



**Official Proceedings of the City Council
City of Lansing
April 6, 2026**

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 Spadafore.

PRESENT: Council Members Carter, Garza, Hussain, Kost, Martinez, Nevarez Martinez, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Council Member Hussain asked people to remember James Dravenstatt-Moceri, 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 Spadafore.

Special Ceremonies

Appointment; Michael Lynn Jr. as the Ward 3 member of the Board of Fire Commissioners for a term to expire June 30, 2027

Resolution #2026-106

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the appointment of Michael Lynn Jr. as the Third Ward member of the Board of Fire Commissioners 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 Public Safety met on April 2, 2026 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027.

By Council Member Martinez

Motion Carried

City Clerk Chris Swope administered the Oath of Office to Michael Lynn Jr. as a Member of the Board of Fire Commissioners

Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker St., Ron Holdings LLC

Kris Kline and Leo Ron provided details of the Obsolete Property Rehabilitation Act (OPRA) District.

Comments by Council Members and the City Clerk

Council President Spadafore reminded those in attendance that items 26 and 29 had been pulled off the agenda for the evening.

Council Member Martinez congratulated the Lansing Lugnuts on 30 years of operation.

Council Member Nevarez Martinez shared that if the Deep Green data center project had remained on the agenda, she would have voted no.

Council Member Hussain announced the upcoming Third Ward Constituent Contact Meeting.

President Spadafore announced the upcoming Fourth Ward Constituent Contact Meeting

Clerk Swope shared details on the upcoming Special Election.

Community Event Announcements

Loretta Stanaway spoke about an upcoming spring ground cleanup event at the North Cemetery.

Nicklas Zande spoke about multiple upcoming Old Everett Neighborhood Association events.

The Reo Town Commercial Association shared that there is an upcoming event to celebrate their 25th anniversary.

Ivan Droste spoke about an upcoming anti-data center event.

Jack Lienhart spoke about the upcoming Capital City Film Festival.

Michael Lynn spoke about the upcoming events of the Lansing Empowerment Network and Lansing 360.

Erica Lynn spoke on upcoming events of the Community Involvement CPR program.

Speaker Registration for Public Comment on Legislative Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on legislative matters and that only those who have submitted a completed form will be permitted to speak.

Mayor's Comments

Mayor Schor spoke about the upcoming Capital City Film Festival, the Neighborhood Resource Summit, and the Energy Innovation Community Summit. Mayor Schor announced the City's Empower program is now accepting registrations from Lansing's small business owners, and concluded by reiterating that Deep Green Company has withdrawn their request to rezone and offer to purchase City Property for the data center project.

Public Comment on Legislative Matters

Legislative Matters included the following public hearings:

Noise Special Permit; Michigan Paving and Materials Company request to allow for major reconstruction on Pennsylvania Ave., Mt. Hope Ave., and Jolly Rd.

Noise Special Permit; Granger Construction request to allow for the Tecumseh River Road Pump Station (TRRPS) Project

SLU-3-2026, 5200 S. Cedar St., Unit 5206, to authorize use of the rear suite as a place of worship

Obsolete Property Rehabilitation Act (OPRA) District; 418 Baker St., Ron Holdings LLC

Amending Chapter 1243, Table 1243.03 to add Liquor Store to the Commercial Mixed-Use Districts Allowable Use Table

Amending Chapter 1245, Table 1245.03 to add Liquor Store to the Special Districts Allowable Use Table

An Ordinance to Amend Chapter 1240, Section 1240.04 to define the term "liquor store" within the Zoning Code

An Ordinance to Amend Chapter 1250 to add Subsection 1250.02.13 to provide for a limitation on proximity of liquor stores to each other

Z-3-2026; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial

Vice President Pehlivanoglu and Council Members Garza, Nevarez Martinez, and Hussain gave an overview of the public hearings.

Public Comment on Legislative Matters:

Jerry Norris spoke against the Deep Green data center project.

Rafael Soliz Jr. spoke against the Deep Green data center project.

Loretta Stanaway spoke on various Legislative matters.

Jody Washington spoke on the Deep Green data center project.

William Walker spoke against the Deep Green data center project.

Mercuri Rose spoke against the Deep Green data center project.

Ivan Droste spoke against the Deep Green data center project.

Betsy Sneller spoke against the Deep Green data center project.

Mike Smalligan spoke against the Deep Green data center project.

Heidi Frei spoke against the Deep Green data center project.

Matt Rydzewski against the Deep Green data center project.

Cody O'Neill spoke against the Deep Green data center project.

Scotty Decess spoke against the Deep Green data center project.

Nicklas Zande spoke against the Deep Green data center project.

Deborah Mulcahey spoke against the Deep Green data center project.

Referral of Public Hearings

Noise Special Permit; Michigan Paving and Materials Company request to allow for major reconstruction on Pennsylvania Ave., Mt. Hope Ave., and Jolly Rd.

Referred to the Board of Public Service

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Referred to the Committee on Development and Planning

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Placed on File

Legislative Matters

Consent Agenda

By Vice President Pehlivanoglu to approve items 13 through 22 on the Consent Agenda.

Motion Carried

Resolution #2026-107

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

WHEREAS, the Mayor has recommended the reappointment of Brian Baer as a City of Lansing member of the Capital Area District Library Board for a term to expire April 15, 2030; 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 City Operations met on March 26, 2026, and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Brian Baer as a City of Lansing member of the Capital Area District Library Board for a term to expire April 15, 2030.

Adopted as part of the Consent Agenda

Resolution #2026-108

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

WHEREAS, the City of Lansing (City) is implementing the next five-year phase of its Wet Weather Control Program, which is being implemented to achieve compliance with the raw sewage discharge abatement requirements of State of Michigan, Department of Environment, Great Lakes and Energy Administrative Consent Order (ACO) #ACO-05153, entered December 19, 2019; and

WHEREAS, the ACO encompasses the regulatory requirements of the City's Combined Sewer Overflow (CSO) Control Program and for abatement of sanitary sewer overflows (SSOs); and

WHEREAS, the City's Public Service Department has determined that the Biosolids Handling Project is an additional sanitary capital improvement construction project that must be prioritized as part of this third phase of its Wet Weather Control Program, which has exceeded its useful life and is in need of replacement; and

WHEREAS, the City intends to apply for low-interest SRF loan funding to fund construction of the Biosolids Handling Project at the Wastewater Treatment Plant (WWTP); and

WHEREAS, as a requirement of the SRF Loan Program, the City must submit to the State of Michigan, Department of Environment, Great Lakes and Energy, an approvable Project Plan Amendment describing the proposed WWTP improvement project for the purpose of establishing its loan eligibility; and

WHEREAS, the estimated total project cost of the Biosolids Handling Project is \$88 Million; and

WHEREAS, the estimated additional monthly cost to a typical residential user for the associated SRF loan is \$4.01; and

WHEREAS, a public comment period for the draft Project Plan Amendment was available from March 4, 2026, through March 25, 2026, and a public hearing to receive public comment on the draft Project Plan Amendment was held on March 25, 2026; and

WHEREAS, all public comments received during the public comment period, including written comments, were considered and addressed in the development of the final Project Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council formally adopts said Project Plan Amendment and agrees to implement the selected alternative, the Biosolids Handling Project of Anaerobic Digestion with Dewatering at the WWTP.

BE IT FURTHER RESOLVED, that the City of Lansing Public Service Director, a position currently held by Andrew K. Kilpatrick, P.E., is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Plan Amendment as the first step in applying to the State of Michigan for a Clean Water State Revolving Fund Loan to assist in the implementation of the selected alternative.

Adopted as part of the Consent Agenda

Resolution #2026-109

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 Shake Shack Michigan LLC for a SDM and Class C license, SDM Sunday Sales PM, On Premises Sunday Sales (AM/PM), Outdoor Service at 3106 E. Saginaw St., Suite A; and

WHEREAS, the Committee on City Operations met on March 26, 2026, and reviewed the request with affirmative action taken.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Shake Shack Michigan LLC for a SDM and Class C license, SDM Sunday Sales PM, On Premises Sunday Sales (AM/PM), Outdoor Service permits at 3106 E. Saginaw St., Suite A.

Adopted as part of the Consent Agenda

Resolution #2026-110

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 Monday, April 20, 2026 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 receiving comments on the proposed Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG) resources for the Annual Action Plan submission to HUD for FY 2026-2027.

Adopted as part of the Consent Agenda

Resolution #2026-111

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

BE IT RESOLVED, the Lansing City Council hereby sets the public hearing for the City of Lansing Fiscal Year 2026/2027 Budget on Monday, May 4,

2026, at the regularly scheduled City Council meeting at 7:00 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W. Michigan Avenue, Lansing for the purpose of receiving comments on the proposed City of Lansing Fiscal Year 2026/2027 Budget.

Adopted as part of the Consent Agenda

Resolution #2026-112

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the Daugherty and Miles Families designated a 2026 Appreciation of Services Donation in support of the D.I.V.E. Unit for Rescue and Recovery efforts and;

WHEREAS, the Daugherty and Miles Families collected on behalf of their loved ones and donated \$255.00 to the D.I.V.E. Unit; and

WHEREAS, the donation is not specifically designated for use and will therefore be used for D.I.V.E. Unit needs; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the donations to the D.I.V.E. Unit, a division of Investigations totaling \$255.00; and

BE IT FINALLY RESOLVED, that 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 received donation funds.

Adopted as part of the Consent Agenda

Resolution #2026-113

By the Committee on Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the City of Lansing applied for funding under the Fiscal Year 2024 State and Local Cybersecurity Grant Program (SLCGP) administered by the Michigan Department of State Police, Emergency Management and Homeland Security Division; and

WHEREAS, the City of Lansing has been awarded \$140,250.00 under the FY 2024 SLCGP; and

WHEREAS, the grant period runs from January 22, 2026 through September 30, 2028; and

WHEREAS, the State of Michigan is providing the required 30% cost share on behalf of the City of Lansing, and no local match is required; and

WHEREAS, the funds will be used to support approved cybersecurity initiatives, including multifactor authentication and endpoint detection and response solutions; and

WHEREAS, the Administration and City Council recognize the importance of strengthening the City's cybersecurity posture and protecting critical infrastructure and municipal systems from cyber threats;

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves acceptance of the FY 2024 State and Local Cybersecurity Grant Program award in the amount of \$140,250.00;

BE IT FINALLY RESOLVED, that 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 grantor.

Adopted as part of the Consent Agenda

Resolution #2026-114

By The Committee On Ways and Means
Resolved by the City Council of the City of Lansing

WHEREAS, the Ingham County Board of Commissioners allocated \$76,500 in 2025 Housing and Homeless Millage funds on February 13, 2026 to the City of Lansing to cover the costs associated with emergency hotel accommodations and related expenses to provide short-term shelter and assist in locating permanent housing for unhoused individuals within the City of Lansing, prioritizing those unhoused individuals displaced from encampments in Lansing; and

WHEREAS, Ingham County prepared a grant agreement and proposed it to the City of Lansing on February 1, 2026 for a total award amount of \$76,500.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves the acceptance of the Ingham County funds in the amount of \$76,500.

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 grantor.

Adopted as part of the Consent Agenda

Resolution #2026-115

By the Committee on Ways and Means

Resolved by the City Council of the City of Lansing

Approval to Accept HUD \$6,872,347.31 Lead Hazard Control and Health Homes – Lead Hazard Reduction Grant

WHEREAS, the Department of Housing and Urban Development (HUD) has awarded the City of Lansing \$6,872,347.31 in grant funds to be used for the next Lead-Safe Lansing, Phase 5 Program to reduce lead hazards in housing over the next four years; and

WHEREAS, HUD desires timely implementation of grant activities and has requested the City to sign the grant agreement as soon as is practical; and

WHEREAS, the HUD required match of \$687,234.73, which is 10% of the total grant award and will be met by the Development Office using Community Development Block Grant funds from its existing budget for staff and housing rehabilitation program activities; and

WHEREAS, the Lead Hazard Control Grant will provide funds for lead remediation and clearance in 120 housing units, public outreach and education regarding lead hazards, training in Renovation, Repair and Painting for landlords and Lead Abatement Supervisor training and certification for contractors and workers; and

WHEREAS, the elimination of lead hazards in housing occupied by children under the age of six is a priority under the City's Consolidated Strategy and Plan; and

WHEREAS, grant funds, combined with City of Lansing CDBG local funds, Ingham County Health Department in-kind match funds and owner funds will be sufficient to complete the project as proposed with no additional funds from the City; and

WHEREAS, the City of Lansing has successfully closed out its previous 2020 Lead Hazard Reduction Demonstration grant; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the acceptance of the \$6,872,347.31 grant award by HUD for the purpose of completing the activities funded through the 2026 Lead Hazard Reduction Grant.

BE IT FINALLY RESOLVED that Andy Schor, Mayor of the City of Lansing, is authorized to accept the above described award, and that upon receipt of the final grant agreement from HUD, he shall be authorized to sign the contract and any necessary amendments or ancillary documents, subject to review and approval as to form by the City Attorney, and to establish new and separate accounts as required by HUD for this grant.

Adopted as part of the Consent Agenda

Resolutions

Resolution #2026-116

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 108 W. Barnes Ave, 33-01-01-21-378-091, W 2 R Lot 5 & s 6 FT of W 2 R Lot 4 Block 2 Park Place, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on NOVEMBER 29TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on NOVEMBER 19TH, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by JANUARY 20TH, 2026; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, April 20, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 108 W. Barnes Ave, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

By Council Member Martinez to amend the resolution to include the date April 20, 2026

Motion Carried

By Council Member Martinez

Motion Carried

Resolution #2026-117

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

Confirmation Glenburne Grass & Trash Assessment Roll 2026

WHEREAS, the City Council held a public hearing on March 23, 2026, regarding Assessment Roll GB-2026 for the removal of trash and grass in the Glenburne Commons area adjacent to certain properties; and

WHEREAS, the cost incurred between March 31, 2025, and November 30, 2025, by the City totals \$26,220.00; and

WHEREAS, the Committee on City Operations met on March 26, 2026, to review the public hearing findings.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council hereby directs that special assessment roll number GB-2026 as returned by the City Assessor, be ratified, and confirmed.

FURTHER BE IT RESOLVED, the Lansing City Council hereby directs the City Assessor notify the owners of properties affected by this roll in accordance with City Ordinance 1020.06.

Contiguous Boundaries of properties benefitted to include all the parcels within the following subdivisions in their entirety as follows:

- Glenburne Subdivision
- Glenburne Subdivision No. 2
- Glenburne Subdivision No. 3
- Glenburne Subdivision No. 4
- Glenburne Subdivision No. 5
- Part of the North ½ and South East ¼ of Section 36, T4N, R3W
- City of Lansing, Eaton County, Michigan

BE IT FURTHER RESOLVED THAT Special Assessment Roll No. GB-2026 as presented and as returned by the City Assessor, is hereby ratified, and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect this special assessment tax. If payment is not received by May 15, 2026; this special assessment tax will be placed on the July 2026 tax roll without interest or penalty.

By Vice President Pehlivanoglu

Motion Carried

Resolution #2026-118

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

WHEREAS, the City of Lansing desires to encourage and support shopping and commercial activity in the Principal Shopping District area by public improvement to develop, redevelop, promote economic activity, and provide for the maintenance, security, and operation of the Principal Shopping District by such public improvement which especially benefits any property within a district; and

WHEREAS, the City of Lansing desires to encourage promotional efforts, business recruitment in all zones and physical improvements and maintenance services (in zone "A") of the Principal Shopping District; and

WHEREAS, the City of Lansing has determined that this should be provided through special assessment zones established for the purpose of financing Principal Shopping District activities; and

WHEREAS, the City of Lansing has determined that the cost of providing such services should be recovered by a special assessment against properties especially benefitted as authorized by Act No. 120 of the Public Acts of 1961, as amended, and Chapters 812 and 1026 of the Lansing Code of Ordinances; and

WHEREAS, the City of Lansing has reviewed the proposed special assessment boundaries; and

WHEREAS, the City of Lansing has also reviewed the proposed services within the boundaries with an estimated cost of these services; and

WHEREAS, a public hearing was held on March 23, 2026, in the Tony Benavides Lansing City Council Chamber, 10th Floor City Hall, Lansing, Michigan to consider the establishment of the Principal Shopping District special assessment roll; and

WHEREAS, notice to the affected owners of the properties in said district were given at least a 12 (twelve) day notice prior to the date of the hearing and in accordance with Chapter 1026 of the Lansing Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED that the special assessment zones for the Principal Shopping District are established by City Council as follows:

Principal Shopping District: Beginning at the intersection of the West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street (the "Point of Beginning"), proceeding North along S. Capitol Avenue right-of-way line to the center line of W. Washtenaw Street, west along the

center line of W. Washtenaw Street to the center line of Townsend Street, north along the center line of Townsend Street to the center line of W. Allegan Street, then east along the W. Allegan Street center line to the center line of S. Capitol Avenue, north along the S. Capitol Avenue center line to the center line of W. Saginaw Street, west along the W. Saginaw Street center line to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way-line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along Saginaw Avenue to the west right of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center line of E. Shiawassee Street, east along the E. Shiawassee Street center line to the west right-of-way line of the CSX railway right-of-way, south along the CSX railway right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center line of E. Kalamazoo Street, then west along E. Kalamazoo Street center line to the center line of S. Larch Street, then south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the Point of Beginning.

The Principal Shopping District, as described herein, shall contain zones as described below:

Zone A: Beginning at the intersection of the center-line of W. Shiawassee Street and the centerline of N. Capitol Avenue (the "Point of Beginning -A"), proceeding east along the center-line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center-line of E. Michigan Avenue, west along the center-line of E. Michigan Avenue to the center-line of S. Cedar Street, south along the S. Cedar Street center-line to the center-line of E. Kalamazoo Street, west along the E. Kalamazoo Street center-line to the center-line of Museum Drive, northwesterly along the center-line of Museum Drive to the north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center-line of the Grand River, southeasterly along the center of the Grand River to the center-line of E. Kalamazoo Street, continuing along the center-line of E. Kalamazoo Street to the center-line of Grand Avenue, south along the Grand Avenue center-line to the center-line of W. Lenawee Street, west along the W. Lenawee Street center-line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the centerline of W. Washtenaw Street to the centerline of Townsend Street, north along the centerline of Townsend Street to the centerline of W. Allegan Street, then east along the W. Allegan Street center-line of W. Allegan Street to the center-line of S. Capitol Avenue, north along the S. Capitol Avenue center-line to the Point of Beginning –A.

Zone B means the area of the Principal Shopping District, commonly known as "Old Town," Zone B: Beginning at the intersection of the center line N. Capitol Avenue and the center line of W. Saginaw Street (the "Point of Beginning - B"), proceeding west along the center line of W. Saginaw Street to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way-line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along the Saginaw Avenue centerline to the point of beginning - B.

Zone C -North: Beginning at the intersection of the center-line of N. Capitol Avenue and the center-line of W. Shiawassee Street, the ("Point of Beginning -C North"), proceeding north along the N. Capitol Avenue center-line to the centerline of W. Saginaw Street, east along the W. Saginaw Street center-line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center-line of E. Shiawassee Street, west along the E. Shiawassee Street Center-line to the Point of Beginning - C (North).

Zone C -South: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center line of W. Lenawee Street (the "Point of Beginning - C South"), proceeding east along the W. Lenawee Street center line to the center line of Grand Avenue, north along Grand Avenue center line to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center of the Grand River, northwesterly along the center line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center line of Museum Drive, southeasterly along the center line of Museum Drive to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center line of S. Cedar Street, north along the Cedar Street center line to the center line of E. Michigan Avenue, east along the E. Michigan Avenue center line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center line to the center line of S. Larch Street, south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the point of beginning - C South.

BE IT FURTHER RESOLVED, that the Principal Shopping District public improvements and services be supported by a special assessment of these costs against the properties especially benefited as follows:

Rates for 2026

	1st Floor	2nd floor & above	Parking Structure, 1st level	Parking Structure, 2nd level and above	Surface Parking Lots	Vacant Lots	Industrial	Industrial Upper levels
Zone A	0.165437	0.075504	0.059654	0.030045	0.082718	0.021855	0.030045	0.014853
Zone B	0.105549	0.03955	0.052769	0.026385	0.052769	0.021855	0.030045	0.014853
Zone C	0.052769	0.019775	0.026332	0.013113	0.026332	0.021855	0.030045	0.014853

BE IT FURTHER RESOLVED, that these rates represent an increase by 3% from collection year 2025, consistent with Resolution 2024-254.

BE IT FURTHER RESOLVED, that the maximum assessment shall be \$10,000 plus inflation since 1994 pursuant to MCL 125.985.

BE IT FURTHER RESOLVED, that in zones "A," "B," and "C " (North & South), any property owned by a non-profit entity that is tax exempt on the current assessment roll under any section other than 211.7l, m or n or under 211.71g according to the General Property Tax Act shall have their property assessment capped at 75% of the proposed assessment rate; property exempt under 211.7l, 211.7m, 211.7n or 211.71g shall be 100% exempt from this assessment. Property classified as Residential pursuant to MCL 211.34c shall not be assessed. All other property shall be assessed that is not exempted by the General Property Tax Act. Square footage and exempt status is determined by December 31st of the previous year and coincides with Tax Day according to the General Property Tax Act.

BE IT FURTHER RESOLVED that Special Assessment Roll number PSD26 as presented and as returned by the City Assessor, is hereby, ratified and confirmed, and the Mayor is authorized to affix within ten days his warrant directing the City Treasurer to collect said tax. The Special Assessment shall be billed on October 1st annually.

BE IT FINALLY RESOLVED that if said payment is not received by October 30th, said tax will be placed on the December tax roll without interest or penalty.

By Council Member Pehlivanoglu

Motion Carried

Ordinances for Introduction

Introduction of Ordinance

An Ordinance of the City of Lansing, Michigan, Re-Adopting the Codified Ordinances of the City of Lansing.

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

Resolution #2026-119

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 Monday, May 4, 2026, at 7 p.m. in the Tony Benavides Lansing City Council Chambers, 124 W. Michigan Avenue, Lansing Michigan, for the purpose of:

Approving or opposing the readoption of the Codified Ordinances of the City of Lansing

By Vice President Pehlivanoglu

Motion Carried

Ordinances for Passage

Passage of Ordinance

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

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

Yeas: Council Members Carter, Garza, Hussain, Kost, Martinez, Nevarez Martinez, Pehlivanoglu, Spadafore
Nays: None

By Council Member Martinez

Motion Carried

Ordinance #1350

An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Sections 1460.44 through 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Sections 1460.44 through 1460.52, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read 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 1460.52 of this Code. Owners and agents of rentals subject to this Code shall register their names, telephone numbers, **email**, 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~~**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.
- (b) *Identification Required.* The owner of any rental properties shall provide proof or verification of his or her driver's license or State of Michigan Personal Identification Card to the Office of Code Compliance. A corporation, limited liability company, trust, partnership, or D.B.A. registered with the State of Michigan or county shall provide such other information as may be required by the Office of Code Compliance. If the premises are managed or operated by an agent, the owners shall provide proof or verification of the agent's driver's license or State of Michigan Personal Identification Card to the Office of Code Compliance which shall be placed with the owner's name in the registry.
- (c) *Time Allowed to Register Rental Property.* The owner(s) shall be responsible for registering a rental property within 30 days following the day on which the owner offers the premises, dwelling or unit for occupancy. If there is a transfer or change in any owner or agent required to register under this section, the new owner or agent shall, within 30 days of such transfer or change, notify, in writing, the Office of Code Compliance and provide the information required under this section.
- (d) *Change of Owner or Agent's Address or Phone Contact information.* After registration, if the registered owner or registered agent changes residence, ~~or his or her usual place of business, or his or her telephone number(s),~~ **or email address**, ~~the~~ the registered owner or agent shall provide, in writing, the new address(es), ~~and/or~~ telephone number(s), **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 registered owner shall provide, in writing, the required information to the Office of Code Compliance within 15 days of such change.
- (e) *Transfer of Ownership.* If there is a transfer of ownership for any rental dwelling or unit required to be registered under this section, the registered owner or agent shall, within 15 days of such transfer or change, notify, in writing, the Office of Code Compliance and provide the name(s) and address of the new owner(s). If the registered owner or agent sells or transfers the property on a land contract or similar real estate installment sales contract, the registered owner or agent shall provide a copy of that entire land contract or agreement which has been recorded with the county register of deeds to the ~~office of code compliance~~**Office of Code Compliance** and the ~~city assessor's office~~**City Assessor's Office** within 15 days of such sale or transfer. The registered owner or agent shall provide such additional information as may be required by the Office of Code Compliance. The property shall be presumed to be a rental if the documentation required pursuant to this subsection is not filed as provided herein.
- (f) *Application for Certificate of Compliance.* An owner or agent shall apply for a Certificate of Compliance. Inspection and issuance of ~~certificates~~**Certificates** shall comply with the requirements of this Code and with the procedures established by the 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.~~
- (g) *Certificate of Compliance Withheld.* When a ~~certificate~~**Certificate** is withheld pending compliance or the rental dwelling is not registered, and premises is not occupied for dwelling purposes, the premises shall not be occupied until a Certificate of Compliance is obtained. ~~Those premises which are occupied for dwelling purposes may be ordered vacated until reinspection and proof of compliance has been obtained.~~
- (h) *Lack of Certificate of Compliance.* If a rental dwelling unit lacks a current Certificate of Compliance or is not registered within the required time stated in subsections (c) and (d) hereof, **each and every day after the expiration of the required time is a separate municipal civil infraction, with a fine in the amount of \$500 per day until the inspection is scheduled.** ~~the dwelling may be ordered vacated and the occupants may pay the rent into an escrow account until a Certificate of Compliance is issued. The Office of Code Compliance may notify occupants when the Certificate of Compliance is issued. A nonrefundable administrative service fee, as established by City Council Resolution, shall be assessed in instances where the lack of a current certificate of compliance necessitates investigation by the Office of Code Compliance and noncompliance is found to exist.~~
- (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~~ **Code Official, or their designee**, determines that conditions exist which are in violation of **Chapter 1460.01** of this Code. ~~The, the~~ certificate shall be immediately revoked and the premises may be vacated as provided in Section 1460.01(m)(o).

1460.45. Inspections.

- (a) *General.* The ~~Manager of Code Compliance~~ **Code Official, or their designee**, or Code Compliance Officers shall inspect, on a periodic basis, all rental dwellings and units required to be registered under this Code. **The registered owner or agent shall ensure that the premises regulated by this section are accessible for inspection during normal working hours of the Office of Code Compliance. However, an occupant of the premises may allow inspection at any time.**

(b) *Method for Conducting Inspections.* Inspections shall be conducted in the best manner to secure compliance with this Code. Agents or employees of the Department Office of Code Compliance may request permission to enter any premises regulated by Section 1460.44 (Registry) at reasonable hours to undertake an inspection. ~~Upon an emergency, the Manager may enter at any time.~~ Inspections may be conducted on one or more of the following bases:

- (1) When all regulated premises in a predetermined geographical area are inspected simultaneously or within a short period of time.
- (2) When a complaints of a violations are is inspected within a reasonable time **received by the Office of Code Compliance.**
- (3) When premises are found to have a high incidence of recurrent or uncorrected violations are **the premises may be** inspected more frequently, or
- (4) When the Certificate of Compliance has expired.

~~The registered owner or agent shall ensure that the premises regulated by this section are accessible for inspection during normal working hours of the Code Compliance Division. However, an occupant of the premises may allow inspection at any time.~~

(c) *Two-Year Certificates.* ~~In no event shall the period between Certificate of Compliance inspections be longer than two years for rental dwellings with three or more units or rooming houses that have received any violations of this Code during the most recent inspection of the premises.~~ **Any property, regardless of number of units, which has received one or more violations of this code at its most recent inspection, or in the period between the prior and most recent inspections, shall be issued a Certificate of Compliance valid for not more than two years.**

(d) *Three-Year Certificates.* ~~In no event shall the period between Certificate of Compliance inspections be longer than three years for rental dwellings with one or two units or rental dwellings with three or more units, or rooming houses that have not received any violations of this Code during the most recent inspection of the premises.~~ **All properties shall be inspected not less than once every three years. Any property that was found to have no violations of this code at its most recent inspection, and no violation(s) in the period between the prior and most recent inspections, shall be issued a Certificate of Compliance valid for not more than three years.**

(e) *Duties of Landlord.* Once notified of the Office of Code Compliance intent to inspect or reinspect a leasehold, a landlord, registered agent or property manager shall:

- (1) Provide ~~Code Compliance Officers~~ **the Code Official, or their designee**, access to all leaseholds if the lease provides the owner, landlord, agent or manager a right of entry.
- (2) Provide access to areas other than the leasehold or areas open to public view, or both.
- (3) Notify tenants of the office's request to inspect the leasehold and make a good faith effort to obtain permission for an inspection from them, and arrange for the inspection. If a tenant has vacated a leasehold after the Office of Code Compliance has requested an inspection, the owner or manager shall notify the office of that fact within ten days after the leasehold is vacated.
- (4) Provide access to the leasehold if a tenant of that leasehold has made a complaint to the Office of Code Compliance.

1460.46. Fees.

(a) *General.* The City shall charge nonrefundable fees for inspection and/or registration. Inspection and reinspection fees shall be set by resolution of City Council and shall be paid at the time of registration and in advance of inspection. The fee for inspection covers the initial inspection and one complete reinspection. ~~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.~~ Failure on the part of the owner, owner's agent, or property manager to provide a 48-hour notice of inspection cancellation, and/or failure to keep a scheduled inspection time, may result in the assessment by the ~~Manager of Code Compliance~~ **Code Official, or their designee**, of a nonrefundable late fee, as established by City Council Resolution.

~~(b) *Certificate Expires.* If the owner or registered agent fails to schedule a certification inspection before the expiration of the existing Certificate of Compliance, the fee for the certification inspection will be doubled.~~

~~(eb) *Administrative Fee Added.* If any registered owner or registered agent fails to pay any fees required by this Code within 60 days after the Certificate of Compliance has expired, an administrative service fee as established by City Council resolution shall be assessed.~~

~~(dc) *Payment.* Any fee for required inspections or reinspections, including the administrative service fee, shall be paid by the owner whose name appears on the City's real property tax assessment records.~~

~~(ed) *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.~~

1460.47. Warrants.

~~(a) *General.* In a nonemergency situation, ~~if~~ the registered owner, registered agent or occupant demands a warrant for inspection of the premises, the Manager of Code Compliance shall obtain a warrant for inspection **shall be obtained** from a court of competent jurisdiction **prior to entry into the premises.**~~

~~(b) *Preparation of Warrant.* The Manager of Code Compliance shall prepare the warrant, stating the address of the structure to be inspected, the nature of the inspection, as defined in this Code or other applicable codes or statutes, and the reasons for the inspection. It shall be appropriate and sufficient to set forth the basis for inspection established in Section 1460.45 (Inspections). If the warrant is issued pursuant to Section 1460.45, it shall state that it is for the purposes set forth in 1460.45.~~

~~(c) *Warrant Shall be Issued.* If the court finds that the warrant is in proper form and in accordance with this Code, it shall be issued forthwith.~~

~~(d) *Emergency.* In the event of an emergency, no warrant shall be required.~~

1460.48. Procedures; inspection records and checklists.

(a) *Procedures.* The inspection procedures set forth in this Code are established, to secure the health and safety of the occupants of dwellings and of the general public.

(b) *Inspection Records.* The Office of Code Compliance shall keep a record of all inspections ~~in the housing violation letters database.~~

(c) *Checklists.* The Office of Code Compliance shall make available to the general public a checklist of commonly recurring violations found in examining premises offered for occupancy.

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. 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.

- (b) **Requirements for Issuance of a Certificate of Compliance.** The Certificate of Compliance may not be issued until an inspection of the premises has been conducted by the Office of Code Compliance and the inspection does not reveal any violations of this Code; 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; appropriate fees have been paid; there are no outstanding, delinquent, or forfeited real property taxes owed to either the City of Lansing, Eaton, or Ingham County; and the owner is not otherwise in Default to the City, as that term is defined in this or any other chapter of these ordinances. 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 or the general public. 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.
- (c) **Issuance of a Certificate of Compliance; Display.** 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, two copies of the certificate shall be issued within 30 days. All rental properties must prominently display the certificate in the front entrance area of the rental dwelling.
- (bd) **Occupancy if Violation is Found.** Upon a finding that there is a violation of this Code, but that the existing violation does not constitute any unsafe condition, the property shall be posted as established in 1460.05(b), however, occupancy may continue at the discretion of the Manager of Code Compliance. If the violations are not remedied, each and every day after the expiration of the time to complete repairs as required on the notice issued by the Office of Code Compliance, is a separate municipal civil infraction, with a fine in the amount of \$500 per day until a reinspection is scheduled. Allowing continued occupancy shall not nullify or otherwise effect the enforcement of any violations of this Code. A valid Certificate of Compliance shall not be issued if there are outstanding violations of this Code. If the property is vacated, it may not be reoccupied until all violations have been corrected and a valid Certificate of Compliance issued.
- (ee) **No Certificate or Expiration of Certificate.** Prior to the issuance of initial certificate or the expiration of a Certificate of Compliance, the Office of Code Compliance shall notify by email and regular first class mail, the registered owner and the registered agent, to arrange for a certification inspection. The registered owner shall be responsible for arranging an initial certification inspection within the time specified to register the rental dwelling in Section 1460.44(c) (Time allowed to register). The registered owner shall also be responsible for arranging for all certification inspections required thereafter prior to the expiration date on the **Certificate**. If the registered owner fails to schedule a certification inspection before the expiration of the existing Certificate of Compliance, the fees for the certification inspection will be doubled.
- (ef) **Lack of Valid Certificate or Unregistered Uncertified Rental Dwelling.** If the owner or agent has not registered the rental dwelling **Rental Dwelling** or paid the appropriate fees or arranged an initial certification inspection, the Office of Code Compliance shall issue a notice of lack of valid Certificate of Compliance **Uncertified Rental Dwelling** to the owner and the occupants of each unit. If the registered owner or registered agent has not paid the appropriate inspection fees, or arranged a certification inspection, after a valid Certificate of Compliance has expired, the Office of Code Compliance shall issue a notice of lack of valid Certificate of Compliance to the registered owner and registered agent and the occupant of each unit. The notice shall state **must contain, at a minimum, the following information:**
- (1) That the dwelling does not have a valid Certificate of Compliance **is an Uncertified Rental Dwelling.**
 - (2) That it is unlawful for any vacant unit to be reoccupied or re-rented.
 - (3) That current tenants may be entitled to escrow rent moneys as provided for under state law. That information regarding the rights of tenants and/or the responsibilities of landlords may be found by contacting Legal Services of South Central Michigan, The Michigan Attorney General's Office, or the Lansing Department of Human Relations and Community Services.
 - (4) That a **notice** placard containing this information may be posted on the dwelling and may not be removed until a new Certificate of Compliance is issued. **consistent with Ordinance 1460.05(a) shall be placed on the dwelling and may not be removed until a valid Certificate of Compliance is issued.**
 - (5) That the registered owner, or registered agent or occupant may arrange for a certification inspection.
 - (6) That if the certification inspection has not been scheduled and if the registration and inspection fees have not been paid, **each and every day after the expiration of the required time is a separate municipal civil infraction, with a fine in the amount of \$500 per day until the inspection is scheduled** the Manager of Code Compliance, order the structure vacated within 30 days.

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 107 111.4 of the IPMC as adopted in Section 1460.01 of this Chapter, 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 111.1 of the IPMC as adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection 1460.01(s).
- (e) **A notice pursuant to Chapter 1460.05(b) shall be placed on any property which fails any rental reinspection but is not "Unfit for Human Occupancy" pursuant to the IPMC as adopted by Chapter 1460.01 or a "Dangerous Building" as defined by MCL 125.539, as adopted by Chapter 1460.01(m).**

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~~ **Code Official**; 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.

(d) Exemption

The owner or party in interest may be exempted from collection of a tenant relocation fee under subsection (c) if, within 10 days after a rental premises is vacated as described in subsection (a), the owner or party in interest demonstrates to the Office of Code Compliance, with review by the Office of the City Attorney, by clear and convincing evidence in writing that the conditions that caused the rental premises being declared unsafe and uninhabitable were directly attributable to the tenant or tenants.

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.

1460.53. Information to be provided at occupancy.

- (a) **At the time occupancy is given to a tenant of a residential premises, the landlord shall provide each tenant with specific information regarding discrimination, and tenants' rights and responsibilities. Such specific information shall be approved by resolution of City Council. The City Clerk shall make the information approved by City Council available to local landlords and their agents to pick-up without charge for distribution by landlords to tenants. The City shall make available to landlords sufficient copies of the information to permit landlords to comply with this section. A landlord shall be deemed to have furnished a tenant a copy of the information if the landlord mails it to the tenant or gives a copy of the information to the tenant in person. Tenants and prospective tenants may also pick up a copy of the information at the city clerk's office without charge.**
- (b) **The failure of a landlord to comply with this section shall not be construed to affect the validity of the lease or the enforcement of any provisions of a lease. A violation of this section shall be deemed a municipal civil infraction, subject to payment of a civil fine as set forth in section 203.06(a)(11).**

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 14th day after enactment, unless given immediate effect by City Council.

Speaker Registration for Public Comment on City Government Related Matters

City Clerk Swope announced the deadline for submission of public comment registration forms for those intending to address the City Council on City government related matters and that only those who have submitted a completed form will be permitted to speak.

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

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

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item from the City Clerk re:

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

Items from the Mayor re:

Grant Acceptance; Michigan Recycling Coalition Community Education
Referred to the Committee on Ways and Means

Local Development Finance Authority Budget Amendment; Fiscal Year 2025-2026
Referred to the Committee on Ways and Means

Traffic Control Order No. 26-02; regulate parking along the 100 block of W. Elm St.
Referred to the Committee on City Operations

Traffic Control Order No. 25-27; regulate parking along Cascade Blvd.
Referred to the Committee on City Operations

Traffic Control Order No. 24-62; regulate parking along Markley Pl.
Referred to the Committee on City Operations

Traffic Control Order No. 24-57; regulate parking along Kensington Rd.
Referred to the Committee on City Operations

Sole Source Purchase; Public Safety Department notification of Great Lakes Breathing Air LLC as the vendor for Make Air Compressors for new fire stations and fire training building
Referred to the Committee on Ways and Means

Human Resources and Community Services Fiscal Year 2025-2026 Quarterly General Fund Grants Reports
Placed on File

Item from the Lansing Economic Development Corporation re:
Lansing Economic Development Corporation 2025 Annual Report
Placed on File

Items from the Lansing Housing Commission re:
Lansing Housing Commission Financial Statements and Independent Auditors' Report for Fiscal Year ended June 30, 2025
Referred to the Committee on Ways and Means

Lansing Housing Commission Annual Report 2025
Placed on File

• Communications and Petitions, and Other City Related Matters:

Affidavit of Disclosure; Joseph Sterle, Police Department
Referred to the Board of Ethics

Claim Appeal; Claim #2225, Najah Nona for \$345 in grass fees at 2215 Greencroft Rd.
Referred to the Committee on City Operations

Claim Appeal; Claim #2230, Charles Haynes for \$550 in trash fees at 817 Prospect St.
Referred to the Committee on City Operations

Claim Appeal; Claim #2234, Jeremiah Hepner for \$840 in rental registration violation fees at 880 W. Ionia St.
Referred to the Committee on City Operations

Fourteen communications from Alison Peeler regarding various City government related issues
Placed on File

Public Comment on City Government Related Matters

Stan Shuck spoke on the operation and management of Public Service.

Scotty Decess spoke on an industrial truck operation near his home.

Kyle Richard spoke on various City matters.

Loretta Stanaway spoke about recent flooding in neighborhoods in Lansing.

Nicklas Zande called for the establishment of a community center in the Second Ward.

Shawn Brock spoke on various City matters.

Fredric McLaughlin spoke on the process of development and planning in Lansing.

William Walker spoke about the presence of lead in the houses of Lansing.

Mike Smallingan spoke on various City matters.

Vidalia Wenzlick spoke against the Deep Green data center project.

April 6, 2026

Council Proceedings

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Heidi Frei spoke on various City matters.

Adjourned Time 8:55 P.M.

Chris Swope, City Clerk