no additional public comments on the Annual Action Plan and the minutes from these three (3) Public Hearings are provided with the submission of the Annual Action Plan; and

WHEREAS, Federal regulations require the City to make certain certifications and assurances to HUD as a part of the City's application and Annual Action Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lansing adopts the Annual Action Plan for the City of Lansing that includes housing and community development goals, objectives, strategies, and budget for the use of community development fund resources for fiscal year 2025-2026 as proposed by the Committee of the Whole; and

BE IT FURTHER RESOLVED that the mayor, as the City's Chief Executive Officer, or his designee is hereby authorized to sign the Annual Action Plan and application for FY 2025-2026, including all understandings, assurances and certifications contained therein, and to submit the grant application to the U.S. Department of Housing and Urban Development; and

BE IT FINALLY RESOLVED that the Mayor or his designee is authorized, as the official representative of the City of Lansing, to set-up budget line items, provide any and all information, to act in connection with the Annual Action Plan application and to execute all agreements, contracts and legal documents, including the agreement between the City and the U.S. Department of Housing and Urban Development, to secure CDBG, HOME and ESG funding and implement the Annual Action Plan programs.

Adopted as part of the Consent Agenda

Resolution #2025-175

By the Committee of the Whole
Resolved by the City Council of the City of Lansing

WHEREAS, Michigan Public Act 20 of 1943, as amended, MCL 129.91, et seq., (the Act) governs the investment of surplus funds of political subdivisions of Michigan, including the City of Lansing; and

WHEREAS, the Act permits the City Council to authorize an employee as the Investment Officer, and to adopt an Investment Policy describing which investments may be made consistent with the Act; and

WHEREAS, the City currently has an Investment Policy and would like to update it with the Policy submitted herewith; and

WHEREAS, the purpose of this Investment Policy is to establish the investment objectives, delegation of authority, standards of prudence, eligible investments and transactions, internal controls, reporting requirements, safekeeping and custodial procedures necessary for the prudent management of City funds; and

WHEREAS, it is the policy of the City of Lansing to invest public funds in a prudent manner which will provide the preservation of capital, meet the daily liquidity needs of the city, conform to all local laws and state statutes governing the investment of public funds and generate at least market rate or better of return; and

WHEREAS, this investment policy applies to all investment activities/financial assets of the City of Lansing; and

WHEREAS, investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived; and

WHEREAS, the Investment Policy designates the Treasurer as the City's Investment Officer, who is responsible for managing the City's investment program and for implementing this Investment Policy; and

WHEREAS, the Investment Policy shall be reviewed annually by the Treasurer, and any proposed modifications to the policy must be approved by the Lansing City Council.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council authorizes the City Treasurer as the Investment Officer for the City and adopts the Investment Policy.

BE IT FINALLY RESOLVED, the Administration is authorized to receive the funds, create the necessary accounts, and make necessary transfers for administration in accordance with the requirements of the policy.

Adopted as part of the Consent Agenda

Resolution #2025-176

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

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request from Pandoff-Hill Corporation for a Class C license, Sunday sales (AM/PM), dance, entertainment, and outdoor service area permits at 3224 E. Michigan Ave, Suite G.; and

WHEREAS, the applicant has applied for approval of the license pursuant to Chapter 830 of the Lansing Codified Ordinances, has paid the appropriate application fee, and has received all the required departmental approvals; and

WHEREAS, the Committee on City Operations met on July 14, 2025, and reviewed the request with affirmative action taken.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Pandoff-Hill Corporation for a Class C license, Sunday sales (AM/PM), dance, entertainment, and outdoor service area permits at 3224 E. Michigan Ave, Suite G.

Adopted as part of the Consent Agenda

Resolution #2025-177

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

WHEREAS, the City of Lansing Department of Public Service and the Lansing Board of Water & Light are partnering to construct the utility and infrastructure improvements associated with the Combined Sewer Overflow (CSO) 019 Project, a project area generally bounded by W. Cesar E. Chavez Avenue on the northside, N Chestnut Street on the westside, W Lapeer Street on the southside, and N Grand Avenue on the eastside; and

WHEREAS, City Council previously approved Resolution #2025-122, which granted a noise waiver for work on Saturdays from 8:00 am to 4:30 pm from May 17, 2025 to November 22, 2025 in the project area of the CSO 019 project; and

WHEREAS, the construction contractor, Hoffman Bros., Inc. has rented a property to use as a staging yard at 1038 N. Larch Street; and

WHEREAS, for the periods August 16, 2025, through November 22, 2025, the construction contractor, Hoffman Bros. Inc., has requested a waiver of the noise ordinance in the area surrounding 1038 N. Larch Street on Saturdays from 8:00 AM to 4:30 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- reduce the amount of time local access for property owners is impacted;
- allow the contractor to have the ability to work some Saturdays when necessary for completion of important work activities; and
- keep the project on-schedule based on rain days.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, July 28, 2025, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance to Hoffman Bros. Inc., while the company is conducting work as part of the CSO 019 Project on Saturdays from 8:00 AM to 4:30 PM for the periods August 16, 2025, through November 22, 2025.

Adopted as part of the Consent Agenda

Resolution #2025-178

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

WHEREAS, Eastside Neighborhood Organization requested \$500 to defray costs for a special event permit associated with their event, "Eastside Summer Festival" to be held August 23, 2025; and

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

WHEREAS, the Committee on City Operations met on July 14, 2025, reviewed the request, and approved \$500.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to Eastside Neighborhood Organization in the amount of \$500 to defray costs for a special event permit associated with their event "Eastside Summer Festival" to be held on August 23, 2025.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$500 to the Council Community Promotion Account – 101.112101.956289.

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

Adopted as part of the Consent Agenda

Resolution #2025-179

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

WHEREAS, the City of Lansing Department of Public Service is planning to rehabilitate Pleasant Grove Road from Holmes Road to Mt. Hope Avenue; and

WHEREAS, from September 6, 2025 through November 8, 2025, the Public Service Department, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

WHEREAS, the City of Lansing Public Service Department recommends that the contractor be granted the requested noise waiver in order to:

- Limit the amount of time that vehicle traffic will be detoured; and
- Keep the project on-schedule with uncertainty of weather impacts and colder fall temperatures impacting the HMA paving.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, July 28, 2025, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance for construction noise at Pleasant Grove Road, between Holmes Road and Mt. Hope Avenue, on Saturdays from 8:00 AM to 5:00 PM from September 6, 2025 through November 8, 2025.

BE IT FINALLY RESOLVED that the City Clerk shall provide notice of the public hearing to all residents living within 500 feet of the real property line of

the noise emitter

Adopted as part of the Consent Agenda

Resolution #2025-180

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

**RESOLUTION TO SET A PUBLIC HEARING FOR
BROWNFIELD PLAN #80 AMENDMENT #1 – PLEASANT GROVE & HOLMES MIXED-USE REDEVELOPMENT PROJECT**

WHEREAS, the Lansing Brownfield Redevelopment Authority has prepared and forwarded an approved Brownfield Plan pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 2130 W. Holmes Road located in the City of Lansing; and

WHEREAS, prior to City Council's action on this request, it is necessary to hold a public hearing on the Plan, to allow for any resident, taxpayer or ad valorem taxing unit the right to appear and be heard; and

WHEREAS, the Brownfield Plan is available for public inspection at the Lansing Economic Development Corporation, 401 S. Washington Sq., Suite 101, Lansing, MI 48933, and that all aspects of the Brownfield Plan are open for discussion at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that a public hearing be held in the Tony Benavides Lansing City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on July 28, 2025 at 7:00 p.m. on Brownfield Plan #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project under the Brownfield Redevelopment Financing Act, for property more particularly described as:

Parcel 33-01-01-29-305-123: COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W SPLIT/COMB. ON 2/7/2025; PARENT PARCEL(S): 33-01-01-29-305-122; CHILD PARCEL(S): 33-01-01-29-305-123, 33-01-01-29-305-124;

Parcel 33-01-01-29-305-124: COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W SPLIT/COMB. ON 2/7/2025; PARENT PARCEL(S): 33-01-01-29-305-122; CHILD PARCEL(S): 33-01-01-29-305-123, 33-01-01-29-305-124;

and that the City Clerk cause notice of such hearing to be published in a publication of general circulation, no less than 10 days or more than 40 days prior to the date of the public hearing, and that the City Clerk also cause the legislative body of each taxing unit levying ad valorem taxes on this property, to be notified of Brownfield Plan #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project and the scheduled public hearing.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2025-181

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

WHEREAS, Eastside Community Action Center sought to eliminate a special assessment of \$674 for red tag fees, on the property tax bill for 1018 Bensch Street, (Tax ID #33-01-01-22-205-211); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on June 23, 2025, and denied the claim in the amount of \$674.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$674 for red tag fees on the property tax bill for 1018 Bensch Street (Tax ID #33-01-01-22-205-211).

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

By Council Member Brown

Motion Carried by the following roll call vote:

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

Nays: Council Members Jackson, Brown, Carter

Resolution #2025-182

By the Committee on Equity Diversity and Inclusion
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing is committed to reducing materials landfilled by diverting and capturing value from those materials, ultimately reducing greenhouse gas emissions; and

WHEREAS, product packaging, including plastic, glass, metals, paper, and cardboard constitutes approximately 30-40% of the materials managed by Lansing waste and recycling programs; and

WHEREAS, a wide variety of other materials, including but not limited to electronics, batteries, mercury switches, mattresses, carpet, and many other materials are problematic and often dangerous to manage at the end of their useful life; and

WHEREAS, Michigan taxpayers currently bear 100% of the costs and collectively already pay over \$1 billion each year to finance the collection and management of this material through fragmented and increasingly expensive disposal and recycling options; and

WHEREAS, producers of products and packaging have little incentive to minimize the use of harmful additives, wasteful packaging, or increase access to recycling; and

WHEREAS, there is no organized coordination between the producers of products, packaging, and the residents and municipalities that are responsible for disposing of or recycling these materials; and

WHEREAS, producers have taken some or all the responsibility for the management of post-consumer products and packaging in other parts of the world, including all European Union member states and five provinces in Canada, and as a result, have greatly increased recycling rates, expanded infrastructure investment, created jobs, and reduced taxpayer costs; and

WHEREAS, producers of products and packaging materials would have a direct economic incentive to produce less harmful and wasteful products and packaging and the shared responsibility between those who create the waste and those who manage the waste would foster recycling system improvements and enable greater participation in recycling across Michigan; and

WHEREAS, Extended Producer Responsibility (EPR) laws for products and packaging assures safe and productive management programs such as recycling and composting are funded and stable event when global recycling markets are unfavorable; and

WHEREAS, Michigan's counties, municipalities, and taxpayers are currently footing the bill for a problem of which they have little control; and

WHEREAS, EPR laws require producers to bear some of the cost of end-of-life management for covered products and packaging and therefore, taxpayers will no longer be solely responsible for the cost of recycling or end-of-life management since the net costs of recycling or proper handling would be reimbursed or covered by producers, rather the lifecycle costs of the product and its packaging will be internalized and producers will be incentivized to produce less harmful and wasteful, more recyclable packaging; and

WHEREAS, EPR policies will help to achieve some of the goals of the City of Lansing's Sustainability Action Plan and reduce the impacts of these products and packaging on the City and its residents.

NOW, THEREFORE, BE IT RESOLVED, City of Lansing supports Extended Producer Responsibility (EPR) policies in Michigan.

BE IT FURTHER RESOLVED, that the City Clerk submit copies of this resolution to the Governor of the State of Michigan and the Lansing delegation to the Michigan House of Representatives and Senate.

By Council Member Jackson

Motion Carried

Ordinances for Introduction

Introduction of Ordinance

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 206, Section 206.02, to add Section 206.02(a)(1)l. to add to and clarify the criteria that shall be considered in determining the lowest and most responsive and responsible bidder in construction contracts, and to require a scoring program for non-monetary criteria to be established by Resolution of Council.

The Ordinance was read for a first time by its title and referred to the Committee on Development and Planning.

Resolution #2025-183

By the Committee on Development and Planning
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 Monday, July 28, 2025, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of considering an Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 206, Section 206.02, to add Section 206.02(a)(1)l. to add to and clarify the criteria that shall be considered in determining the lowest and most responsive and responsible bidder in construction contracts, and to require a scoring program for non-monetary criteria to be established by Resolution of Council.

By Council Member Garza

Motion Carried

Speaker Registration for Public Comment on City Government Related Matters

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

Tri-County Office on Aging's Fiscal Year 2026 Annual Implementation Plan
Placed on File

Liquor License; La Mulata Private Events LLC, 5334 S. Martin Luther King Jr. Blvd. request to Transfer Ownership, escrowed 2025 Class C & SDM license; new Sunday Sales Permit (PM), Outdoor Service Area, Dance-Entertainment Permit and Extended Hours (PEND-4125)
Referred to the Committee on City Operations

Liquor License; Community Circle Players, Inc. dba Riverwalk Theatre, 228 Museum Drive, request for Club License; new Sunday Sales Permit (PM), Outdoor Service Area, and Dance-Entertainment Permit
Referred to the Committee on City Operations

Item(s) from the Mayor re:

Amending Chapter 1610, Section 1610.1 adopting the 2021 International Fire Code
Referred to the Committee on Public Safety

Setting a Public Hearing on Amending Chapter 1610, Section 1610.1 adopting the 2021 International Fire Code
Referred to the Committee on Public Safety

Appointment; Florenso Hernandez as the 1st Ward member of the Board of Police Commissioners for a term to expire June 30, 2029
Placed on File

Appointment; Stephen Robertson as an At-Large member of the Board of Zoning Appeals for a term to expire June 30, 2026
Referred to the Committee on Development and Planning

Appointment; Katherine Hubbard as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2027
Referred to the Committee on Development and Planning

Reappointment; Anthony Mullen as an At-Large member of the Board of Water and Light for a term to expire June 30, 2029
Referred to the Committee of the Whole

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

Setting a Public Hearing on 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

Item(s) from Council Members Kost and Pehlivanoglu re:

Amending Chapter 210, add Section 210.06, City Council attendance
Referred to the Committee of the Whole

Setting a Public Hearing on Amending Chapter 210, add Section 210.06, City Council attendance
Referred to the Committee of the Whole

- Communications and Petitions, and Other City Related Matters:

Notice from the Michigan Liquor Control Commission; K & R Jackson INC., 3814 W Jolly Rd, request for Transfer Ownership 2025 SDM License with Sunday Sales Permit (AM), Sunday Sales Permit (PM) for SDM license, Mixed Spirit Drink and Motor Vehicle Fuel Pumps. RID #RQ-2506-07286

Placed on File

Communication from Ian about Tenant Relocation
Placed on File

Communication from Ian about more extensive investigations into police officers
Placed on File

Communication from Capital City Labor Program in objection to the re-appointment of Farhan Sheikh-Omar to the City's Boards of Police Commissioners.
Placed on File

Remarks by Council Members

Council Member Jackson spoke about the Communication from the Capital City Labor Program.

Public Comment on City Government Related Matters

Scotty Decess spoke about a sound and air quality issue from a Lansing welding business.

Samantha Vaive spoke about various City matters.

Erik Almquist spoke about road safety for bikers.

Nicklas Zande spoke about various City matters.

Adjourned Time 8:41 P.M.

Chris Swope, City Clerk

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Agenda Item Number(s) or Description(s) Responsible Bidder Ordinance
Name (print) Michael Marks E-Mail (optional) nmarks@mackenzieco
Address (street, city, zip) 4248 W. Sugaraw Hwy. Grand Ledge MI 48837
Company or organization represented, etc. (if applicable) E. T. Mackenzie Co.
Signature [Handwritten Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Responsible + Responsive Bidder's Ordinance

Name (print) Jason Brown E-Mail (optional) jason@local333.com

Address (street, city, zip) 5405 S. Martin Luther King Jr. Blvd. Lansing, MI

Company or organization represented, etc. (if applicable) Local 333

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Responsible Bidder Ordinance
Name (print) Tom Staret E-Mail (optional) _____
Address (street, city, zip) 605 Haley Ct, Lansing, MI 48908
Company or organization represented, etc. (if applicable) Leavitt & Staret Excavating, Inc.
Signature Tom A Pronouns _____

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Agenda Item Number(s) or Description(s) Amending Chapter 206

Name (print) Deshon Leek E-Mail (optional) DLeek.MBTC@gmail.com

Address (street, city, zip) 435 Washington St Lansing MI 48933

Company or organization represented, etc. (if applicable) _____

Signature Deshon Leek Pronouns _____

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Agenda Item Number(s) or Description(s) 2.06.02 - Responsible bidder ordinance

Name (print) Jeremiah Leyba E-Mail (optional) Jeremiah Leyba@thinkmita.org

Address (street, city, zip) 2937 Atrium Dr, Suite 100, Okemos, MI 48864

Company or organization represented, etc. (if applicable) Michigan Infrastructure & Transportation Association (MITA)

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Responsible and responsive Bidding

Name (print) Ken Koip E-Mail (optional) _____

Address (street, city, zip) 5710 Ivan Dr. Lansing, Mi 48917

Company or organization represented, etc. (if applicable) IBEW 665

Signature [Handwritten Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Responsible / Responsive Bidders Ordinance
Name (print) Jacob Toomey E-Mail (optional) _____
Address (street, city, zip) 1118 Centennial Way Lansing, MI 48917
Company or organization represented, etc. (if applicable) MI LIUNA / LIUNA Local 499
Signature [Signature] Pronouns He/Him/His

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Agenda Item Number(s) or Description(s) 9 and 10: Board App.

Name (print) Nickolas Zande E-Mail (optional) nwzande@gmail.com

Address (street, city, zip) 411 W Wilford Ave Lansing MI 48906

Company or organization represented, etc. (if applicable) _____

Signature Nickolas Zande Pronouns he/him/his

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Agenda Item Number(s) or Description(s) landlord ins requirement

Name (print) Loretta Stanaway E-Mail (optional) _____

Address (street, city, zip) 546 Armstrong Rd

Company or organization represented, etc. (if applicable) _____

Signature J Stanaway Pronouns _____

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Agenda Item Number(s) or Description(s) #5

Name (print) David Burns E-Mail (optional) DBurns2@Ingham.org

Address (street, city, zip) 5050 W. SELL RD

Company or organization represented, etc. (if applicable) Ingham County Land Bank

Signature [Signature] Pronouns _____

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Public Comment on Legislative Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Legislative Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

*Legislative matters consist of the following items on the agenda: **public hearings, resolutions, ordinances for introduction, and ordinances for passage.** The public may comment for up to three minutes*.*

Agenda Item Number(s) or Description(s) Noise Ordinance Noise
Special Permit 019
Name (print) Carlos Manchon E-Mail (optional) _____
Address (street, city, zip) 1008 N. Larch St. Lansing MI, 48906
Company or organization represented, etc. (if applicable) N Larch neighborhood
Signature Carlos Pronouns He/him

- Public speakers will be called by the City Clerk. When the City Clerk recognizes you, please proceed to the speaker's podium and speak directly and clearly into the microphone. Do not touch the microphone.
- Direct your comments to the Council President.
- No speaker called upon to speak shall by speech or conduct disturb, disrupt, delay, interfere with, or otherwise impede the orderly conduct of the Council meeting.
- No personal attacks or defamatory remarks towards any person will be permitted.
- Questions raised during public comment may or may not be answered by the President, another Council Member, the Mayor, or member of the City Staff during the meeting.
- Time limit to address the council on legislative matters is **3 Minutes***.
- Spokespersons for a group or shared viewpoint are encouraged; however, a speaker's time limit may not be increased through assignment of someone else's time or opportunity to speak.
- No registrations will be accepted after the deadline as announced by the City Clerk.
- If you wish to submit written materials, please provide them to the City Clerk or City Clerk staff along with this form.
- The City Council conducts its open meetings in an orderly manner in accordance with the Open Meetings Act. Council meetings will not be conducted as interactive forums or "town meetings."

Thank you for your involvement and interest in our City,
Chris Swope, Lansing City Clerk, MiPMC / MMC

* *The Presiding Officer may reduce the amount of time for each speaker if he or she determines that the number of registered speakers is so numerous that the meeting cannot be timely concluded without a reduction in the time allocated for each speaker.*

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TDD (517) 483-4479). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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Agenda Item Number(s) or Description(s) Public hearing Item 7
Name (print) Brent Forsberg E-Mail (optional) brent.forsberg@gmail.com
Address (street, city, zip) 120 N Washington St Floor 3
Company or organization represented, etc. (if applicable) Holmes & Plesco Group LLC
Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Brownfield

Name (print) Chaz Casillo E-Mail (optional) ✉

Address (street, city, zip) 1932 Crossroads Dr NE Holt, MI 48842

Company or organization represented, etc. (if applicable) Greater Lansing Hispanic Chamber

Signature [Signature] Pronouns _____

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Agenda Item Number(s) or Description(s) Pleasant Grove → Holmes Brounfeld

Name (print) Paul Anderson E-Mail (optional) _____

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) Southwest Action Group

Signature [Handwritten Signature] Pronouns _____

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Swope, Chris

From: Mitch Rice <ricem1957@gmail.com>
Sent: Monday, July 28, 2025 8:48 AM
To: City Council; Clerk, City
Subject: [EXTERNAL] agenda item 11 City Council meeting 7-28-25

Dear City Council:

We are in favor of approving the agenda item 11.

Brownfield Plan #86; Novi Properties, 820 W. Miller Rd. This is a well planned project, and will be an upgrade and reuse of the vacant property. It will improve the surrounding neighborhood and the south side of Lansing.

Mitch & Candy Rice
2nd Ward residents

July 28, 2025

Attn: Lansing City Council
Re: City Rescue Mission Rehabilitation Project

Dear Lansing City Council,

On behalf of the Lansing Regional Chamber of Commerce (LRCC), we express our enthusiastic support for the proposed redevelopment of the property formerly home to the City Rescue Mission on Michigan Avenue.

We believe this project represents a much-needed and exciting step forward for our city. The redevelopment will help revitalize the Michigan Avenue Corridor by bringing:

- Additional housing units to our urban core
- Refreshed spaces to foster new retail and restaurant opportunities
- Improvements to public infrastructure, including curbs, sidewalks, and rain gardens
- Increased energy and activation benefiting both downtown Lansing and surrounding neighborhoods while providing positive experiences for visitors

This aligns with the LRCC's public policy priorities that focus on supporting projects which drive economic development, job creation, and strategic reinvestment in our region's corridors.

It is inspiring to see a project that honors the mission of the City Rescue Mission by breathing new life into its former space. For the health and well-being of both the business and residential community, continued investment along the Michigan Avenue corridor is essential.

We are confident that this redevelopment will contribute significantly to the growth and vitality of Lansing, making it an even better place to live, work, and play. We are proud to lend our support to this project and encourage the City Council to approve this redevelopment plan.

Sincerely,



Tim Daman
President & CEO
Lansing Regional Chamber of Commerce

July 28, 2025

Attn: Lansing City Council
Re: Pleasant Grove & Holmes Mixed-Use Redevelopment

Dear Lansing City Council,

On behalf of the Lansing Regional Chamber of Commerce, I am writing to express our strong support for Brownfield Plan #80, Amendment No. 1 related to the Pleasant Grove & Holmes Mixed-Use Redevelopment Project located at 2130 W. Holmes Road (PEND-4105).

We join several other community and business organizations in support of this transformational project. The redevelopment at Holmes and Pleasant Grove will serve as a vital community anchor—delivering not only 30 units of high-quality housing, but also approximately 5,800 square feet of thoughtfully designed ground-floor commercial space. Plans include a neighborhood café, a credit union, and a community center—services that are much needed and will contribute meaningfully to the vitality and quality of life for residents.

In addition to housing and commercial space, the project will include a public plaza designed for community events, gathering, and social connection. A central feature of this space will be a memorial honoring Malcolm X and recognizing his historic ties to the neighborhood. This integration of housing, commerce, culture, and public space represents the type of holistic community development that builds local pride, economic opportunity, and long-term sustainability.

This project aligns with the Lansing Regional Chamber's policy priorities focused on economic development, job creation, and increased housing availability in our city and region. We believe it will have a lasting positive impact on the South Lansing community and beyond.

Thank you for your consideration of this important amendment. We encourage the City Council to support Brownfield Plan #80, Amendment No. 1 and help bring this community-driven vision to life.

Sincerely,



Tim Daman
President & CEO
Lansing Regional Chamber of Commerce

**CITY OF LANSING
NOTICE OF PUBLIC HEARING
Noise Special Permit**

**July 28, 2025 at 7 p.m. for the construction at
Pleasant Grove Road From Holmes Road to Mt. Hope Avenue**

The Lansing City Council will hold a public hearing on Monday July 28, 2025 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by the City of Lansing Department of Public Service, while the contractor restores Pleasant Grove Road on Saturdays from 8:00 AM to 5:00 PM for the period September 06, 2025, through November 08, 2025 for the duration of the project to permit timely completion of the overall project.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

**CITY OF LANSING
NOTICE OF PUBLIC HEARING
Noise Special Permit**

July 28, 2025 at 7 p.m. for the construction at 1038 N. Larch Street.

The Lansing City Council will hold a public hearing on Monday July 28, 2025 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, filed by the City of Lansing Department of Public Service and the Board of Water & Light, while the organizations are constructing the utility and infrastructure improvements associated with the Combined Sewer Overthrow 019 Project on Saturdays from 8:00 AM to 4:30 PM for the period August 16, 2025, through November 22, 2025 for the duration of the project to permit timely completion of the overall project.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

From: [Carlos Daniel Manchon](#)
To: [Clerk, City](#)
Subject: [EXTERNAL] From Carlos Manchon
Date: Thursday, July 24, 2025 11:17:28 AM

To Whom It May Concern,

My name is Carlos Manchon, and I am a longtime resident of North Larch Street, where the contractor working on the city project has established a construction staging area. It has come to my attention that on July 28th at 7:00 PM, a meeting will be held to decide whether the contractor will be granted an extension to their noise permit on Saturdays.

I write today to strongly oppose this extension and to voice my deep concern over the impact this staging area has had on our neighborhood. We do not merely reject the proposed extension—we categorically oppose the existence of the staging area itself, which sits quite literally in our backyards.

Since its establishment, this site has caused significant noise and dust pollution, creating constant disruption for myself, my family, and the entire community. Let me be clear: we are a neighborhood accustomed to a certain level of noise, with a busy street and train tracks nearby. But the disturbances caused by this staging area go far beyond anything we have ever experienced—they are excessive and intolerable.

Personally, I suffer from a severe anxiety disorder. At the onset of the noise and dust from this project, I experienced a debilitating episode that required emergency services. I was unable to work for four weeks, three of which were spent in an outpatient recovery program recommended by my doctor. I had to begin new medications as a direct result of this ordeal. The ongoing daily noise has continued to trigger my anxiety, to the point where I no longer feel comfortable or safe in my own home—a home where I've lived and grown up for over 30 years.

This is not just my experience. Neighbors throughout the area have been equally affected. One family has a young daughter with asthma who can no longer use her trampoline. Another neighbor, Ester, can't even open her windows or go outside due to her severe allergies. Our entire community is suffering, and many of us feel abandoned by the very city officials who are supposed to represent and protect us.

It's hard to ignore the feeling that this situation would not have been allowed to happen in a wealthier or predominantly white neighborhood. Ours is a majority Hispanic community, and the lack of consideration we've received makes us feel marginalized and disrespected.

We are calling for the immediate removal and relocation of this staging area. The city must take accountability for this decision and recognize the harm it has caused. Our voices matter, and our health and well-being must be prioritized.

Finally, I want to make my intentions clear: if a reasonable resolution is not found, I will pursue legal action against the City of Lansing and all responsible parties for the damages I've suffered. I have full documentation of the events I've described and will not hesitate to fight for myself, my family, and my community.

I urge the city to do the right thing—remove the staging area, deny the noise permit extension, and ensure no other neighborhood is subjected to this kind of harm again.

Thank you for your time and attention. We await your response.

Sincerely,
Carlos Manchon
Resident of North Larch Street

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, July 28, 2025, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, other interested persons and ad valorem taxing units to appear and be heard on the approval of Brownfield Plan #80 Amendment #1 – Pleasant Grove & Holmes Mixed-Use Redevelopment Project pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, Public Act 381 of 1996, as amended, for properties commonly referred to as 2130 W. Holmes Road, Lansing, Michigan 48911 located in the City of Lansing, but more particularly described as:

Parcel 33-01-01-29-305-123: COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W
550 FT TO W SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W SPLIT/COMB. ON 2/7/2025;
PARENT
PARCEL(S): 33-01-01-29-305-122; CHILD PARCEL(S): 33-01-01-29-305-123, 33-01-01-29-305-124;

Parcel 33-01-01-29-305-124: COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W
550 FT TO W SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W SPLIT/COMB. ON 2/7/2025;
PARENT
PARCEL(S): 33-01-01-29-305-122; CHILD PARCEL(S): 33-01-01-29-305-123, 33-01-01-29-305-124;

Approval of this Brownfield Plan will enable the Lansing Brownfield Redevelopment Authority to capture incremental tax increases which result from the redevelopment of the property to pay for costs associated therewith. Further information regarding this issue, including maps, plats, and a description of the brownfield plan will be available for public inspection and may be obtained from Kris Klein, Vice President, Lansing Economic Development Corporation, 401 S. Washington Sq, Suite. 101, Lansing, MI 48933, (517) 599-1136.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope



Chris Swope
Lansing City Clerk

July 25, 2025

President and Council Members
10th Floor City Hall
Lansing, MI 48933

Dear President and Council Members:

My office has received and placed on file the latest version: [Brownfield Plan No. 80 Amendment No. 1](#)

This document is available for review at the office of the City Clerk or at <https://mi-lansing3.civicplus.pro/227/Public-Notices-Documents-on-File> under Documents on File tab.

Sincerely,

Chris Swope, MMC/MiPMC
Lansing City Clerk

AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-227 – City of Lansing, Notice of Public Hearing** – was published Wednesday, July 16, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 16th day of July 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on July 16, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, July 28, 2025, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan for the purpose of considering:

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 206, Section 206.02, to add Section 206.02(a)(1)l. to add to and clarify the criteria that shall be considered in determining the lowest and most responsive and responsible bidder in construction contracts, and to require a scoring program for non-monetary criteria to be established by Resolution of Council.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

ORDINANCE NO. _____

An Ordinance of the City of Lansing, Michigan, to amend the Lansing Codified Ordinances, Chapter 206, Section 206.02, to add Section 206.02(a)(1)I. to add to and clarify the criteria that shall be considered in determining the lowest and most responsive and responsible bidder in construction contracts, and to require a scoring program for non-monetary criteria to be established by Resolution of Council.

THE CITY OF LANSING ORDAINS:

Section 1. That the Code of Ordinances of Lansing, MI be and is hereby amended by amending Chapter 206, Section 206.02, and shall read as follows:

206.02. - Purchases in excess of \$15,000.00; competitive sealed bids required; authority of Mayor.

(a) All supplies, service and construction items, except as otherwise provided below, when the estimated cost thereof equals or exceeds \$15,000.00, shall be purchased by formal written contract from the lowest and most responsible and responsive bidder after notice inviting competitive sealed bids.

(1) The Director shall provide for the procurement of competitive sealed bids as follows:

A. An invitation for bids describing the requirements of the using agency shall be prepared.

B. The invitation for bids shall be publicized by advertising at least once, in a newspaper of general circulation in the City, not less than five days preceding the last day set for the receipt of competitive sealed bids. In addition, the Director is encouraged to place the invitation for bids in any appropriate trade journals, professional publications or other appropriate publication, in order to encourage as much competition as possible.

The newspaper notice required herein shall include a general description of the supplies,

1 services or construction items to be purchased or sold and in addition shall state where
2 bid blanks and specifications may be obtained, the date, time and place for the filing
3 and opening of bids, whether or not bid, performance or payment bonds are required
4 and, if required, the amounts thereof, and anything else the Director may feel is
5 necessary.

6 C. Sealed bids shall also be solicited from all persons who are on the most current bidder's
7 list by mailing them a copy of such newspaper notice or another notice that will
8 acquaint them with the proposed purchase or sale. Invitations for bids sent to
9 prospective bidders on the bidder's list shall be limited to commodities that are similar
10 in character and ordinarily handled by the trade group to which the bid invitations are
11 sent. Failure to respond to three consecutive bid invitations shall result in removal from
12 the bidder's list for one year. After one year, the potential bidder may reapply to be
13 placed upon the bidder's list.

14 D. Bids submitted in response to the invitation for bids shall be submitted sealed and, in
15 addition, shall be identified as bids on the outside of the envelopes and shall be
16 accompanied by affidavits, where applicable, in such form and covering such matters
17 as the Director approves, together with any bid security required.

18 E. Bids shall be opened publicly at the time, place and date designated in the invitation
19 for bids. Each bid, together with the name of the bidder, shall be recorded and the
20 tabulation of all bids received shall be available for public inspection in the Finance
21 Department.

- 1 F. An invitation for bids may be cancelled, or any or all bids or proposals may be rejected,
2 in whole or in part, as specified in the invitation for bids, when such rejection or
3 cancellation is determined by the Director to be in the best interests of the City.
- 4 G. The Director shall not knowingly accept the bid of a person who is in default in the
5 payment of any taxes, licenses, fees, permits or any other moneys due the City or who
6 is in any other respects disqualified according to any Federal or State law or any
7 Municipal ordinance provision. A contract with a person who is discovered to have
8 been in default or disqualified at the time of the awarding of the contract shall be
9 voidable.
- 10 H. The Director shall determine and recommend in writing to the Mayor the name of the
11 lowest and most responsible and responsive bidder. In reaching a determination as to
12 who the lowest and most responsible and responsive bidder is, the Director shall
13 consider:
- 14 1. The ability, capacity and skill of the bidder to perform the contract or provide the
15 service or supplies required;
 - 16 2. Whether or not the bidder can perform the contract or provide the service or
17 supplies promptly or within the time specified, without delay or interference;
 - 18 3. The character, integrity, reputation, judgment, experience and efficiency of the
19 bidder in business;
 - 20 4. The quality of performance and time of completion by the bidder of previous
21 contracts or services;
 - 22 5. The previous and existing compliance by the bidder with laws and ordinances
23 relating to contract performance;

- 1 6. The sufficiency of the financial resources, equipment and personnel resources and
- 2 the ability of the bidder to satisfactorily perform the contract or provide the services
- 3 or supplies;
- 4 7. The quality, availability and adaptability of the supplies or services to the particular
- 5 use required;
- 6 8. The ability of the bidder to provide future maintenance and service for the use of
- 7 the subject of the contract;
- 8 9. The number and scope of any additional, limiting or qualifying conditions attached
- 9 to the bid by the bidder; and
- 10 10. Whether the supplies are recyclable, biodegradable or otherwise compatible with
- 11 environmental concerns.

12 The failure of a bidder to promptly supply information in connection with an inquiry
13 from the Director with respect to any of the provisions enumerated herein may be
14 grounds for a determination of nonresponsibility with respect to such bidder.

15 **I. When using public funds for construction work, especially those involving skilled**
16 **trade workers, the City acknowledges that the best value and lowest overall cost**
17 **is most often achieved through quality work done by a responsive and responsible**
18 **bidder, rather than simply the lowest bidder. In reviewing such bids where the**
19 **construction work is in excess of \$75,000.00, the Director shall request of bidders**
20 **and consider the following additional criteria.**

- 21 **1. Relating to Section 206.02(a)(1)H.1., the ability, capacity, and skill of the**
22 **bidder to perform the contract or provide the service or supplies required:**

1 **(i) Documentation that the bidder and any subcontractor(s) participates in an**
2 **apprenticeship program that is registered with the United States**
3 **Department of Labor (USDOL) Office of Apprenticeship or by a State**
4 **Apprenticeship Agency recognized by the USDOL Office of**
5 **Apprenticeship;**

6 **(ii) Evidence of the bidder's safety program and evidence of a safety-training**
7 **program for employees and any subcontractor(s) addressing potential**
8 **hazards of the proposed job site, including an authorized 10-hour U.S.**
9 **Department of Labor - Occupational Safety and Health Administration**
10 **(OSHA) construction safety course for all construction craft laborers to be**
11 **employed at the site of work; and**

12 **(iii) Copies of any documented violations by the bidder and any**
13 **subcontractor(s) for the past 3 years, and the bidder's corrective actions as**
14 **a result of inspections conducted by the Michigan Occupational Safety and**
15 **Health Administration (MIOSHA), OSHA, or any other applicable safety**
16 **agency.**

17 **2. Relating to Section 206.02(a)(1)H.3., the character, integrity, reputation,**
18 **judgment, experience and efficiency of the bidder in business:**

19 **(i) Evidence the bidder offers employer-sponsored healthcare benefits to**
20 **employees;**

21 **(ii) Evidence the bidder offers structured retirement plans, including pension**
22 **or other employer provided plans;**

1 **(iii) Evidence the bidder pays prevailing wage consistent with this Chapter on**
2 **all jobs, not just those jobs required to be paid at prevailing by this Chapter.**

3 **3. Relating to Section 206.02(a)(1)H.5., the previous and existing compliance by**
4 **the bidder with laws and ordinances relating to contract performance:**

5 **(i) Compliance with state and local licensing and permitting requirements, as**
6 **applicable; and**

7 **(ii) Evidence the bidder properly classifies employees on jobsites as**
8 **demonstrated by the utilization of 1099 workers compared to W-2**
9 **employees on current and past jobs, relative to other bidders for the**
10 **contract.**

11 **The City Council by resolution shall create a scoring system with points for each**
12 **of the considerations described in this subsection and Section 206.02(a)(1)H., and**
13 **shall forward it to the Mayor and Director for use in reviewing bidders for**
14 **contracts that involve construction work.**

15 (2) The Mayor, upon receipt of the Director's written bid recommendation, shall have the sole
16 responsibility and the authority to award any City contract for supplies, services or
17 construction when the contract amount is equal to or exceeds \$15,000.00. When the award
18 is not given to the lowest bidder, a written statement of the reasons for placing the award
19 with a responsible and responsive bidder who is not the lowest bidder shall be prepared by
20 the Mayor and filed with the City Clerk and Council and with the other papers relating to
21 the bid at the time the transaction is made. The written statement shall be available for
22 public inspection in the Finance Department.

23 (b) No contract or purchase shall be subdivided to avoid the requirements of this section.

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



OPERATING ENGINEERS 324

Douglas W. Stockwell - Business Manager

July 25, 2025

Lansing City Council
124 W. Michigan Avenue
Lansing, MI 48933

Subject: Strong Support for Ordinance 206.02 – “Responsible and Responsive” Bidder Requirements

To the Members of the Lansing City Council:

Operating Engineers 324 offers our full support for the City of Lansing’s proposed update to Ordinance 206.02, establishing clear, values-driven “Responsible and Responsive” bidder requirements for publicly funded construction projects.

For more than 100 years, Operating Engineers 324 has represented Michigan’s most qualified and respected tradespeople. Today, we represent nearly 15,000 skilled heavy equipment operators, technicians, and stationary engineers across the state—from Marquette to Monroe—including many working daily in and around Lansing. We are rebuilding Michigan’s infrastructure and training more professionals than ever before: OE324 currently has more apprentices enrolled than at any other time in our history.

The proposed amendment to Section 206.02 makes one thing clear: taxpayer-funded construction should be performed by contractors who are proven to be capable, accountable, and committed to quality—not simply the lowest bidder on paper.

Section 206.02(a)(1)l. outlines fair, transparent, and measurable criteria that reflect exactly what Michigan’s communities need:

- Contractors and subcontractors that invest in U.S. Department of Labor-registered apprenticeship programs, ensuring a pipeline of highly skilled, job-ready workers.
- Demonstrated compliance with MIOSHA and OSHA safety standards, backed by actual training programs and site-specific hazard planning.
- Evidence of health care, pension, and other meaningful benefits for workers—supporting family-sustaining careers.
- A commitment to paying prevailing wage on all jobs, not just when required by law, which raises standards for the entire region.
- Verification of proper worker classification practices, licensing, and local compliance—helping level the playing field for responsible contractors.



OPERATING ENGINEERS 324

Douglas W. Stockwell - Business Manager

These are not burdens—they are **standards**. And they reflect exactly what a “responsible and responsive” bidder should look like.

We support Ordinance 206.02 because it prioritizes quality, integrity, and accountability in public contracting. Cities deserve to work with contractors that have the capacity, workforce, and track record to do the job right—the first time. Lansing’s proposed ordinance lays out clear and fair criteria that reward contractors who invest in safety, training, local hiring, and timely project delivery.

The experience of municipalities across the country shows that “lowest bid” policies often backfire—leading to delays, cost overruns, and substandard results. Awarding contracts solely on price can lead to taxpayer-funded projects being built by underqualified firms using untrained labor, resulting in unsafe conditions and expensive rework. In contrast, responsible and responsive bidding criteria like those in Ordinance 206.02 ensure public funds are invested in high-quality work that’s done efficiently, safely, and professionally.

Lansing taxpayers—and Lansing workers—deserve nothing less.

By raising standards for public contractors, Ordinance 206.02 also supports family-sustaining careers and a healthy regional economy. It encourages bidders who maintain a reliable workforce, source quality materials, and prioritize long-term value—not just short-term savings. It protects workers, empowers apprentices, and helps ensure that public construction work strengthens the middle class, rather than undermines it.

Operating Engineers 324 is proud to partner with contractors who meet and exceed these standards every day. Our members are ready to deliver on Lansing’s needs—safely, professionally, and on time. We commend the City of Lansing for this smart, forward-looking approach to public contracting and urge you to adopt Ordinance 206.02 without delay.

We look forward to helping build a stronger Lansing.

We applaud the Council’s leadership on this issue and urge swift passage of this critical, forward-looking update to public contracting standards.



Iron Workers Local Union No. 25

INTERNATIONAL ASSOCIATION OF BRIDGE, STRUCTURAL,
ORNAMENTAL, AND REINFORCING IRON WORKERS

25150 Trans X Drive • P.O. Box 965 • Novi, Michigan 48376-0965

Phone: (248) 344-9494 Fax: (248) 344-4851

union@ironworkers25.org



July 25, 2025

city.council@lansingmi.gov

sherri.boak@lansing.gov

Lansing City Council Office
124 W Michigan Ave # 10
Lansing, MI 48933

To whom it may concern;

As Business Manager for the Iron Workers Local No. 25, I'd like to bring to your attention why we support Lansing's proposed Best Value Ordinance. This ordinance can promote responsible contracting, strengthen our local economy, and ensure high-quality work on city-funded projects. We support the Lansing City Council in their efforts to improve bidding in construction contracts.

Regards,

Michael Randick

Michael Randick
Business Manager/FST

cc: Ben Dodson
Business Agent



Lansing City Council:

July 25, 2025

Dear members of the Lansing City Council, I am writing in strong support of the proposed Responsible Bidders Ordinance scheduled for public hearing on July 28, 2025. This ordinance is a critical step toward ensuring that public-funded construction projects in our great city are completed safely, efficiently, and with a strong return on investment for the taxpayers.

While some of those who oppose this ordinance argue it is exclusionary, the truth is that any contractor -union or non-union- is eligible to participate in a registered apprenticeship program through the U.S. Department of Labor. These programs are open and accessible to all who are willing to invest in their workforce. Participation in such programs helps ensure that workers are properly trained, prepared, and equipped to deliver high-quality work on complex public projects. Investing in a skilled workforce through apprenticeship education, safety training, and fair employment practices is not a luxury: it is a responsibility. Cutting corners by avoiding proper training and underpaying workers or hiring underqualified workers in the name of “cost savings” is shortsighted and often results in poor workmanship, delays, poor safety ratings, and higher costs.

Refusing to invest in training your employees is a race to the bottom that the City of Lansing cannot afford. Lansing deserves contractors who take pride in their craft and in the people who make it possible.

The Responsible Bidders Ordinance ensures accountability, quality, and fairness. I urge you to adopt it without hesitation.

Thank you for your leadership and continued commitment to responsible public policy.

Dustin Howard
Business Manager/Financial Secretary-Treasurer
UA Local 333

Swope, Chris

From: Matthew Vazana <mvazana@ccsprojects.com>
Sent: Thursday, July 24, 2025 11:42 AM
To: Hussain, Adam; Spadafore, Peter; Jackson, Brian T.; Kost, Ryan; Brown, Jeffrey; Carter, Tamera; Garza, Jeremy; Pehlivanoglu, Trini; City Council
Subject: [EXTERNAL] Responsible Contractor Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council Members,

I'm writing as a local contractor who is deeply concerned about the proposed Responsible Contractor Ordinance under consideration in Lansing. While I absolutely support high standards on public projects – and am proud of my company's track record on safety, quality, and workforce development – this ordinance would unintentionally exclude many qualified, nonunion contractors from bidding, especially those of us who are small businesses.

The registered apprenticeship requirements in the RCO are especially problematic. Many smaller nonunion contractors simply don't have access to registered apprenticeship programs due to how the system is structured and the inherent barriers it has to participation. These requirements would limit competition on city projects by local contractors and workers, reducing contractor eligibility and ultimately increasing costs to taxpayers.

I urge you to consider the real-world impact this ordinance will have on Lansing's construction industry. Please reject this proposal and work instead toward inclusive policies that maintain quality and safety without shutting out capable local businesses.

Sincerely,

Matthew Vazana | Vice President
CCS Presentation Systems - Michigan
24660 Dequindre Rd. | Warren, MI 48091
248-763-2666 Office | (248) 376-9399 Mobile | mvazana@ccsprojects.com



www.ccsprojects.com

I sometimes send emails outside of normal working hours; I do not expect others to do so. Your immediate

The information in this email is considered confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by any other is strictly prohibited. All Rights Reserved.

Swope, Chris

From: Michael Peake <mpeake@actiontraffic.net>
Sent: Thursday, July 24, 2025 12:13 PM
To: City Council
Subject: [EXTERNAL] Oppose the Lansing RCO!

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council,

I'm writing as a local contractor who is deeply concerned about the proposed Responsible Contractor Ordinance under consideration in Lansing. While I absolutely support high standards on public projects – and am proud of my company's track record on safety, quality, and workforce development – this ordinance would unintentionally exclude many qualified, nonunion contractors from bidding, especially those of us who are small businesses.

The registered apprenticeship requirements in the RCO are especially problematic. Many smaller nonunion contractors simply don't have access to registered apprenticeship programs due to how the system is structured and the inherent barriers it has to participation. These requirements would limit competition on city projects by local contractors and workers, reducing contractor eligibility and ultimately increasing costs to taxpayers.

I urge you to consider the real-world impact this ordinance will have on Lansing's construction industry. Please reject this proposal and work instead toward inclusive policies that maintain quality and safety without shutting out capable local businesses.

Sincerely,

Michael Peake, President
Action Traffic Maintenance
5182 S Saginaw St
Grand Blanc, MI 48507

Swope, Chris

From: Caleb Shillinger <cs@mackenzieco.com>
Sent: Thursday, July 24, 2025 3:13 PM
To: City Council
Subject: [EXTERNAL] Lansing RCO Opposed

City Council,

I'm writing as a local contractor who is deeply concerned about the proposed Responsible Contractor Ordinance under consideration in Lansing. While I absolutely support high standards on public projects – and am proud of my company's track record on safety, quality, and workforce development – this ordinance would unintentionally exclude many qualified, nonunion contractors from bidding, especially those of us who are small businesses.

The registered apprenticeship requirements in the RCO are especially problematic. Many smaller nonunion contractors simply don't have access to registered apprenticeship programs due to how the system is structured and the inherent barriers it has to participation. These requirements would limit competition on city projects by local contractors and workers, reducing contractor eligibility and ultimately increasing costs to taxpayers.

I urge you to consider the real-world impact this ordinance will have on Lansing's construction industry. Please reject this proposal and work instead toward inclusive policies that maintain quality and safety without shutting out capable local businesses.

Sincerely,
Caleb Shillinger
E.T. MacKenzie Co.
(517) 290-9555



Caleb Shillinger

Project Manager – Estimator, E.T. MacKenzie Company
(517) 627.8408 ofc | (517) 290.9555 cell | www.mackenzieco.com

Jackson, Brian

From: Meekhof Office <office@meekhofelectric.com>
Sent: Thursday, July 24, 2025 4:38 PM
To: Hussain, Adam; Spadafore, Peter; Jackson, Brian T.; Kost, Ryan; Brown, Jeffrey; Carter, Tamera; Garza, Jeremy; Pehlivanoglu, Trini; City Council
Subject: [EXTERNAL] Responsible Contractor Ordinance

Dear Council Members,

I'm writing as a local contractor who is deeply concerned about the proposed Responsible Contractor Ordinance under consideration in Lansing. While I absolutely support high standards on public projects – and am proud of my company's track record on safety, quality, and workforce development – this ordinance would unintentionally exclude many qualified, nonunion contractors from bidding, especially those of us who are small businesses.

The registered apprenticeship requirements in the RCO are especially problematic. Many smaller nonunion contractors simply don't have access to registered apprenticeship programs due to how the system is structured and the inherent barriers it has to participation. These requirements would limit competition on city projects by local contractors and workers, reducing contractor eligibility and ultimately increasing costs to taxpayers.

I urge you to consider the real-world impact this ordinance will have on Lansing's construction industry. Please reject this proposal and work instead toward inclusive policies that maintain quality and safety without shutting out capable local businesses.

Sincerely,
Bryan Meekhof
Meekhof Electric Inc
616-669-1876

Meekhof Electric Inc

5194 37th Ave Suite C

Hudsonville MI 49426

PH 616-669-1876

FX 616-669-4126

office@meekhofelectric.com



**INTERNATIONAL
BROTHERHOOD
OF ELECTRICAL
WORKERS**

Local Union 665

5710 Ivan Drive
Lansing, MI 48917

Phone: 517-393-5530
Fax: 517-393-3521

www.ibew665.org

July 24, 2025

From: Aaron Pangborn, Business Manager, IBEW Local 665

To: Lansing City Council

Subject: Amendments to the Lansing Codified Ordinances for Responsible and Responsive Contracting for Construction.

Dear Lansing City Council Members,

On behalf of the men and women of the International Brotherhood of Electrical Workers, Local Union 665, I am writing this letter of **SUPPORT** for the amendments to the Lansing Codified Ordinances for Responsible and Responsive Contracting for Construction.

Amending this ordinance is about making smart investments with public money, not just picking the lowest bidder and hoping for the best.

It's about promoting responsible contracting, strengthening our local economy, and ensuring high-quality work on city-funded projects.

It's about awarding construction contracts to employers who invest in their workforce, deliver on time, and don't cut corners.

And most importantly, it's most about employing and retaining the best trained and qualified construction workers that live and work in the City of Lansing.

Let's take this opportunity to amend this Ordinance, so the City of Lansing can make smart use of public dollars and deliver the **BEST VALUE** to the City of Lansing.

The residents of the City of Lansing deserve that.

I strongly encourage Council to adopt this amendment.

Respectfully,

A handwritten signature in blue ink, appearing to read "Aaron Pangborn", written over the word "Respectfully,".

Aaron Pangborn
Business Manager

Jackson, Brian

From: Andrew Godin <andrew@thenextcc.com>
Sent: Friday, July 25, 2025 12:20 PM
To: City Council
Cc: Jeremy Neybert
Subject: [EXTERNAL] OPPOSE the Lansing City RCO

Dear City Council,

I'm writing as a local contractor who is deeply concerned about the proposed Responsible Contractor Ordinance under consideration in Lansing. While I absolutely support high standards on public projects – and am proud of my company's track record on safety, quality, and workforce development – this ordinance would unintentionally exclude many qualified, nonunion contractors from bidding, especially those of us who are small businesses.

The proposed apprenticeship language sends an unfortunate and exclusionary message. Workforce development is not a one-size-fits-all model. It includes high quality apprenticeships, yes, but also includes high quality associates degrees, trade school diplomas, industry, credentials, and portable certifications.

For example, Lansing Community College offers excellent programs, including associate degrees in HVAC, which prepare students for successful careers in the trades. Similarly, a certification from the American Welding Society (AWS), a globally recognized credential demonstrating world-class proficiency and safety in welding.

Workers with these qualifications are every bit as skilled and responsible as those coming through registered apprenticeships. Excluding or penalizing them in the bidding process not only limits the City's access to the best talent but also sends a disheartening message to students pursuing technical education at our local institutions.

Further, the rigid approach of the ordinance could result in the City inadvertently disqualifying or disadvantaging experienced professionals. Imagine telling a 30-year veteran welder with AWS certification that their decades of service and expertise are somehow "not good enough."

That cannot be the intent of this ordinance, yet that is a likely outcome under the current language.

I urge you to consider the real-world impact this ordinance will have on Lansing's construction industry. Please reject this proposal and work instead toward inclusive policies that maintain quality and safety without shutting out capable local businesses.

Sincerely,

Andrew Godin, Director of Construction



Mobile: 313.580.9776

Phone: 517.997.1641

Web: www.thenextcc.com

Address: 4500 Empire Way, Ste. #11
Lansing MI, 48917



**Superior Electric
of Lansing, Inc.**

212 West Sheridan Road
Lansing, MI 48906

Phone: 517-485-7125
Fax: 517-485-1507



Celebrating over 75 years of Business!



Commercial
Industrial

July 28, 2025

Re: Best Value Contracting

Dear Council Members,

On behalf of Superior Electric of Lansing, Inc., I'm writing to express our strong support for the adoption of a Best Value Contracting policy for public construction projects in the City of Lansing. Superior Electric of Lansing, Inc., just celebrated its 75th anniversary in the Lansing area. Of course, we've worked on many City of Lansing construction projects and paid a lot of City of Lansing taxes.

Best Value ensures that public dollars are invested in contractors who are qualified, safety-conscious, experienced, and committed to local workforce development. That means fewer costly delays and errors, stronger local hiring, and safer, more durable infrastructure.

Some opponents may argue that Best Value leads to higher costs, simply because it doesn't always select the lowest bidder. But that argument misses the entire point. The goal isn't to chase the cheapest possible price—it's to get the best overall value for taxpayers. Choosing unqualified or undertrained contractors often results in rework, change orders, safety incidents, and infrastructure that doesn't last.

We've all seen what happens when cities prioritize low bid over quality: missed deadlines, substandard work, and long-term costs that far outweigh any initial "savings."

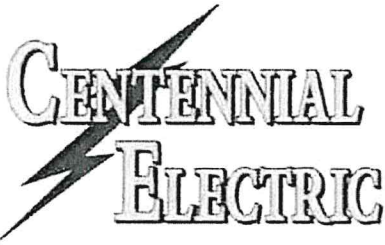
Best Value Contracting flips that script. It enables cities to assess key factors, including participation in Department of Labor-registered apprenticeship programs, safety records, past performance, and investment in local workers. It's a proven approach that delivers better outcomes for communities and supports responsible contractors who do the job right the first time. Superior Electric of Lansing, Inc. is proud to partner with skilled union electricians trained through rigorous apprenticeship programs that meet national standards. These programs ensure not only technical expertise, but also a strong foundation in jobsite safety and emerging technologies.

We've been successful in the Lansing area for 75 years by offering fair wages and hiring the highest-quality electricians available.

We encourage you to support the Best Value Procurement ordinance for the City of Lansing. It's a common-sense step toward higher quality public projects, a safer construction workforce, and greater accountability to the people you serve.

Sincerely,

Michael J. Hull
President



Mailing: PO Box 490
Pottersville, MI 48876
Office: 3300 W. Main St.
Lansing, MI 48917
Office Number: (517)-543-9900
Fax: (517)-543-9911
www.centennial-electric.com

July 28, 2025

RE: Best Value Contracting Policy

To the Lansing City Council,

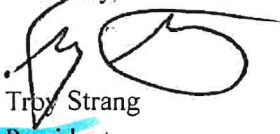
Tonight's meeting marks an important opportunity to strengthen how our city selects contractors for public projects. We are writing to voice our full support for the Best Value Contracting policy currently on the agenda.

It's essential that Lansing continue to invest in quality, safety, and long-term performance—not just the lowest bid. Over the years, we've seen too many projects go to contractors based solely on cost, only to be plagued by delays, rework, and safety violations. Prioritizing the lowest price often means choosing firms with minimal training, insufficient safety standards, or a track record of substandard work.

Best Value Contracting encourages accountability and excellence. It puts the emphasis where it belongs: on qualifications, safety history, training programs, and the proven ability to deliver high-quality outcomes. This policy will benefit Lansing's infrastructure, workforce, and taxpayers by ensuring that public funds are spent wisely.

We urge the Council to support this shift toward smarter contracting decisions. It's not just about building structures—it's about building trust, reliability, and a better future.

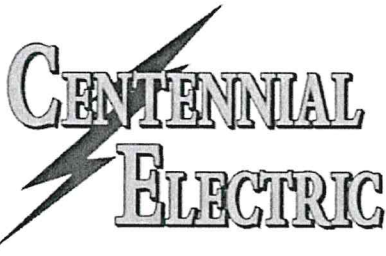
Sincerely,



Troy Strang
President

Centennial Electric LLC

Our mission is to create long-lasting relationships by focusing on how to meet our customer needs and partnering to exceed expectations. We dedicate our efforts to providing quality service and innovative solutions, equipping our customers with industry leading trends and technology. This allows us the ability to earn a fair profit and ensure sustainability of the company, further advancing the future of our community while building our business one relationship at a time.



Mailing: PO Box 490
Pottersville, MI 48876
Office: 3300 W. Main St.
Lansing, MI 48917
Office Number: (517)-543-9900
Fax: (517)-543-9911
www.centennial-electric.com

July 28, 2025

Dear Council Members,

On behalf of Centennial Electric, I'm writing to express our strong support for the adoption of a Best Value Contracting policy for public construction projects in the City of Lansing. Best Value ensures that public dollars are invested in contractors who are qualified, safety-conscious, experienced, and committed to local workforce development. That means fewer costly delays and errors, stronger local hiring, and safer, more durable infrastructure. Some opponents may argue that Best Value leads to higher costs, simply because it doesn't always select the lowest bidder. But that argument misses the entire point. The goal isn't to chase the cheapest possible price—it's to get the best overall value for taxpayers. Choosing unqualified or undertrained contractors often results in rework, change orders, safety incidents, and infrastructure that doesn't last. We've all seen what happens when cities prioritize low bid over quality: missed deadlines, substandard work, and long-term costs that far outweigh any initial "savings." Best Value Contracting flips that script. It allows cities to evaluate important factors like participation in Department of Labor-registered apprenticeship programs, safety records, past performance, and investment in local workers. It's a proven approach that delivers better outcomes for communities and supports responsible contractors who do the job right the first time.

Centennial Electric is proud to partner with skilled union electricians trained through rigorous apprenticeship programs that meet national standards. These programs ensure not only technical expertise, but also a strong foundation in jobsite safety and emerging technologies. We encourage you to support the Best Value Procurement ordinance for the City of Lansing. It's a common-sense step toward higher quality public projects, a safer construction workforce, and greater accountability to the people you serve.

Centennial Electric is proud to be headquartered in Lansing Township and employ the majority of our roughly 100-person workforce within 1 hour of the City of Lansing, most being located within 30 minutes of downtown. We have worked on many successful City of Lansing projects and take pride in the work that we complete in the communities that we live and work in.

Sincerely,

Trevor Strang
Manager

Our mission is to create long-lasting relationships by focusing on how to meet our customer needs and partnering to exceed expectations. We dedicate our efforts to providing quality service and innovative solutions, equipping our customers with industry leading trends and technology. This allows us the ability to earn a fair profit and ensure sustainability of the company, further advancing the future of our community while building our business one relationship at a time.



METRO OFFICE

14587 Barber Ave.
Warren, MI 48088
O 586-552-4474
F 586-552-4477

OUT STATE OFFICE

P.O. Box 497
Freeland, MI 48623
O 989-695-6888
F 989-695-6889

Robert Gonzalez
Business Manager/
Secretary-Treasurer

Local Unions

312 • 357 • 514
591 • 826 • 845
1052 • 1803
2352 • 2353



District Council
1M Michigan

1M Michigan Website:
www.iupatdc1michigan.org

July 28, 2025

From: Ed Bracamontes – Business Agent Local 845 Painters and Allied Trades.

To: Lansing City Council

Amendments to the Lansing Ordinances for Responsible and Responsive Contractors for the city of Lansing, MI.

Dear Lansing City Council Members;

On behalf of the men and women of the International Union of Painters and Allied Trades Local 845, I'm writing this letter to support the Amendments to the Lansing Ordinances for responsible and responsive contracting for construction. This amendment is an investment for the future of the city of Lansing residents by promoting better jobs for the next generations to come, training and retaining local residents. That is the goal of responsible local contractors that perform work in the city of Lansing. With the workers that live and work in the city it helps with the local economy, investing in the city, promoting better opportunities, creating trained and qualified construction workers.

The residents of the city of Lansing deserve a better future.

I strongly recommend the council to adopt this amendment.

Respectfully,

Ed Bracamontes
Business Agent
Local 845

Aaron Glass Company Inc.

2421 N Larch Street

Lansing, MI. 48906

To: Lansing City Council C/O Sherri Boak City Council office manager

RE: Scheduled Public Hearings, Item # 8 Amending Chapter 206, Section 206.02, clarify most responsive and responsible bidder for construction bids (PEND-4069)

Lansing City Council,

I am writing in support of the proposed Amendment to Chapter 206 noted above. The City of Lansing should have in place a "Procurement Ordinance" which ensures that the Construction Companies/contractors which the City hires are the most responsive and responsible bidder available to the City of Lansing, and to also ensure quality workmanship on City projects by confirming actual construction workers on sites are properly trained and compensated.

It is prudent to work with good companies with good processes and reputations, to ensure the City of Lansing maintains a good reputation about whom they work with, and avoids possible problems by attempting to work with companies with lacking or no written processes and questionable reputations. It is also prudent to have properly trained workers on City of Lansing project site, to avoid poor workmanship and high accident rates. If a company is not using a Training program recognized by the Department of Labor & Safety Program in compliance with OSHA regulations, then there can be no certainty of the quality of worker that ends up on a City of Lansing project.

Sincerely

A handwritten signature in black ink, appearing to read "David Wohlscheid".

David Wohlscheid

President, Aaron Glass Company

Team Lansing Council Members,

I am writing today in support of the proposed language update to the Best Value Contracting Policy currently under review. As a resident of Lansing with over 50 years' experience in the electrical industry, I believe these amendments represent a vital step toward smarter investments in our city's future. I am currently employed by F.D. Hayes Electric who has operated exclusively within the City of Lansing for over 100 years. The trust we've earned from residents and businesses comes from consistently delivering high-quality work, fair and competitive pricing, and timely service.

We are committed to developing a skilled and sustainable workforce. Our apprentices are registered through US-DOL and state-approved programs. We actively support pre-apprenticeship initiatives such as Women in Skilled Trades (WIST) and Lansing School District's CTE Program, and we provide job shadowing opportunities for high school students.

Our community contributions—both direct and in-kind—support local organizations including The Davies Project, Mid-Michigan Recovery Services, Allen Street Neighborhood, House of Promise, and Friends of the Lansing Regional Trails. We employ local labor, offer living wages and benefits, and maintain a strong safety program. Our workforce doesn't just build Lansing.

I live here, invest here, and uplift Lansing every day. This is a direct ROI.

That's why I urge you to support the proposed amendments to the Responsible and Responsive Contracting ordinance. This is not simply about choosing the lowest bidder—it's about ensuring the City of Lansing receives the highest value in return for its public investment. It's about awarding contracts to employers who uphold standards of safety, workforce development, consistent quality and above all re-investment into the City of Lansing

The propose language will invest in people, raise the bar and expectations for city-funded projects. The businesses and residents of Lansing deserve nothing less.

Respectfully

Rowland E. Cornish III



FD Hayes Electric Co
Project Manager / Chief Electrical Estimator
Direct: (517) 253-0665
Cell: (517) 202-0138
Email: rcornish@fdhayes.com

Dear Council Members,

On behalf of the Michigan Chapter of the National Electrical Contractors Association (NECA), I'm writing to express our strong support for the adoption of a Best Value Contracting policy for public construction projects in the City of Lansing.

Best Value ensures that public dollars are invested in contractors who are qualified, safety-conscious, experienced, and committed to local workforce development. That means fewer costly delays and errors, stronger local hiring, and safer, more durable infrastructure.

Some opponents may argue that Best Value leads to higher costs, simply because it doesn't always select the lowest bidder. But that argument misses the entire point. The goal isn't to chase the cheapest possible price—it's to get the best overall value for taxpayers. Choosing unqualified or undertrained contractors often results in rework, change orders, safety incidents, and infrastructure that doesn't last.

We've all seen what happens when cities prioritize low bid over quality: missed deadlines, substandard work, and long-term costs that far outweigh any initial "savings."

Best Value Contracting flips that script. It allows cities to evaluate important factors like participation in Department of Labor-registered apprenticeship programs, safety records, past performance, and investment in local workers. It's a proven approach that delivers better outcomes for communities and supports responsible contractors who do the job right the first time.

NECA contractors are proud to partner with skilled union electricians trained through rigorous apprenticeship programs that meet national standards. These programs ensure not only technical expertise, but also a strong foundation in jobsite safety and emerging technologies.

We encourage you to support the Best Value Procurement ordinance for the City of Lansing. It's a common-sense step toward higher quality public projects, a safer construction workforce, and greater accountability to the people you serve.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bryan Benton', with a stylized, flowing script.

Bryan Benton

Assistant Manager

Michigan Chapter, National Electrical Contractors Association



DAVENPORT MASONRY, INC.

1445 Edgar Rd

Holt, MI 48842

Phone: 517-927-9031

Email: gcarnevale@davenportmasonry.com

July 28, 2025

To the Honorable Members of the Lansing City Council,

On behalf of Davenport Masonry, I am writing to express our strong support for the proposed Responsible/Responsive Bidders Ordinance. This ordinance plays a vital role in ensuring that local projects support Lansing residents—many of whom are proud union tradespeople living and raising families in the community. It helps keep jobs local, holds contractors accountable, and ensures that taxpayer dollars are reinvested into Lansing's workforce and economy.

As a union masonry contractor, Davenport Masonry is committed to employing highly skilled and dependable tradespeople who contribute to the strength, safety, and long-term value of Lansing's infrastructure. Giving them the opportunity to work in the communities where they live not only enhances local pride and stability but also supports the very taxpayers who fund these public projects. We respectfully urge you to pass this ordinance and uphold the values of responsible contracting, community investment, and economic fairness.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greig Carnevale', is written over a horizontal line.

Greig Carnevale
Vice President

Davenport Masonry, Inc.

Masonry Professionals Serving the Midwest Since 1993

www.DavenportMasonry.com

1445 Edgar Road | Holt, MI 48842 | 517.699.4279

**CENTRAL
EXCAVATING LLC.**
A Granger Company

6267 Aurelius Road
Lansing, MI 48911
Phone: (989) 640-8394
Email: bfox@centralexcavating.com

July 28, 2025

Attn: Lansing City Council

Subject: Responsible Bidders Ordinance

To: Whom it Concerns,

My name is Ben Fox with Central Excavating; we are a local union excavation contractor that bids and performs excavation work in the Lansing area & we support the new language going into the responsible bidder's ordinance.

Thanks,

Ben

Laborers'
International
Union of
North America

LiUNA!

**LOCAL
499**

Feel the Power

July 28, 2025

Lansing City Council
124 W. Michigan Avenue
Lansing, MI 48933

Subject: Strong Support for Ordinance 206.02 - "Responsible and Responsive Bidders Ordinance"

Dear Members of the Lansing City Council,

On behalf of the men and women of Laborers International Union of North America, Local 499, I am writing to express our strong support for the proposed Responsible and Responsive Bidders Ordinance.

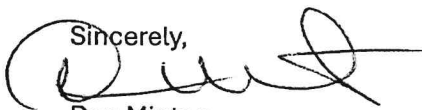
This is a smart, commonsense policy that ensures public construction dollars are spent responsibly, efficiently, and in a way that benefits Lansing workers, Lansing taxpayers, and the long-term economic future of the city.

A key component of this ordinance is its emphasis on workforce development through registered apprenticeship programs. These programs are open to union and non-union contractors alike and are essential for preparing workers to meet the demands of today's complex construction projects.

In fact, studies have shown that responsible contracting policies are not only effective but economically sound. Research from the Illinois Economic Policy Institute examining 1,237 public projects found that Responsible Bidder ordinances increase the number of bids per project by 8 percent and have no statistical impact on total construction costs because they boost the share of construction performed by highly trained construction workers.

Thank you for your leadership. We strongly urge you to adopt this ordinance and reaffirm the City of Lansing's commitment to quality construction, fiscal responsibility, and good jobs.

Sincerely,



Dan Minton
Business Manager
LiUNA Local 499



July 28, 2025

Dear Lansing City Council Members,

I am writing on behalf of the Xtreme Mason Contractors LLC to express our strong support for the proposed Responsible/Responsive Bidders Ordinance.

This ordinance is critical in ensuring that local Lansing residents—many of whom are proud union members—have the opportunity to work on projects in their own community. By prioritizing responsible and responsive bidders, this measure helps keep jobs local, enhances accountability, and ensures that taxpayer dollars are reinvested in the Lansing workforce and economy.

Our employees are highly skilled, dependable tradespeople who make a lasting impact on Lansing's infrastructure and quality of life. Allowing them to work where they live not only strengthens our city but also supports the very taxpayers whose contributions fund these public projects.

We respectfully urge you to consider the needs of your local constituents and support this ordinance in alignment with the interests of the community you represent.

Sincerely,

Jim Conklin – Operations

Xtreme Mason Contractors LLC

(517) 719-7590 - Mobile



July 26th, 2025

TO: Lansing City Council
SUBJECT: Responsible Bidders Ordinance Support

Dear members of the Lansing City Council,

I am writing in strong support of the proposed Responsible Bidders Ordinance scheduled for public hearing on July 28, 2025. This ordinance is a critical step toward ensuring that public-funded construction projects in our great city are completed safely, efficiently, and with a strong return on investment for the taxpayers.

Some of those who oppose this ordinance argue that it's exclusionary. However, the truth is that any contractor (union affiliated or not), is eligible to participate in a registered apprenticeship program through the U.S. Department of Labor. These programs are open and accessible to all who are willing to invest in their workforce. Participation in such programs helps ensure that workers are properly trained, prepared, and equipped to deliver high-quality work on complex public projects. Investing in a skilled workforce through apprenticeship education, safety training, and fair employment practices is not a luxury: it's a responsibility. Cutting corners by avoiding proper training and underpaying workers or hiring underqualified workers in the name of "cost savings" is shortsighted and often results in poor workmanship, delays, poor safety ratings, and higher costs. Refusing to invest in training your employees is a race to the bottom that the City of Lansing cannot afford. Lansing deserves contractors who take pride in their craft and in the people who make it possible. The Responsible Bidders Ordinance ensures accountability, quality, and fairness. I urge you to adopt it without hesitation.

Thank you for your leadership and continued commitment to responsible public policy.

Respectfully submitted,

Kevin J. Dettling

Kevin Dettling
Senior Account Executive
3120 Spanish Oak Drive
Lansing, MI 48911

P: 517.619.5902 | F: 248.335.0078 | limbachinc.com

LIMBACH IS AN EQUAL OPPORTUNITY EMPLOYER

ENGINEERING

CONSTRUCTION

SERVICE

July 28, 2025

Attn: Lansing City Council
Re: Responsive and Responsible Bidder for Construction Bids

Dear Lansing City Council,

On behalf of the Lansing Regional Chamber of Commerce, thank you for your continued focus on strengthening Lansing's workforce and ensuring accountability in city-funded construction projects. We appreciate the intent behind the proposed *Responsive and Responsible Bidder* ordinance and have long supported policies that promote responsible contracting while delivering the best value to Lansing taxpayers.

We strongly believe that local contractors and local skilled workers should be prioritized, especially when their bids provide the highest overall value. We also support efforts to ensure quality work, workforce development, and safety standards. As you move this proposal forward, we respectfully suggest further consideration and clarification of the section related to apprenticeship requirements.

While high-quality registered apprenticeships are an important and effective pathway into the skilled trades—and should be supported—they are not the only means of developing a highly capable workforce. Workforce development is not a one-size-fits-all model. Associates degrees, trade school diplomas, industry-recognized credentials, and military training programs are also vital to building a strong talent pipeline. We are hopeful that the language in this section can be clarified to ensure these pathways are not unintentionally excluded.

For example:

- **Lansing Community College (LCC)** offers rigorous, accredited programs such as HVAC and construction technology that produce job-ready graduates. Contractors who hire LCC-trained professionals should not be disadvantaged in the bidding process because they are not part of a USDOL-registered apprenticeship.
- **The American Welding Society (AWS)** issues globally recognized certifications that reflect excellence in safety and proficiency—these too should be taken into account.
- **Veterans** who complete intensive programs such as the U.S. Army's 12N Horizontal Construction Engineer training bring extensive, hands-on experience in equipment operation and infrastructure development. Their skills are directly applicable to public works projects here in Lansing.

These are just a few examples of high-quality training routes that should remain recognized under the City's bid evaluation process. Without adjustments, the current language may unintentionally disadvantage certain contractors and workers, limit competition, and undercut the broader workforce goals the ordinance is designed to advance.

Our shared goal is to ensure quality construction and strong local job opportunities at the best value to the public. We've had productive conversations on this issue before—in both 2015 and 2019—and successfully brought stakeholders together to improve policy outcomes. We believe we can do so again in 2025. We encourage Council to continue to have a collaborative approach by bringing together all



LANSING REGIONAL CHAMBER

We Work Relentlessly to Help Businesses Connect, Grow and Thrive.

stakeholders. Businesses, education institutions, labor representatives, contractors, veterans, and workforce development partners to ensure this policy reflects Lansing's shared priorities of equity, excellence, and opportunity.

Thank you for your leadership and for your thoughtful consideration. We remain committed to working with you to support sound policy that promotes fairness, leverages local talent, and ensures the highest return on investment for the City of Lansing.

Sincerely,

Tim Daman
President & CEO
Lansing Regional Chamber of Commerce

TL Contracting, Inc.

**16803 Industrial Parkway
Lansing, MI 48906
517-669-0600 - Office
517-669-8919 - Fax
Tony@TLContractinginc.org - Email**

July 28, 2025

To whom it may concern:

TL Contracting is a strong advocate for the Responsible Bidding Ordinance proposed in tonight's council meeting.

In recognition on behave of the skilled trades throughout greater Lansing area and as a local Contractor we strongly support this.

If you have questions please contact us anytime.

Thank you.

Tony Landosky
Tony Landosky

President

TL Contracting, Inc.

TL Contracting, Inc.

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.

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.

Resolution #2025-###

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'.

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'.

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'.

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.

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.

INTRODUCTION OF ORDINANCE

The Committee on Public Safety introduced:

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 is read a first time by its title and referred to the Committee on Public Safety.

**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.

ORDINANCE NO.

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.

The City of Lansing ordains:

Section 1. That Chapter 1610 – Uniform Fire Code, Section 1610.01 – Adoption of the International Fire Code, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

1610.01. - Adoption of **2021** ~~2018~~ International Fire Code.

(a) For the purpose of establishing the minimum requirements consistent with nationally Recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises and to provide safety to firefighters and emergency responders during emergency operations, the City hereby adopts the **2021** ~~2018~~ International Fire Code, including Appendices B, C, D, E, F, G, H, I, and N published by the International Code Council, Inc. with the additions, deletions, and revisions contained in this chapter.

A copy of this Code is on file in the Office of the City Clerk.

(b) References throughout these Codified Ordinances to the International Fire Code shall be deemed to mean the International Fire Code adopted in subsection (a) and it may be so cited. References throughout these Codified Ordinances to the Fire Prevention Code of the City of Lansing shall be synonymous with this International Fire Code, including its amendments adopted herein.

1 (c) Unless otherwise expressly provided, in the event of a conflict between any of the
2 provisions of the International Fire Code, herein adopted, and a provision of this chapter, or any
3 other provision of these Codified Ordinances, or any other local ordinance, resolution, rule or
4 regulation, the local provision shall control. In the event of a conflict between any of the provisions of
5 the International Fire Code, herein adopted, and State law, including rules and regulations promulgated
6 pursuant to State law, the State law shall control. In the event of a conflict between any of the provisions
7 of the International Fire Code, herein adopted, and a provision of any other standard technical code
8 adopted by reference by the City of Lansing, the stricter or higher standard shall control.

9 **(d) The readoption of the fire code by adoption of the 2021 International Fire Code shall not**
10 **be construed to affect the right or liability accrued or incurred under any legislative provision**
11 **prior to the effective date of such readoption, or an action or proceeding for the enforcement of**
12 **such right or liability. Such readoption shall not be construed to relieve any person from**
13 **punishment for an act committed in violation of any such legislative provision, nor to affect an**
14 **indictment or prosecution therefore. For such purposes, any such legislative provision shall**
15 **continue in full force notwithstanding its repeal for the purpose of revision and codification.**

16 **(e) Any violation of any of the provisions of this chapter shall be deemed a public nuisance and**
17 **may be abated by any court of competent jurisdiction. This remedy shall be in addition to the**
18 **penalty provided in Section 1610.99.**

19 1610.02. - Amendments.

20 *I.F.C. Section 102.7 Referenced Codes and Standards* is hereby amended by including the following
21 language:

22 The codes and standards referenced in this code shall be those that are listed in Chapter **80 47** and
23 such codes and standards shall be considered part of the requirements of this code to the prescribed

1 extent of each such reference. This code and standards referenced in this code shall be the most recently
2 published edition or version. Where differences occur between the provisions of this code and the
3 referenced standards, the provisions of this code shall apply.

4 *I.F.C. Section 111 ~~409~~ Board of Appeals* is hereby deleted and replaced with the following language:
5 *Appeals*

6 The Board of Appeals for appeals made under the Fire Prevention Code of the City of Lansing shall
7 be the Building Board of Appeals established in Section 113 the Michigan Building Code adopted
8 in Section 1420.01 of the Codified Ordinances of Lansing. The Board shall determine the suitability
9 of alternative materials and the type of construction and provide reasonable interpretations of the
10 provisions of this code. The Board shall render all decisions and findings in writing to the Fire Chief,
11 with a duplicate copy to the appellant, and may recommend to the executive body such new legislation
12 for engaging in the following activities, operations, practices or functions:

13 (1) *Fire suppression systems.* To design, install, modify, test, service and maintain any and all
14 fire suppression systems in accordance with any and all codes that apply to this installation.

15 (2) *Fire alarm systems.* To design, install, modify, test, service and maintain any and all fire alarm
16 systems in accordance with any and all codes that apply to this installation.

17 (3) *Open burning.* To ignite or burn material of any type on private land or on publicly owned or
18 controlled land, except as provided in this code.

19 (4) *Fireworks.* To conduct a public display or to use for agricultural or pest control purposes as
20 permitted by State law.

21 *I.F.C. Section 112.4 ~~410.4~~ Violation Penalties* is hereby deleted in its entirety.

22 *I.F.C. Section 113.4 ~~412.4~~ Failure to Comply* is added to read as follows:

23 Any person who shall continue any work after having been served with a stop work order, except such

1 work as that person is directed to perform to remove a violation or unsafe condition shall be subject to
2 the penalties codified in Section 1610.99 of this code.

3 *I.F.C. Section 503 **Fire Apparatus Access Roads** ~~Fire apparatus access roads~~* is hereby added as
4 follows:

5 (1) *Authority.* The Fire Department may establish fire apparatus access roads on both public and
6 private property within the City. The following criteria shall be used in determining the necessity of fire
7 apparatus access roads:

8 (a) Fire apparatus access roads shall be established as deemed necessary.

9 (b) The necessity of access from public thoroughfares shall be considered when establishing fire
10 apparatus access roads.

11 (c) The necessity of traffic lanes that are free from parked vehicles, both to and around affected
12 establishments, and that are capable of handling City fire vehicles, shall also be considered.

13 This determination shall be made whenever the Fire Department deems that such lanes are necessary for
14 the safety of occupants and property of such establishments or when, after being petitioned by a private
15 landowner to have fire apparatus access roads established on his or her property, the Fire Department
16 declares fire apparatus access roads necessary thereon in accordance with the above criteria. The Fire
17 Chief or his or her designee shall notify the landowner of any such property whereon fire apparatus
18 access roads are established, by mailing notice of the same to the address of the owner as identified in
19 the records of the City Assessor.

20 (2) *Records.* The Fire Department shall keep an accurate up to date record of all fire apparatus access
21 roads established within the City.

22 (3) *Signs.* All fire apparatus access roads shall be conspicuously posted with uniform fire apparatus
23 access road signs prescribed by the Fire Chief or his or her designee and erected not more than 100 feet

1 apart in all areas designated as fire apparatus access roads. The erection and maintenance of such signs
2 shall be the responsibility of the property owner. Any owner who, upon notification that a fire apparatus
3 access road has been established on his or her property and within thirty days thereof, fails to erect
4 uniform fire apparatus access road signs, shall be in violation of this section and subject to the penalty
5 provided in Section 1610.99 of the Codified Ordinances of the City. Further, when such signs are not
6 erected within 30 days of notification, Council may direct such signs to be erected, and the cost thereof
7 assessed against the property on the next general assessment roll of the City.

8 (4) *Permitted parking.* The Fire Chief or his or her designee may grant permission for parking of
9 certain vehicles, objects or trailers in designated fire apparatus access roads for limited periods where
10 such parking will not interfere with the use of the fire apparatus access road by emergency vehicles.
11 Whenever such permission is granted, a record of the same shall be kept by the Fire Department. In
12 conjunction with such permission, the Fire Department shall furnish a sign to be posted conspicuously
13 on the vehicle, object or trailer stating that permission to so park has been granted and stating the duration
14 that it may remain so parked.

15 (5) *Guidelines for fire apparatus access roads at construction sites.* The Fire Chief or his or her
16 designee shall establish guidelines for use by the Building Safety Division in determining the need for
17 fire apparatus access roads at all new construction sites and at sites where existing structures are being
18 modified. These guidelines shall include minimum dimensions for such fire apparatus access roads so as
19 to provide adequate maneuverability for City fire vehicles. The Fire Department shall make a final check
20 of all plans for such building or alteration upon submission of the same by the Building Safety Division.
21 The Fire Department shall either approve or reject such plans within 20 days of such submission and, if
22 rejected, shall state the reasons for the same. After rejection, such plans may be resubmitted for approval
23 after the necessary changes have been made.

1 (6) *Removal of vehicles, etc., from fire apparatus access roads.* When any member of the Fire
2 department or the Police Department observes any vehicle, trailer or other object parked in a fire
3 apparatus access road as herein established, and such vehicle, trailer or other object is not in such fire
4 apparatus access road under authority of subsection (4) hereof, he or she shall remove such vehicle,
5 trailer or other object or cause the same to be removed at the expense of the owner. If any vehicle, trailer
6 or other object is so located within a fire apparatus access road at a time the Fire Department is responding
7 to an alarm which necessitates use of such fire apparatus access road, then any member of the Police
8 Department or the Fire Department may move such vehicle, trailer or other object or cause the same to
9 be moved by any means possible without liability for damage.

10 (7) *Prohibited parking; citations.*

11 (a) No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other
12 traffic or in compliance with the directions of a law enforcement officer, fire-fighter or traffic control
13 device, within 15 feet of a fire hydrant.

14 (b) No person shall stop, stand or park a vehicle, whether occupied or not, in an area designated as a
15 fire apparatus access road, on public or private property, except when necessary to avoid conflict with
16 other traffic or at the direction of a law enforcement officer, fire-fighter or traffic control device.

17 (c) The Fire Marshal and other members of the Fire Department shall have the power and authority
18 to issue uniform traffic citations for a violation of any of the provisions of this section pursuant to Section
19 257.675d of the Michigan Motor Vehicle Code.

20 (8) *Appeals.* Notwithstanding the provisions of Section ~~111~~ 409 of this code, the following shall be
21 the method of appeal from any decision of the Building Board of Appeals as it may pertain to this section:
22 If any land owner is aggrieved by any decision as to the establishment of fire apparatus access roads, he
23 or she shall, within 30 days of the date of mailing of the fire apparatus access road establishment notice

1 as provided for in subsection (c) hereof, or within 30 days of the denial of a petition to establish a fire
2 apparatus access road, file with the Board of Appeals a written exception to such decision, together with
3 his or her reasons for the same. During the next scheduled meeting of the Board of Appeals, or a special
4 meeting set for hearing the exception, it shall, after consideration of the reasons for the exception, affirm,
5 modify or rescind its original decision.

6 *I.F.C. Section **605.8** ~~603.8~~ Incinerators* is hereby deleted and a new section **605.8** ~~603.8~~ is added
7 as follows:

8 *Incinerators*

9 (1) *General.* Free-standing noncommercial incinerators not connected to buildings are not permitted.
10 Permitted incinerators shall be in accordance with other governing agencies' requirements regulating
11 emissions. For other requirements, see the Michigan Building Code, as adopted in Section 1420.01 of
12 the Codified Ordinances of the City of Lansing, and the Michigan Mechanical Code, as adopted in
13 Section 1426.01 of the Codified Ordinances of Lansing.

14 (2) *Maintenance.* Incinerators shall be maintained in good condition at all times.

15 (3) *Discontinuance.* The Fire Chief and his or her designee authorized to require incinerator use to
16 be immediately discontinued if the Fire Chief or his or her designee determines that smoke emissions are
17 offensive to the occupants of surrounding property or if the use of the incinerator is determined by the
18 Chief or his or her designee to constitute a hazardous condition.

19 *I.F.C. Section **907.2.13** ~~907.2.12~~ High Rise* buildings is hereby amended to include the following:

20 This section shall include the adopted State of Michigan Bureau of Construction Codes Amendments to
21 the International Building Code.

22 *I.F.C. Section **905.12** ~~905.11~~ Existing Buildings* is hereby deleted in its entirety.

23 *I.F.C. Section **5504.3.1.1.3** ~~5504.3.1.1~~ Location* is hereby deleted and a new section **5504.3.1.1.3**

1 ~~5504.3.1.1~~ is added as follows:

2 Stationary containers shall be located in accordance with section **5504.3.1.1.3** ~~55.4.3.1~~

3 Containers of cryogenic fluids shall not be located within diked areas containing other hazardous

4 materials. The geographic limits in which the storage of flammable cryogenic fluids in stationary

5 containers is prohibited are to be determined by the Fire Chief or his or her designee in accordance with

6 NFPA 30 Flammable and Combustible Liquids Code, ~~Department of Environmental Quality~~ **Michigan**

7 **Department of Environment, Great Lakes, and Energy (EGLE)**, sections **5504.3.1.1- 5504.3.1.1.5**,

8 ~~5504.3.1.1.1 5504.3.1.1.5~~ **Table 5504.3.1.1**, and any other applicable code or standard recognized by the

9 Fire Chief or his or her designee.

10 *I.F.C. Section 5704.2.9.6.1* ~~3404.2.9.6.1~~ *Locations Where Above-ground Tanks are Prohibited* is hereby

11 deleted and a new section **5704.2.9.6.1** ~~3404.2.9.5.1~~ is added as follows:

12 The geographic limits in which the storage of class I and class II liquids in above-ground tanks outside

13 of buildings is prohibited is to be determined by the Fire Chief or his or her designee in accordance with

14 NFPA 30 Flammable and Combustible Liquids Code, Department of Environmental Quality, and any

15 other applicable code or standard recognized by the Fire Chief or his or her designee.

16 *I.F.C. Section 5706.2.4.4* ~~3406.2.4.4~~ *Locations Where Above-ground Tanks are Prohibited* is hereby

17 deleted and a new section **5706.2.4.4** ~~3406.2.4.4~~ is added as follows:

18 The geographic limits in which the storage of class I and class II liquids in above-ground tanks is

19 prohibited are to be determined by the Fire Chief or his or her designee in accordance with NFPA 30

20 Flammable and Combustible Liquids Code, Department of Environmental Quality, and any other

21 applicable code or standard recognized by the Fire Chief or his or her designee.

22 *I.F.C. Section 6104.2* ~~3804.2~~ *Maximum Capacity Within Established Limits* is hereby deleted and a new

23 section **6104.2** ~~3804.2~~ is added as follows:

1 The geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of
2 heavily populated or congested areas is to be determined by the Fire Chief or his or her designee in
3 accordance with NFPA 58, the Liquefied Petroleum Gas Code, the Michigan Mechanical Code, and any
4 other applicable code or standard recognized by the Fire Chief or his or her designee. The aggregate
5 capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7,570 liters).

6 Exception: In particular installations, this capacity limit shall be determined by the Fire Chief or his or
7 her designee, after consideration of special features such as topographical conditions, nature of
8 occupancy, and proximity to buildings, capacity of proposed containers, degree of fire protection to be
9 provided and capabilities of the local fire department.

10 ~~Sections 1101-1105 are deleted and replaced with the following language:~~

11 ~~Construction requirements for existing buildings shall meet the requirements of the Michigan Building~~
12 ~~Code adopted in Chapter 1420.~~

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

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

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

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Approved as to form:

City Attorney

BY THE COMMITTEE ON PUBLIC SAFETY
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 Monday August 11, 2025, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W Michigan Avenue, Lansing, Michigan for the purpose of:

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.

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-257 – City of Lansing, Notice of Public Hearing, Lansing Codified Ordinances, Chapter 1610** – was published Wednesday, August 6, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 6th day of August 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on August 6, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, August 11, 2025, at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan for the purpose of considering:

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.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MIPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CP#25-257

ORDINANCE NO. _____

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 CITY OF LANSING ORDAINS:

Section 1. That Chapter 210, Section 210.06, of the Codified Ordinances of the City of Lansing, Michigan, be and are hereby amended to read as follows:

210.06 Penalties for nonattendance at Council and Council Committee Meetings.

(a) As used in this section:

***Council Meeting* means a regularly scheduled Council meeting as provided in Section 3-201 of the City Charter or a special Council meeting called as provided in Section 3-202 of the City Charter.**

***Committee Meeting* means a regular or special meeting of a standing committee of the Council, as provided for by Section 3-102.5 of the City Charter and the Rules of Council, or of a special or adhoc committee of the Council that is limited in time and purpose, as provided for by Section 3-102.4 of the City Charter.**

***Absent* means the failure of a Council member to be physically present and in attendance at the time of the meeting roll call and whose absence is not an excused absence before the completion of the meeting, as provided in Rules of Council pertaining to the Order of Business, or by the completion of the next regular meeting.**

1 ***Excused Absence* means an absence excused under Rules of Council for a reason**
2 **acceptable to the Council, which may include, but is not limited to, illness, family**
3 **emergency, vacation, jury duty, bereavement, or weather danger. When determining**
4 **whether to excuse an absence, the Council may also consider how much notice was**
5 **provided by the Council Member in advance of the absence, but the Council Member must**
6 **provide notice at least one hour prior any scheduled meeting except in the event of a health**
7 **or safety emergency.**

8 **(b) Penalties for absences at Council Meetings: During a calendar year (beginning**
9 **January 1st and ending on December 31st each year), a Council Member may not be absent**
10 **from a Council Meeting. The penalties for a Council Member's absence at a Council**
11 **Meeting are as follows:**

12 **(1) For the first absence, a written warning is provided by the City Clerk to**
13 **the Council member.**

14 **(2) For a second absence, a council member may be censured by council**
15 **resolution at a regular council meeting within 60 days after the second absence**
16 **occurs.**

17 **(3) For a third or any subsequent absence, the Council member may be**
18 **required by resolution to pay a fine to the City in an amount equal to the Council**
19 **member's salary, divided by 26, for each absent Council meeting. Failure to pay the**
20 **fine imposed within 60 days of the resolution shall be a default under Section 2-**
21 **103.2 of the City Charter.**

1 **(4) A Council member, who is absent for five consecutive Council meetings,**
2 **shall be subject to forfeiture of the member's elective office as provided in Section 2-**
3 **302 of the City Charter.**

4 **(c) Penalties for absences at Council Committee Meetings: During a calendar year**
5 **(beginning January 1st and ending on December 31st each year), a Council Member may**
6 **not be absent from a Committee Meeting for a regular, special, or ad hoc committee that**
7 **member has been assigned to. The penalties for a Council Member's absence at**
8 **Committee Meetings are as follows:**

9 **(1) For the first absence, a written warning is provided by the City Council**
10 **Office Manager to the Council member.**

11 **(2) For a second absence, a council member may be censured by council**
12 **resolution at a regular council meeting within 60 days after the second absence**
13 **occurs.**

14 **(3) For a third or any subsequent absence, the Council member may be**
15 **required by resolution to pay a fine of \$100. Failure to pay the fine imposed within**
16 **60 days of the resolution shall be a default under Section 2-103.2 of the City**
17 **Charter.**

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

20 Section 3. Should any section, clause or phrase of this ordinance be declared to be
21 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof
22 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.

Approved as to form:

City Attorney

Dated: _____

INTRODUCTION OF ORDINANCE

Council Member Kost introduced:

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 is read a 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.

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-254 – City of Lansing, Notice of Public Hearing, Lansing Codified Ordinances, Chapter 210** – was published Wednesday, August 6, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 6th day of August 2025



Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on August 6, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, August 11, 2025 at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 10th Floor Lansing City Hall, 124 W. Michigan Ave., Lansing, MI for the purpose of considering:

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.

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TDD (517) 483-4479) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

For more information, please call 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., on the day of the Public Hearing at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email city.clerk@lansingmi.gov.

Chris Swope, Lansing City Clerk, MMC/MiPMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

CP#25-254

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.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
Brown	☐	☐
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Jackson	☐	☐
Kost	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

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.

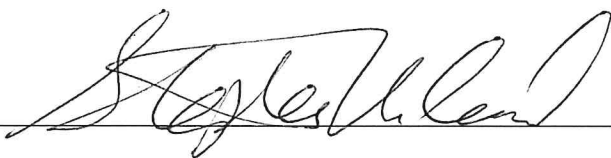
Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

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.

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-253 – City of Lansing, Summary of Adopted Ordinance #1338** – was published Wednesday, August 6, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 6th day of August 2025



Signature of Declarer

AUG 13 2025

State of Michigan
County of Ingham

This instrument was acknowledged before me on August 6, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
SUMMARY OF
ADOPTED ORDINANCE #1338**

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, Sections (a) and (i), and 1460.50.

Effective date: Upon publication

Where: The full text of this Ordinance is available for review at the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan. A copy of the full text of this Ordinance may be obtained from the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan at a fee determined by City Council.

For: Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk

www.facebook.com/LansingClerkSwope

CP#25-253

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.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
Brown	☐	☐
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Jackson	☐	☐
Kost	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

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.

AFFIDAVIT OF PUBLICATION

I, Stephen Underwood, am a resident of Lansing, County of Ingham, State of Michigan, and do hereby certify, swear, or affirm, that I am competent to give the following declaration based on my personal knowledge, unless otherwise stated, and that the following facts are true and correct to the best of my knowledge: That the attached advertisement – **CP#25-256 – City of Lansing, Summary of Adopted Ordinance #1337** – was published Wednesday, August 6, 2025, and that City Pulse satisfies the requirements of 1963 PA 247 MCL 691.1051.b

WITNESS my signature this 6th day of August 2025

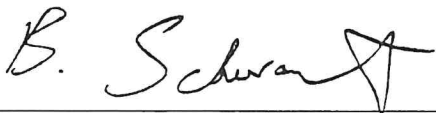


Signature of Declarer

State of Michigan
County of Ingham

This instrument was acknowledged before me on August 6, 2025

By Stephen Underwood



Berl Schwartz, Notary Public

My commission expires January 24, 2026

**CITY OF LANSING
SUMMARY OF
ADOPTED 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.

Effective date: Upon publication

Notice: The full text of this Ordinance is available for review at the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan. A copy of the full text of this Ordinance may be obtained from the City Clerk's Office, 9th Floor, City Hall, Lansing, Michigan at a fee determined by City Council.

Chris Swope, Lansing City Clerk
www.lansingmi.gov/Clerk

www.facebook.com/LansingClerkSwope

CP#25-256

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.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEAS	NAYS
Brown	☐	☐
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Jackson	☐	☐
Kost	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
	_____	_____
☐ ADOPTED	☐ FAILED	

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.



Chris Swope

Lansing City Clerk

July 24, 2025

Members of the Lansing City Council
10th Floor City Hall
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: [Agendas & Minutes | Lansing, MI - Official Website \(lansingmi.gov\)](https://www.lansingmi.gov/agendas-minutes)

<u>BOARD NAME</u>	<u>DATE OF MEETING</u>
Election Commission	May 30, 2025
Board of Fire Commissioners	June 11, 2025
Board of Public Service	June 12, 2025
Downtown Lansing Inc. Board	June 12, 2025
Board of Zoning Appeals	April 10, 2025
Lansing Economic Development Corp.	June 20, 2025
Lansing Brownfield Redevelopment Authority	June 20, 2025
Lansing Tax Increment Finance Authority	June 6, 2025
Michigan Avenue Corridor Improvement Authority	May 16, 2025
Police and Fire Retirement System	June 17, 2025

Lansing City Clerk's Office

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

517-483-4131 ☐ 517-377-0068 FAX

www.lansingmi.gov/clerk ☐ city.clerk@lansingmi.gov

Employees' Retirement System Board	June 17, 2025
Lansing Gateway Corridor Improvement Authority	June 17, 2025
Board of Police Commissioners	MAY 20, 2025
S. MLK Jr. Corridor Improvement Authority	June 12, 2025
Election Commission Meeting	July 8, 2025
Lansing Entertainment and Public Facilities Board of Commissioners	June 24, 2025
Human Relations & Community Services Advisory Board	June 24, 2025
Board of Water and Light Board of Commissioners	May 20, 2025

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4131.

Sincerely,

Lansing City Clerk's Office

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

517-483-4131 □ 517-377-0068 FAX

www.lansingmi.gov/clerk □ city.clerk@lansingmi.gov



Chris Swope, MMC/MiPMC
Lansing City Clerk

Lansing City Clerk's Office

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

517-483-4131 ☐ 517-377-0068 FAX

www.lansingmi.gov/clerk ☐ city.clerk@lansingmi.gov

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, at any time during the fiscal year, the City Council may consider appropriations which modify the previously adopted annual appropriation to transfer an unencumbered balance in whole or in part from any account; provide for the expenditure of revenues in excess of those in the budget; or meet a public emergency affecting life, health, property, or the public peace; and,

WHEREAS, the Department of Human Relations and Community Services recently completed a homelessness study identifying critical needs in addressing the direct needs of Lansing residents experiencing homelessness; and,

WHEREAS, the Department of Human Relations and Community Services conducted an RFP for modular housing structures and special market conditions subsequently emerged providing the opportunity to purchase such structures at a reduced price point; and,

WHEREAS, the Department of Human Relations and Community Services intends to purchase 50 ModPods Multi-Use Structures, including 34 units measuring 8' x 8' x 8' and 16 units measuring 8' x 8' x 16'; and,

WHEREAS, the units will be used to address the homelessness crisis in the City of Lansing, pending final location and zoning approval by City Council, and subsequent regulatory approval from the State of Michigan; and,

WHEREAS, after adjusting for known expenditures, an amount exceeding \$645,486 is anticipated to be unspent from the FY 2025 allocation of funding for meeting basic human services;

NOW, THEREFORE, BE IT RESOLVED that the administration is authorized to carry forward the remaining balances of the FY 2025 allocation of Basic Human Services & Racial Equity funding as amended, pending final audited figures and notification to City Council, and that the following FY 2025/2026 budget amendment is approved for immediate use; and,

BE IT FINALLY RESOLVED, the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the appropriations.

<u>Appropriation</u>	<u>Description</u>	<u>Amount</u>
General Fund Revenues		
Appropriation of Fund Balance	Committed Fund Balance (Basic Human Services)	\$645,486
Total General Fund Revenue Appropriation		<u>\$645,486</u>
General Fund Expenditures		
Basic Human Services & Racial Equity	Operating – Community Problem Solving	\$645,486
Total General Fund Expenditure Appropriation		<u>\$645,486</u>

Resolution #2025-###

By the Committee _____
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the appointment of Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028.

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee _____ took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Spencer Lippert as the 4th Ward member of the Planning Commission for a term to expire June 30, 2028.

Resolution #2025-###

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

WHEREAS, the Mayor has made the appointment of Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029.

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Leon Clark as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029.

Resolution #2025-###

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

WHEREAS, the Mayor has made the appointment of Joseph Marutiak as a Resident member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029.

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Joseph Marutiak as a Resident member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029.

July 16, 2025

Dear Honorable President Ryan Kost and City Councilmembers:

I am writing to express my concern regarding the decision to place Florencio Hernandez appointment for the 1st Ward seat for the Police Commission on file, rather than moving it forward to the appropriate committee for consideration.

The Latino community has long lacked adequate representation, and during times of great challenge and change, it is more important than ever that our voices are included in decision-making processes. Florencio is deeply rooted in Lansing—he has been actively involved in our schools, worked with both youth and adults across diverse backgrounds, and served communities through organizations like Cristo Rey. His current work in the Office for Institutional Diversity and Inclusion at Michigan State University further demonstrates his commitment to fostering equity across all populations.

Florencio represents not only the Latino community, but the broader values of inclusion, service, and engagement. I respectfully urge you to reconsider and support moving his appointment forward for full consideration.

Thank you for your attention and for your continued service to our city.

Sincerely,

Linda Sanchez Gazella

cc: Lansing City Clerk
Mayor Andy Schor
Lucianna Solis

Swope, Chris

From: Pehlivanoglu, Trini
Sent: Wednesday, July 23, 2025 3:30 PM
To: Boak, Sherrie
Subject: FW: [EXTERNAL] Relocation Ordinance Feedback Letter

Follow Up Flag: Follow up
Flag Status: Flagged

Please include in communications portion of our packet for the upcoming Council meeting.

Thank you,
Trini

From: Richard Simtob <richard@simtob.com>
Sent: Wednesday, July 23, 2025 1:29 PM
To: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Subject: [EXTERNAL] Relocation Ordinance Feedback Letter

Chairperson Pehlivanoglu,

My name is Richard Simtob and I am an apartment owner in the City of Lansing. I am writing today with concerns about the tenant relocation ordinances that are being discussed in the Committee on Public Safety.

I appreciate the changes that have already been made to the ordinances to remove the mandate that landlords carry an insurance rider for tenant relocation costs and to expand it to include renters' insurance. I write today to encourage the Committee on Public Safety to consider more changes before these ordinances are considered for approval.

Landlords who do not maintain the safety and living conditions of their properties should be held accountable. I understand these ordinances are designed to protect tenants that have no other relocation options. I support this goal, but I ask that more thought be given to these ordinances to make sure they are implemented correctly.

Not all "red tags" are caused by landlords. Some are caused by tenant behavior. For example, many lease agreements require tenants to pay for their own utilities. If a tenant does not pay their utility bill and they are shut off by the utility company, it can result in a "red tag." Under this ordinance as written, landlords would be responsible to cover the relocation costs from a "red tag" that was caused by tenant behavior.

I ask that you consider language that protects landlords from covering the costs of relocation from "red tags" caused by the tenant. This will help landlords avoid additional costs that they have no control over. I support holding bad landlords accountable, but I also believe good landlords should not be punished for tenant behaviors.

I also ask that tenant must be in good financial standing with paid in full rent. If the tenant has failed to pay rent no landlord can afford to pay for a hotel room.

I also ask that landlord may relocate tenant to another non-red tagged unit in another building vs a hotel. Affordable housing will no longer be affordable if you add additional costs to offer housing.

I would spend more time looking at other cities that have more affordable options if they have any rules like this to make it more difficult to attract landlords to offering housing.

It is a very difficult market to serve and investors will use their capital to invest in markets much more friendly to landlord and tenant relationships.

▪

Thanks,
Richard Simtob | 248.895.8184 | www.simtob.com
Simtob Management & Investment | Partner



You can book a meeting: www.calendly.com/richardsimtob

This email is being sent to be helpful, positive, professional, and respectful. If any other perception is received, please contact me immediately.

Swope, Chris

From: Pehlivanoglu, Trini
Sent: Wednesday, July 23, 2025 3:37 PM
To: Boak, Sherrie
Subject: FW: [EXTERNAL] Fwd: Call to Action! Use Your Voice on Tenant Relocation Ordinances

Follow Up Flag: Follow up
Flag Status: Flagged

Please include in communications portion of our packet for the upcoming Council meeting. I am unsure if the sender, Mr. Bueche, intended the bottom portion of this email to be included, however I am sending you the full message.

Thank you,
Trini

From: Dave Bueche <dmbueche@cs.com>
Sent: Tuesday, July 22, 2025 4:06 PM
To: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Subject: [EXTERNAL] Fwd: Call to Action! Use Your Voice on Tenant Relocation Ordinances

Hello I am David Bueche, rental property mgr & Realtor 517-282-6878 dmbueche@cs.com

I don't see the form. I have been reading about this. The economics of being a landlord in Lansing are very poor. I am already wondering if I should stop managing in Lansing, it is much easier and more productive to manage in non Lansing city areas.

If this requirement comes along. I would expect the tenants to pay for this insurance. Will bill it monthly put it on their ledger, and evict if they don't pay it with the rest of the rent. (yes add this to the expensive water and electric bills they pay).

I have had read tags; while landlords can be an issue, in my case we have had tenants out of control, which is the cause of the red tag.

As you can tell I am in favor of methods of making living in Lansing more affordable, not the opposite. What you are proposing is raising the cost for landlords and tenants alike.

Thank you,
Dave b

----- Forwarded Message -----

Subject:Call to Action! Use Your Voice on Tenant Relocation Ordinances

Date:Tue, 22 Jul 2025 19:30:01 +0000

From:Rental Property Owners Assn of Mid-Michigan <info@rpoamm.com>

Reply-To:Rental Property Owners Assn of Mid-Michigan <info@rpoamm.com>

To:dmbueche@cs.com

Dear RPOAMM Members,

Please see the message below from Mr. Joe Neller.

Attached is the required document. Kindly complete it by entering your name and submit it via email to trini.pehlivanoglu@lansingmi.gov no later than **4:00 PM today**.

Your prompt attention to this matter is greatly appreciated.

Thank you!

=====

From: Joe Neller <joe.neller@gmail.com>

Date: Monday, July 21 2025 at 2:45 PM EDT

Subject: Draft Emails to RPOAMM Member

To: Brad Simtob <brad@flatzliving.com>

Hi Brad,

Below is a draft email to go out to RPOAMM members. Let me know what you think.

SUBJECT: Call to Action! Use Your Voice on Tenant Relocation Ordinances

Dear RPOAMM Member,

The City of Lansing Committee on Public Safety will be holding a hearing on two tenant relocation ordinances on **Tuesday, July 22 at 4pm**. RPOAMM is asking you to participate in the public hearing with your thoughts on these matters.

The ordinances would establish a tenant relocation fee that must be paid by landlords (or their insurance policy) in the event their property is issued a "red tag." We support the goal to hold "bad" landlords responsible but believe these ordinances could negatively impact all landlords if additional changes are not made.

We are asking you to send an email to Trini Pehlivanoglu, Chairperson of the Committee on Public Safety. Attached to this email is a template document that can be used to help make this request as easy as possible. Please be sure to insert your name in the appropriate places and then copy/paste into an email addressed to trini.pehlivanoglu@lansingmi.gov.

Anyone interested in watching or participating in the meeting on 7/22 at 4pm can do so by following this link and scrolling down to the Committee on Public Safety: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Thank you,

RPOAMM Board of Directors

Please copy and paste the link below into your web browser to download the RPOAMM - DRAFT Member Letter document:

https://drive.google.com/drive/folders/1CpHbSkro2CLh_32JImVTd8y71SjOLNis

[View email in browser](#)

Rental Property Owners Association of Mid-Michigan · P.O. Box 23085 · Lansing, MI 48909 · USA

[update your preferences](#) or [unsubscribe](#)



Swope, Chris

From: Pehlivanoglu, Trini
Sent: Wednesday, July 23, 2025 3:34 PM
To: Boak, Sherrie
Subject: FW: [EXTERNAL] Tenant Relocation

Follow Up Flag: Follow up
Flag Status: Flagged

Please include in communications portion of our packet for the upcoming Council meeting. For additional context, Joe Neller referenced below, has submitted public comment at Council and committee meetings on this topic.

Thank you,
Trini

From: Lou Sesti <sestilou@gmail.com>
Sent: Tuesday, July 22, 2025 6:14 PM
To: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Subject: [EXTERNAL] Tenant Relocation

I believe the proposal before your committee of the Lansing City Council requires additional attention to some glaring details that make it untenable for both landlords and renters ... please support the efforts of Joe Neller in this regard on behalf of the RPOs of Mid Michigan.

Lou Sesti

--

Louis M Sesti
Spectrum Services
sestilou@gmail.com

You will not be called to speak unless all required blanks on this form are completed.



Public Comment on City Government Matters Registration

*The City of Lansing welcomes and encourages public comment relating to City Government Related Matters. In order to facilitate public input, you **MUST** complete this card and submit it to the City Clerk or City Clerk Staff prior the close of registration as announced by the City Clerk.*

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Topic(s) to be addressed Homeless Encampments

Name (print) Emily Dievendort E-Mail (optional) _____

Address (street, city, zip) Downtown Lansing - Seymour St.

Company or organization represented, etc. (if applicable) State Representative - 77th House District

Signature Emily Dievendort Pronouns She/They

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Topic(s) to be addressed Homeless Encampment

Name (print) Teddy Hodge E-Mail (optional) _____

cp _____
Address (street, city, zip) 4100 Marland Drive

Company or organization represented, etc. (if applicable) The Rent is too Damn High

Signature am / mm Pronouns they/them

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Topic(s) to be addressed Law suit against businesses

Name (print) Shawn Brock E-Mail (optional) redwings4x19@gmail.com

Address (street, city, zip) 3200 S. Washington Apt. 505

Company or organization represented, etc. (if applicable) The Rent Is Too Damn High

Signature Shawn L. Brock Pronouns He/Him

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Topic(s) to be addressed Dietrich Lawsuit

Name (print) Khadja Erickson E-Mail (optional) _____

Address (street, city, zip) 1502 Vermont Ave Lansing MI 48904

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns she/Her

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Topic(s) to be addressed encampment

Name (print) Kelsea Heeter E-Mail (optional) Kelseakay@gmail.com

Address (street, city, zip) 210 Virginia, st Lansing, MI

Company or organization represented, etc. (if applicable) Punks w/ lunch

Signature Kelsea Heeter Pronouns she/they

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Topic(s) to be addressed Appreciation

Name (print) Daniel Arnold E-Mail (optional) _____

Address (street, city, zip) 535 N. Cedar Apt # 304

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Sycamore Townhome Crisis

Name (print) Shamarra Lewis E-Mail (optional) _____

cp
Address (street, city, zip) 4023 Burnaway Dr

Company or organization represented, etc. (if applicable) Self / Rent To Own High / DE Elcra

Signature Shamarra Lewis Pronouns _____

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Topic(s) to be addressed Dietrich Park

Name (print) Vivian Breslin E-Mail (optional) ~~lansing@pwl.com~~ vivian@pwl.com

Address (street, city, zip) 1325 Regalia Ave Lansing, 48912

Company or organization represented, etc. (if applicable) PWL

Signature [Handwritten Signature] Pronouns they/them

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Topic(s) to be addressed Lawsuit on vulnerable population

Name (print) Olivier Stroud E-Mail (optional) oliverstroud@gmail.com

Address (street, city, zip) 1030 S Holmes street

Company or organization represented, etc. (if applicable) rents too damn high

Signature Olivier Stroud Pronouns he/him

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Topic(s) to be addressed Housing

Name (print) Mindy Caporale E-Mail (optional) _____

Address (street, city, zip) 2227 Teel Ave

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature] Pronouns She/they

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Topic(s) to be addressed Sweep of homeless encampment

Name (print) Dana Malone-White E-Mail (optional) _____

cp

Address (street, city, zip) 1240 Chester Rd, Lansing 48912

Company or organization represented, etc. (if applicable) _____

Signature [Handwritten Signature]

Pronouns she/her

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Topic(s) to be addressed _____

Name (print) _____

E-Mail (optional) _____

cp

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature _____

Pronouns _____

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Topic(s) to be addressed landlord ins request budget

Name (print) Coretta Stanaway E-Mail (optional) _____

cp

Address (street, city, zip) 546 Armstrong Lansing 48911

Company or organization represented, etc. (if applicable) _____

Signature J Stanaway Pronouns _____

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Topic(s) to be addressed Seg Camoel / Dietrich

Name (print) Det. Dr. E-Mail (optional) _____

cp _____
Address (street, city, zip) 4576 Seaway Dr.

Company or organization represented, etc. (if applicable) Rent to Dora High / Sherman

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Sweep

Name (print) David Ellis E-Mail (optional) _____

cp

Address (street, city, zip) 323 N Walnut St

Company or organization represented, etc. (if applicable) _____

Signature David Ellis Pronouns _____

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Topic(s) to be addressed Lawsuit against businesses -targetting Dretsch Park

Name (print) Maddie Elliott E-Mail (optional) _____

cp

Address (street, city, zip) 125 W Cesar E Chavez Ave Apt 1

Company or organization represented, etc. (if applicable) Bent is Too Damn High

Signature Maddie Elliott Pronouns She/ her

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Topic(s) to be addressed eviction of homeless camp

Name (print) Nik Furch E-Mail (optional) _____

cp _____
Address (street, city, zip) 138 Allen St

Company or organization represented, etc, (if applicable) _____

Signature [Signature] Pronouns _____

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Topic(s) to be addressed Encampment on North side

Name (print) Kyle Richard E-Mail (optional) 916kyle@proton.me
cp
Address (street, city, zip) 916 West St

Company or organization represented, etc. (if applicable) _____

Signature Kyle Richard Pronouns any

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Topic(s) to be addressed Serving our Unhoused Neighbors

Name (print) Joanne Galloway E-Mail (optional) _____

cp

Address (street, city, zip) 3100 E Mt Hope Ave

Company or organization represented, etc. (if applicable) _____

Signature J. Galloway Pronouns _____

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Topic(s) to be addressed Detroit Encampment

Name (print) Darren E-Mail (optional) _____

cp _____
Address (street, city, zip) Lansing

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns They/He

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Topic(s) to be addressed City Matters

Name (print) Jody Washington E-Mail (optional) _____

cp _____
Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) _____

Signature Jody Washington Pronouns _____

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Topic(s) to be addressed Dietrich Park

Name (print) Michael Gorisher E-Mail (optional) _____

Address (street, city, zip) 425 Lansing River Rd Mason MI 48857

Company or organization represented, etc. (if applicable) _____

Signature [Signature] Pronouns He/Him

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Topic(s) to be addressed Dietrich

Name (print) Mat T E-Mail (optional) _____

cp

Address (street, city, zip) Haslett

Company or organization represented, etc. (if applicable) _____

Signature mat T Pronouns She/Her

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Topic(s) to be addressed City saving Homeless camp

Name (print) Ariel Cushman E-Mail (optional) lcushman222@gmail.com

Address (street, city, zip) _____

Company or organization represented, etc. (if applicable) Fallen Angels & Shocklocka Nourishment

Signature Ariel Cushman Pronouns She/they

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