



MINUTES
Committee on Public Safety
Thursday, February 5, 2026 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

Council Member Peter Spadafore, Chair
Council Member Adam Hussain, Vice Chair
Council Member Clara Martinez, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Rawley Van Fossen, EDP
Matt Staples, OCA
Patrick Abood, OCA
Rawley Van Fossen, EDP
Tom Berry, Code Enforcement
Bahaduri Daud Mohammad, 2112 N. High Street Owner
Valarie D'Haene

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM DECEMBER 17, 2025, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No comment at this time.

DISCUSSION

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 3126 Maloney

Mr. Van Fossen provided a quick summary from the general overview; the hearing was held 11/24/2025, no representation from ownership and their understanding is the owner is deceased and there is no estate case in probate. The demo hearing ordered a 30 day, and it was not made safe by that time. He briefly referred the Committee to the photos in the packet, and stated staff recommends a 60 day order when it comes back to Committee for action.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 3126 MALONEY. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 904 E. Kalamazoo

Mr. Van Fossen stated to this Committee that the demo hearing was 11/18/2025, and to their knowledge this owner was deceased and there is nothing in probate at this time. They issued a 30 day make safe or demo, and since it was not complied with it was referred to Council. Mr. Van Fossen referred to the packet materials and recommended a 60 day, but Council can do a 21 or 60 day determination.

Council Member Hussain asked Mr. Van Fossen where situation determines the estimated cost of repairs vs. SEV. Mr. Van Fossen stated if the estimate is double the SEV that would be a qualifying factor for Council to recommend a 21-day order. Council Member Hussain, what about a determination of no work in 24 months or emanate danger. Mr. Staples referred to the statutory site, acknowledging that is another for a building to meet demolition.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 904 E. KALAMAZOO. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 408 Sawyer Rd.
Mr. Van Fossen hearing was held 11/24/2025, no ownership present, they issued 30 day make safe. Was tagged in July 2024, and there were reference to photos on violations, structural issues, etc. The department recommends 60 day make safe or demolish.

Council Member Hussain asked again, about initial inspection, then second one is when. Mr. Van Fossen stated if they have not been in homes in 6-12 months, they get a search warrant for an updated visual.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 408 SAWYER RD. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 408 Norman St.
Mr. Van Fossen stated the hearing was 11/19/2025, no ownership at meeting, issued a 30 day order, not complied by this date. This includes permits and or demolition themselves. The property was tagged in July 2019, and the photos referenced property deficiencies, and recommend demolition.

Ms. D'Haene stated she is trying to sell all her properties; currently has 14-15 properties. She asked for Council to consider not asking for it to be demolished, and she has hired a builder to go through all properties. She concluded by asking for time to sell the properties instead of acting on demolition.

Council Member Spadafore asked when she purchased the property and was told 2018. She added that there was a tenant, and then a management company that took over the property.

Council Member Spadafore stated their options to consider would not delay the sale, their process is for determining the make safe orders process. That is their only option, since there has not been progress on the property. Council Member Spadafore provided details on the timeline: set a show cause hearing on 2/9, hold the hearing on 2/23, Committee deliberation on March 5th and Council decision on March 9th for consideration of a 60 day make safe or demolish.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 408 NORMAN. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 2112 N. High Street
Mr. Van Fossen summarized that this property had a demolition hearing on 11/24/2025, there was no owner present, and during the inspection the owner was present. If progress has not been made, their recommendation is for 60 days.

Mr. Mohammad stated he did not get notification for demolition hearing, and confirmed he was on site for inspections and photos. When he purchased the home, it was red tagged. The condition of the home did have missing walls, electricity and some exterior work. Because of that and conditions in his personal life he has not been able to work on it, and was asking Council for more time. It was confirmed he purchased in 2022 from Ingham County auction and been in disrepair since.

Council Member Spadafore explained to Mr. Mohammad that it has to be brought up to code or Council has to take action to make it safe. Beginning today, through the deadline is close to 90 days, same dateline as previous property.

Council Member Hussain asked administration present about proving a show cause, and what action council has, along with what other disposal options do they have. Mr. Van Fossen stated Council can table until moving to full Council for vote, this Committee can vote the recommendation down but the red tag would remain. On the ownership side, they could make repairs, or sell, in this case it was sold at auction twice. If the Committee discharges it, that would cancel the MSD order, the process would start all over again at EDP.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 2112 N HIGH STREET. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1004 Cady Court

Mr. Van Fossen stated this was red tagged in 2018, and the demolition hearing was in November, 2025. He then referred to the photos in the packet, and confirmed there has not been any progress. There was no owner at the demolition hearing, but a neighbor did attend citing concerns on safety and other issues. The officer issued a 30 day make safe or demolition and that is why it is here today, and so would recommend 60 days.

Council Member Spadafore asked about cases where the owner states they have something to do, it would be better to table. Mr. Staples confirmed the Council Committee can table it. Mr. Van Fossen confirmed that the hearing officer cannot table during the demolition process at EDP end. From the department, if that is the plan, he would suggest ask for proof of financing, plans and proof towards progress.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR FEBRUARY 23, 2026 FOR 1004 CADY STREET. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Amend Chapter 1460, Section 1460.01 to adopt the 2021 International Property Maintenance Code

Mr. Van Fossen provided background on how code compliance uses this as a guide for standards on rentals, how they inspect, etc. Currently the City is under the 2015, IPMC, and this one is specific to make from 2015 to 2021. He then went through amendments and clarifications. Council Member Hussain noted the language change to Code Official, instead of “manager” and asked why. Mr. Van Fossen stated it is code official in ordinance, but they can set a “designee”. Council Member Hussain asked if there is a guarantee that all code officials will do this in the future. Mr. Van Fossen assured Committee that EDP Director could lead the department and designate. Council Member Hussain asked if code officers and lead housing inspectors and premises have certifications, and Mr. Van Fossen stated they have certifications from IPMC and the State Fire Inspector. Mr. Van Fossen then went through the ordinance, page 11 line 8 of the ordinance, waiving of fees and explained why they were proposing the changes.

Council Member Spadafore asked if there is a way to extend reporting or build in discretion, and if 30 is appropriate. Mr. Van Fossen stated they chose 30 day because every property is unique.

Council Member Spadafore referred to page 2, line 11 “insert name of department” and Mr. Staples stated they are transforming the IPMC to Council ordinances and replacing with city specific. When this gets printed, it will say “office of code compliance”. Council Member Spadafore asked it was the same on page 15 line 20 “jurisdiction to insert height and inches” and that was confirmed.

Council Member Hussain asked about vetting ordinances in general and how they got to Council. Mr. Van Fossen state in this case, it started with publication at IPMC, EDP reviewed and consulted with OCA on what they like and not like in the 2021 IPMC, then with meetings with OCA, Code Compliance,

Building Safety, EDP, afterwards it then went to the Mayor's office and EDP gave a presentation last fall to 2025 Council leadership. Council Member Hussain asked if they are asking the employees on the field if they are comfortable and it was confirmed. He then asked what building code the City is under, and was told 2021.

Council Member Hussain referred to page 3, line 12 "deputies", and asked how is that impacting job descriptions, pay scale, etc. Mr. Staples stated the previous version was too specific, this allows for the name changes, the official has deputies to empower the code. When they look at ordinances, they look at what it will be in 4 years.

Council Member Hussain referred to page 4 (f) asking what the changes are, and Mr. Staples it is where code official is the new title.

Council Member Hussain referred to page 6 line 11 where "Assessor" was removed and not replaced. Mr. Staples confirmed that "by" should have been deleted as well. Council Member Hussain asked why ten days instead of 7 on line 19, and he also noted that Page 9, line 2 should have "the", Page 13 line 1, had an inquiry into how it is defined. Mr. Staples reviewed the statute to explain. Mr. Staples stated it was not clear in the IPMC but clarified for the city specific.

Mr. Van Fossen stated that International Code Council passes new codes annually, and then the City passes when the State legislature passes.

Mr. Staples went back to an earlier question on page 16, which he stated fell under statute.

Council Member Spadafore asked when they can get to the point of mandating waste haulers. Mr. Staples said they have to have a way to get rid of trash and this ordinance is specific to "owner of any structure" that property has to have trash service.

MOTION BY COUNCIL MEMBER HUSSAIN TO INTRODUCE AND SET THE PUBLIC HEARING FOR FEBRUARY 23, 2026 TO AMEND CHAPTER 1460 SECTION 1460.01 TO ADOPT THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Amend Chapter 1460, add Section 1460.05 to establish a unified system of violation notices

Mr. Van Fossen stated this is an update on how the City placard violations. Currently the two placards are pink tags or red tags, and what the difference will do is offer a different version but achieve the same goal. Mr. Staples said technically the red and black are placards, this is for the stickers on the door. It was similar to what the City did before adopting the IPMC. Mr. Van Fossen spoke on the uncertified notice. The Committee discussed the differences in the tags and notices and this proposed amendment will clearly delineate the differences. Council Member Hussain noted his concern on how it is confusing, and wants to make sure any employee implementing are okay with the proposed changes. Mr. Van Fossen stated he does not think it adds burden but adds clarification.

Council Member Spadafore asked about the yellow notices going to owner occupied, red tag can be any property, yellow is just rental.

Council Member Hussain referred to page 5 line 17, where it speaks to removing a placard, and asked if that isn't an infraction now. Mr. Staples stated this is adding removal of a notice, removing of placard is an infraction in IPMC, and they are not calling white and yellow "placards".

MOTION BY COUNCIL MEMBER HUSSAIN TO INTRODUCE AND SET THE PUBLIC HEARING FOR FEBRUARY 23, 2026 TO AMEND CHAPTER 1460 ADD SECTION 1460.05 TO ESTABLISH UNIFIED SYSTEM OF VIOLATION NOTICES. MOTION CARRIED 3-0.

RESOLUTION – Set a Public Hearing; Amend Chapter 1460, Sections 1460.44 through 1460.52 and add Section 1460.53 to clarify and update the regulations and certificates of rental properties

Mr. Van Fossen went through changes in draft #10 dated 2/3/2026 and Mr. Staples highlighted other important changes, this removes many references that were in there previously, and now clearing it up to address imminent risk to health and safety.

Council Member Hussain asked about the certificates for rental, and if they are just for residential, or are commercial properties required, and do commercial have a requirement for a local registered agent. Mr. Van Fossen stated is for a rental for habitation, the registered agent must live within 40 miles, and the city does not require any of that for commercial.

Council Member went through the ordinance:

Page 1 line “**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.” Asking what is required of a registered agenda, and Mr. Berry stated they fill out details to register, and if there an emergency and rental inspection, they speak to those agents and Mr. Van Fossen stated they verify the 40 miles.

Page 2, letter c . “The owner(s) shall be responsible for registering a rental property within 30 days following the day” and Mr. Staples stated that is when the owner is off premise, and when they have to register.

Page 2 line 19 “and/or email address, to the Office of Code Compliance within 15 days of such change. If there is a new agent or there is no longer an agent, the”, asking how long do they have if they no longer have an agent before the certificate is pulled. Mr. Van Fossen stated 15 days to notify if there is change.

Page 3 line 18-19 – ~~“Office of Code Compliance. If any owner or agent fails to make an application for a Certificate of Compliance, the occupant of the dwelling may apply for a certificate.~~ Asking why it was removed, and Mr. Van Fossen stated it was removed so the occupant cannot apply for a certificate.

Page 4 line 4-5;” ~~is obtained. Those premises which are occupied for dwelling purposes may be ordered vacated until reinspection and proof of compliance has been obtained.”~~ And asked why it was removed, and Mr. Staples stated there was legal liabilities issues, this is getting rid of kicking people out if they fail to register.

Page 5 line 13-14 . ~~“Upon an emergency, the Manager may enter at any time.”~~ It was explained it was stricken because cannot do because of warrant

Page 9 e and f – ~~“Lien on Property. Any unpaid fees or costs assessed under this Code shall be a lien against the real property and shall be reported to the City's Assessor for placement on the real property tax assessment records. Unpaid fees and costs shall be collected as allowed by law. Unpaid fees. Any unpaid fee shall be considered a default to the City and is collectable as provided by law. No certificate under this chapter shall be granted while fees remain unpaid.~~

(f) ~~Notification to Add to Tax Roll. The owner shall be notified of the amount of unpaid fees by first-class mail at the address shown on the City Assessor's records. If the owner fails to pay the amount owed within 30 days after mailing of the notice, the City Assessor shall add the amount to the next tax roll of the City and it shall be collected as provided by law for the collection of City taxes.”~~

Mr. Staples stated this part was an ongoing discussion with OCA about assessment of these when they are not specifically spelled out by statue. So this corrects it to collect as allowed under the law.

Council Member Spadafore referred to page 8 ~~“If any subsequent reinspections are required, City Council shall establish by resolution a reinspection fee that shall increase at a progressively higher rate~~

~~for each reinspection.”~~ Mr. Staples stated they cannot charge a penalty because it already triggers a civil infraction.

MOTION BY COUNCIL MEMBER HUSSAIN TO INTRODUCE AND SET THE PUBLIC HEARING FOR FEBRUARY 23, 2026 TO AMEND CHAPTER 1460 SECTIONS 1460.44 THROUGH 1460.52 AND ADD SECTION 1460.53 01 TO CLARIFY AND UPDATE THE REGULATIONS AND CERTIFICATES OF RENTAL PROPERTIES. MOTION CARRIED 3-0.

OTHER

No other topics at this time.

ADJOURN

Adjourned at 5:10 p.m.

Submitted by

Sherrie Boak, Secretary

Lansing City Council

Approved by the Committee on February 19, 2026