

Regular Meeting Of Lansing City Council

**Tony Benavides Lansing City Council Chambers
David C. Hollister Lansing City Hall
124 W. Michigan Avenue, 10th Floor
Lansing, Michigan**



Agenda for May 11, 2026 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. May 4, 2026

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

Comments by Council Members and the City Clerk

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

Speaker Registration for Public Comment on Legislative Matters

Speakers at the meeting must sign up on BLUE form by the deadline announced by the City Clerk.

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link: <https://events.gcc.teams.microsoft.com/event/c0305a94-abca-490c-9669-b55ac8bb2b56@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

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

2. Reappointments; Arts and Culture Commission: Shirley Carter-Powell; Board of Water and Light Board of Commissioners: Beth Graham; Capital Region Airport Authority Board: John Shaski; Income Tax Board of Review: Peter Jones; Lansing Gateway Corridor Improvement Authority Board of Directors: Robert Benstein; Michigan Avenue Corridor Improvement Authority Board of Directors: Tim Daman; Park Board: Christopher John Greene-Szmadzinski, Joan Lenhard (PEND-4458)
3. Lawsuit Settlement; Authorization to execute a Participation Agreement for the Opioid Six Remnant Defendants Settlement (PEND-4457)

Resolutions for Action

4. Fines: expired parking meter violations (PEND-4283)
5. Fees; on-street paid parking rate restructuring (PEND-4419)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

6. Amending Chapter 218 to provide for the creation and semiannual update of a City Tax and Debt Dashboard. (PEND-4463)

Ordinances for Passage

7. Amending Chapter 404 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance (PEND-4287)
8. Amending Chapter 404 to modify metered parking hours of enforcement (PEND-4285)

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:

9. Minutes of Boards and Commissions placed on file in the Clerk's Office

Item(s) from the Mayor re:

10. Setting a Public Hearing on Obsolete Property Rehabilitation Act (OPRA) District; 2231 W. Willow St., AM Land Holdings LLC (PEND-4459)
11. Obsolete Property Rehabilitation Act (OPRA) District; 2231 W. Willow St., AM Land Holdings LLC (PEND-4460)
12. Orders to Make Safe or Demolish to the owners of 708 S. Hayford Ave. (PEND-4475)
13. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 708 S. Hayford Ave. (PEND-4476)
14. Orders to Make Safe or Demolish to the owners of 6031 S. Martin Luther King Jr. Blvd. (PEND-4479)
15. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 6031 S. Martin Luther King Jr. Blvd. (PEND-4480)

16. Orders to Make Safe or Demolish to the owners of 2114 E. Kalamazoo St. (PEND-4470)
17. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 2114 E. Kalamazoo St. (PEND-4469)
18. Orders to Make Safe or Demolish to the owners of 1218 Gordon Ave. (PEND-4466)
19. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1218 Gordon Ave. (PEND-4467)
20. Orders to Make Safe or Demolish to the owners of 4507 Devonshire Ave. (PEND-4471)
21. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 4507 Devonshire Ave. (PEND-4472)
22. Orders to Make Safe or Demolish to the owners of 100 W. Hodge Ave. (PEND-4473)
23. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 100 W. Hodge Ave. (PEND-4474)
24. Special Assessment; Snow and Ice Removal Winter 2025-2026 (PEND-4478)
25. Setting a Public Hearing on Special Assessment; Snow and Ice Removal Winter 2025-2026 (PEND-4477)
26. Grant Acceptance; Michigan Transportation Economic Development Fund on behalf of Capital Region Airport Authority for Capital City Blvd. (PEND-4465)
27. Sole Source Purchase; Public Service Department notification of Hamlett Environmental Technologies as the vendor for Stainless-Steel Slide Gate for Ultraviolet Disinfection Channel No. 4

Items from Council Member Spadafore

28. Amending Chapter 230 by adding Section 230.02 to allocate funding for Supportive Housing Services (PEND-4482)
29. Setting a Public Hearing on Amending Chapter 230 by adding Section 230.02 to allocate funding for Supportive Housing Services (PEND-4481)

Items from Council Member Nevarez Martinez

30. Repealing Chapter 886; Tax Exemptions for Multifamily Dwelling Projects (PEND-4485)
31. Setting a Public Hearing on Repealing Chapter 886; Tax Exemptions for Multifamily Dwelling Projects (PEND-4484)
32. Adding a new Chapter 886, Service Charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects (PEND-4487)
33. Setting a Public Hearing on Adding a new Chapter 886, Service Charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects (PEND-4486)

Communications and Petitions

34. Eighteen communications from Alison Peeler on various City government related matters

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.



**Official Proceedings of the City Council
City of Lansing
May 4, 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 Nevarez Martinez asked people to remember Isaiah Christopher Kirby, who recently passed away, during the moment of Meditation. Council Member Pehlivanoglu asked people to remember Mary Ramsey, who recently passed away, during the moment of Meditation. Mayor Schor asked people to remember Linda Sanchez Gazella's mother, 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.

Approval of Printed Council Proceedings

By Vice President Pehlivanoglu

To approve the printed Council Proceedings of April 20, 2026

Motion Carried

Comments by Council Members and the City Clerk

President Spadafore spoke in celebration of Teacher's Appreciation Day and Star Wars Day.

Council Member Kost announced the 105th anniversary of Apple Market, a locally owned grocery store.

Council Member Hussain spoke about the upcoming Third Ward Constituent Contact meeting, the South MLK Corridor Improvement Authority's annual community clean up, the Churchill Downs neighborhood yard sale, and the South Lansing Business Association's Team Up to Cleanup event.

President Spadafore announced that the upcoming Public Safety Committee meeting was cancelled.

Clerk Swope spoke about the Special Election and discussed several ways for voters to cast their ballots.

Community Event Announcements

Loretta Stanaway announced that Friends of Lansing's Historic Cemeteries was holding their annual Geranium flower giveaway.

Mike Gorishek spoke about upcoming volunteer events held by Punks with Lunch.

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 a new immigrant resource page on the city website. He then spoke about upcoming graduations from the Police Academy, the ribbon cutting for the Lansing Public Media Authority's new 520 Building, upcoming graduations at the Empower Academy, Stoop Fest, the Board of Water and Light's Adopt a River community cleaning event, and the opening day of a new Strikeout Baseball Stadium at Ferris Park.

Legislative Matters

Legislative Matters included the following public hearings:

Re-Adopting the Codified Ordinances

Fiscal Year 2026-2027 Budget

Vice President Pehlivanoglu gave an overview of the public hearings.

Public Comment on Legislative Matters

Darren spoke about the budget.

Deborah Mulcahey spoke about various Legislative matters.

Referral of Public Hearings

Re-Adopting the Codified Ordinances
Referred to the Committee of the Whole

Fiscal Year 2026-2027 Budget
Referred to the Committee of the Whole

Consent Agenda

By Vice President Pehlivanoglu to approve all items on the Consent Agenda.

Motion Carried

Resolution #2026-138

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

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that the City of Lansing submits the Annual Action Plan in order 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 2026-2027; and

WHEREAS, the CDBG (\$1,966,941), HOME (\$649,926.71) and ESG (\$174,205) entitlement amount allocated to Lansing for the upcoming fiscal year is \$2,791,072.71; and

WHEREAS, the City of Lansing anticipates that there will be some program income (PI) and previous year (PY) funding available for CDBG in the amounts of \$75,000 (PI) and \$1,780,671.49 (PY) and \$50,000 (PI) and \$262,001.44 (PY) for the HOME program; and

WHEREAS, the total amount of federal funding allocations including program income and previous year funding equals \$4,958,745.64; 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 2, 2025, regarding housing and community development needs, four people spoke, two in support of the federal funded programs and two spoke regarding the proposed pods for the homeless population; another hearing on March 3, 2026, regarding the proposed Annual Action Plan program objectives and projected use of Federal entitlement and formula program funds and there were no comments during this hearing; and

WHEREAS, the Planning Commission recommended to City Council the approval to submit 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 2026-27 Annual Action Plan by publishing a notice of the availability of the plan in the Lansing City Pulse on March 11, 2026, with a comment period of March 12, 2026 – April 13, 2026; and

WHEREAS, a public hearing was held before the Lansing City Council on April 20, 2026, to again receive citizen comments and recommendations and to give final review to the Annual Action Plan, and there were two comments, one inquired about the use of CDBG funds to provide ADA accessibility in rental and owner-occupied homes, another person talked about the use of CDBG funds supporting housing the homeless persons; 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 2026-2027 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 2026-2027, including all understandings, assurances and certifications contained therein, and to submit the grant application to the 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 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 #2026-139

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

WHEREAS, the mayor made the recommendation for the reappointments to various Boards as stated below:

Board of Fire Commissioners:

Krishna Singh as an At-Large Member for a term to expire June 30, 2030;

Board of Police Commissioners:

Randy Watkins as an At-Large Member for a term to expire June 30, 2030;
Samuel Brewster as the 2nd Ward Member for a term to expire June 30, 2030;

Board of Review:

Sharon Civils as an At-Large Member for a term to expire June 30, 2029;

Board of Water & Light:

David Price as an At-Large Member for a term to expire June 30, 2030;

Board of Zoning Appeals:

Kurt Berryman as an At-Large Member for a term to expire June 30, 2029;
Heath Lowry as an At-Large Member for a term to expire June 30, 2029;
Stephen Robertson as an At-Large Member for a term to expire June 30, 2029;

Diversity, Equity, and Inclusion Advisory Board:

Emily Sorroche as an At-Large Member with a term to expire June 30, 2030;

Downtown Lansing, Inc. Board:

Joshua Pugh as an Adjacent Neighborhood Resident for a term to expire June 30, 2030;

Historic District Commission:

Melissa Riba as an At-Large Member for a term to expire June 30, 2029;

Lansing Entertainment and Public Facilities Authority Board of Commissioners:

Patrick Spyke as an At-Large Member for a term to expire June 30, 2029;

Next Michigan Development Corporation Board:

Kris Klein as an At-Large Member for a term to expire April 15, 2028;

Saginaw Street Corridor Improvement Authority Board of Directors:

Diane Sanborn as a Member for a term to expire June 30, 2030;
Paul Schmidt as a Member for a term to expire June 30, 2030;

Potter Park Zoo Board:

Samantha Harkins as a City of Lansing Member for a term to expire December 31, 2029;

Joint Building Authority Board of Commissioners:

Jake Brower as City of Lansing Appointee for a term to expire June 30, 2030;

Board of Public Service:

Samara Morgan as an At -Large Member for a term to expire June 30, 2030;
Hugh McNichol as the 2nd Ward Member for a term to expire June 30, 2030;

WHEREAS, the Mayor's office has confirmed with this resolution they have verified that the nominees have been vetted and meet the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on May 4, 2026 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to various Boards as stated below:

Board of Fire Commissioners:

Krishna Singh as an At-Large Member for a term to expire June 30, 2030;

Board of Police Commissioners:

Randy Watkins as an At-Large Member for a term to expire June 30, 2030;

Samuel Brewster as the 2nd Ward Member for a term to expire June 30, 2030;

Board of Review:

Sharon Civils as an At-Large Member for a term to expire June 30, 2029;

Board of Water & Light:

David Price as an At-Large Member for a term to expire June 30, 2030;

Board of Zoning Appeals:

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Heath Lowry as an At-Large Member for a term to expire June 30, 2029;

Stephen Robertson as an At-Large Member for a term to expire June 30, 2029;

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Joint Building Authority Board of Commissioners:

Jake Brower as City of Lansing Appointee for a term to expire June 30, 2030;

Board of Public Service:

Samara Morgan as an At-Large Member for a term to expire June 30, 2030;

Hugh McNichol as the 2nd Ward Member for a term to expire June 30, 2030. Adopted as part of the Consent Agenda

Adopted as part of the Consent Agenda

Resolution #2026-140

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

Compost Awareness Week Resolution (May 3–9, 2026)

WHEREAS, composting returns valuable organic materials to the soil, improving soil health, enhancing water retention, and reducing runoff and nonpoint source pollution, while also decreasing reliance on chemical fertilizers and mitigating erosion; and

WHEREAS, organic materials—including food scraps, yard trimmings, and other compostable materials—continue to comprise a significant portion of the municipal solid waste stream, and composting remains a critical strategy for communities working to reduce landfill use and meet waste diversion and sustainability goals; and

WHEREAS, composting organic materials such as leaves, grass clippings, food scraps, biosolids, and agricultural byproducts, when properly managed, produces a beneficial soil amendment that supports landscaping, agriculture, and green infrastructure; and

WHEREAS, the City of Lansing is providing vital public services such yard waste and food waste collection opportunities at the curb and at local drop-off sites to assure that residents have meaningful access to programming that also advances compost availability and use in municipal operations, infrastructure projects, and community programs, contributing to improved water quality, reduced greenhouse gas emissions, and climate resilience; and

WHEREAS, composting supports the goals of the MI Healthy Climate Plan by reducing methane emissions from landfills, strengthening local economies, protecting natural resources, and promoting sustainable materials management; and

WHEREAS, the 2026 International Compost Awareness Week theme, "Sustainable Communities Begin with Compost," highlights the importance of composting at all scales—from backyard and community composting to regional facilities—and recognizes its role in building circular economies, creating local jobs, and fostering environmental stewardship; and

WHEREAS, the City recognizes and appreciates the efforts of organizations such as the Michigan Organics Council, along with extension services, conservation districts, residents, businesses, farmers, and public employees who contribute to advancing composting practices and education.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council hereby recognizes and supports composting as a responsible and effective method for managing organic materials and advancing the City's sustainability and climate goals.

BE IT FURTHER RESOLVED, that the City encourages residents, businesses, and institutions to participate in composting and organics diversion programs.

BE IT FINALLY RESOLVED, that this resolution be presented at a public City Council meeting and shared with the community as a demonstration of Lansing's commitment to environmental stewardship and sustainable resource management.

NOW, THEREFORE, the Lansing City Council does hereby proclaim May 3–9, 2026, as Compost Awareness Week in Lansing, Michigan.

Adopted as part of the Consent Agenda.

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(s) from the City Clerk re:

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

Placed on File

Employment Vacancy Factor Report; Fiscal Year 2025-2026, 3rd Quarter

Referred to the Committee of the Whole

General Fund Status Report; Fiscal Year 2025-2026, 3rd Quarter

Referred to the Committee of the Whole

Item(s) from the Mayor re:

Setting a Public Hearing on Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project

Referred to the Committee on City Operations

Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project

Referred to the Committee on City Operations

Lawsuit Settlement; Authorization to execute a Participation Agreement for the Opioid Six Remnants Defendants Settlement

Referred to the Committee of the Whole

Reappointments; Arts and Culture Commission: Shirley Carter-Powell; Board of Water and Light Board of Commissioners: Beth Graham; Capital Region Airport Authority Board: John Shaski; Income Tax Board of Review: Peter Jones; Lansing Gateway Corridor Improvement Authority Board of Directors: Robert Benstein; Michigan Avenue Corridor Improvement Authority Board of Directors: Tim Daman; Park Board: Christopher John Greene-Szmadzinski, Joan Lenhard;

Referred to the Committee of the Whole

Amending Chapter 218 to provide for the creation and semiannual update of a City Tax and Debt Dashboard

Referred to the Committee on Ways and Means

Setting a Public Hearing on Amending Chapter 218 to provide for the creation and semiannual update of a City Tax and Debt Dashboard

Referred to the Committee on Ways and Means

Old Town Social District Boundary and Commons Area Extension; Parking Lot 56 and Brenke Fish Ladder Music Park

Referred to the Committee on Development and Planning

- Communications and Petitions, and Other City Related Matters:

Communication from Danielle Raymond in support of funding for the Fenner Nature Center Maple Syrup Building
Placed on file

Notice from the Michigan Liquor Control Commission; Shake Shack Michigan LLC, 3106 E. Saginaw St., Ste. A, request for Transfer ownership escrowed 2025 Class C and SDM License with Sunday Sales Permit (PM) for Class C License – spirits and mixed spirit drink, Sunday Sales Permit (AM), Outdoor Service (1 area), Catering Permit, and Dance-Entertainment Permit from KJ Endeavors, LLC; Transfer location from 1938 W Grand River Ave, Okemos to 3106 E Saginaw St, Ste A Lansing; Transfer Governmental Unit under MCL 436.1531(1) from Meridian Township to Lansing City; New Sunday Sales Permit (PM) for SDM License – mixed spirit drink; New Outdoor Service Area; Cancel existing Catering Permit; Cancel existing Outdoor Service (1 area) (RID #RQ- 2602-02000)
Referred to the Committee of City Operations

Three communications from Alison Peeler regarding various City government related issues.
Placed on file

Remarks by Council Members

Council Member Nevarez Martinez stated that businesses were still open despite ongoing construction along Mt. Hope Ave. and Pennsylvania Ave. and encouraged shopping there.

Public Comment on City Government Related Matters

Darren spoke about homeless encampment sweeps.

Amy Campeau spoke about CATA Spec-Tran.

Mike Gorishek spoke about homeless encampment sweeps.

Mason Vore spoke about homeless encampment sweeps.

Ivan Droste spoke about homeless encampment sweeps and the data center moratorium.

John-Marc Ormechea spoke homeless encampment sweeps.

Maximillian Huckleberry spoke about homeless encampment sweeps.

Makzum Hassouna spoke about personal experiences with discrimination.

Michael Mercer spoke about various City matters.

Adjourned Time 7:50 P.M.

Chris Swope, City Clerk

Resolution #2026-###

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

WHEREAS, the mayor made the reappointments to the various Boards and Commissions as stated below:

Arts and Culture Commission:

Shirley Carter-Powell as an At-Large Member for a term to expire June 30, 2030;

Board of Water and Light Board of Commissioners:

Beth Graham as the 2nd Ward Member for a term to expire June 30, 2030;

Capital Region Airport Authority Board:

John Shaski as a City of Lansing Member for a term to expire June 30, 2030;

Income Tax Board of Review:

Peter Jones as an At-Large Member for a term to expire June 30, 2030;

Lansing Gateway Corridor Improvement Authority Board of Directors (North Grand River);

Robert Benstein as a Member for a term to expire June 30, 2030;

Michigan Avenue Corridor Improvement Authority Board of Directors:

Tim Daman as a Member for a term to expire June 30, 2030;

Park Board:

Christopher John Greene-Szmadzinski as the 2nd Ward Member for a term to expire June 30, 2030;

Joan Lenhard as an At-Large Member for a term to expire June 30, 2030;

WHEREAS, the mayor's office has verified that the nominees have been vetted and meet the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointments to the various Boards and Commissions as stated below:

Arts and Culture Commission:

Shirley Carter-Powell as an At-Large Member for a term to expire June 30, 2030;

Board of Water and Light Board of Commissioners:

Beth Graham as the 2nd Ward Member for a term to expire June 30, 2030;

Capital Region Airport Authority Board:

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Income Tax Board of Review:

Peter Jones as an At-Large Member for a term to expire June 30, 2030;

Lansing Gateway Corridor Improvement Authority Board of Directors (North Grand River);

Robert Benstein as a Member for a term to expire June 30, 2030;

Michigan Avenue Corridor Improvement Authority Board of Directors:

Tim Daman as a Member for a term to expire June 30, 2030;

Park Board:

Christopher John Greene-Szmadzinski as the 2nd Ward Member for a term to expire June 30, 2030;

Joan Lenhard as an At-Large Member for a term to expire June 30, 2030.

Resolution #2026-###

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

WHEREAS, the City of Lansing filed a lawsuit to address the public nuisance that is the Opioid Epidemic; and

WHEREAS Associated Pharmacies, Inc.; J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; United Natural Foods, Inc.; and their subsidiaries ("Six Remnant Defendants") have negotiated a proposed settlement agreement ("Proposed Settlement") for Eligible Entities; and

WHEREAS the Proposed Settlement contains an agreement for the Six Remnant Defendants to pay a combined \$97,625,000.00 in cash to resolve pending opioid-related litigation; and

WHEREAS the City of Lansing previously executed Participation Agreements for the Distributor and Janssen Settlements, as well as the Teva, Allergan, CVS, Walmart, Walgreens, and Kroger Settlements, which have conferred and continue to confer valuable benefits; and

NOW THEREFORE BE IT RESOLVED, the City of Lansing authorizes the execution of a Participation Agreement for the Six Remnant Defendants Settlement.

Resolution #2026-###

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

WHEREAS, currently, citations for an expired meter violation are \$15.00 if paid by midnight on the day of issuance, \$25.00 the following day, \$35.00 if paid within 14 days, and \$45.00 if paid within 28 days; and

WHEREAS, the proposed updates to parking meter policies, including the ability for motorists to continue paying throughout the day, necessitate a review and adjustment of expired meter fines; and

WHEREAS, the current fine structure may incentivize motorists to receive a citation rather than pay the maximum daily parking rate, creating unintended consequences for the city's parking management; and

WHEREAS, increasing fines for expired meter violations would encourage compliance and ensure that fines exceed the maximum daily parking rate, thereby discouraging violations; and

WHEREAS, pursuant to City of Lansing Ordinance 404.03, parking fines are set by Council resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves the following fines for expired meter violations:

Payment by Midnight on Day of Issuance:	\$25.00
Standard Fine, paid from 12:01AM on day after issuance up to 14 th day:	\$35.00
Payment made from 12:01AM on 15 th day after issuance up to 28 th day:	\$45.00
Payment made from 12:01AM on 29 th day after issuance up to 42 nd day:	\$55.00



MEMORANDUM

To: Mayor Andy Schor and City Council

From: Parking Services Office

Date: 03/04/2026

Subject: Proposed Legislation for Parking Services

The City of Lansing Department of Economic Development and Planning has proposed four (4) separate but related pieces of legislation for Council's consideration. These items have been drafted to address system needs identified by Walker Consultants in December 2023, as part of their comprehensive study of parking services, assets, and policies within the City of Lansing.

1. The **Metered Parking Hours of Operation Ordinance** seeks to amend the existing hours of enforcement for metered parking with the intention of better aligning enforcement with motorist use patterns and local commercial activities, as documented in the parking study noted above. The new proposed enforcement hours would be 9:00 am – 6:00 pm, Monday through Friday. The current enforcement hours for metered parking are 8:00 am – 6:00 pm.
2. The **Metered Parking Reduced Payment Rate Ordinance** seeks to amend the time during which an expired meter violation can be paid at a reduced rate with the intention of establishing more reasonable and consistent administrative policies for violations. The proposed amendment would allow an expired meter violation to be paid at a reduced rate until midnight on the day the violation was issued. The current ordinance allows for this reduced rate only if the fine is paid within two hours of the violation being issued.

This proposed amendment also strikes language that requires violations to be paid “in person at the parking violations bureau”, in recognition of virtual payment options that are made available on the Parking Services website.

3. The **Expired Meter Fines Resolution** seeks to increase the fine structure for expired meter violations with the intention of encouraging motorist compliance with maximum daily parking rates and discouraging overall expired meter violations. The new fine structure is proposed below and also incorporates the amended time to pay a violation at a reduced rate as noted in Item 2 above.

Payment by Midnight on Day of Issuance:	\$25.00
Standard Fine, paid from 12:01AM on day after issuance up to 14 th day:	\$35.00
Payment made from 12:01AM on 15 th day after issuance up to 28 th day:	\$45.00
Payment made from 12:01AM on 29 th day after issuance up to 42 nd day:	\$55.00

The current fine structure for expired meter violations is set at \$15.00 (same day), \$25.00 (up to 14th day), \$35.00 (up to 28th day), and \$45.00 (up to 42nd day).

4. The **Progressive Rate Structure Resolution** seeks to increase the parking fee structure for extended (typically full day) use of on-street parking spaces within the City. The resolution's intention is to encourage motorists to utilize parking ramp assets for extended use, leaving a higher proportion of on-street spaces available for visitors and patrons seeking parking for a limited time. The new fee structure is proposed below and also incorporates the amended time that parking enforcement will begin as noted in Item 1 above

Resolution #2026-###

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

WHEREAS, currently, hourly rates for on-street parking locations within the City of Lansing increase consistently by \$1.50 per hour, to a maximum daily charge of \$15.00, which is equivalent to the maximum daily parking rates in parking ramps owned and maintained by the City; and

WHEREAS, the current rate structure may incentivize motorists to utilize on-street parking locations for extended visits rather than pay the maximum daily parking rate in parking ramps, creating unintended consequences for motorists seeking parking solutions for short-term visits; and

WHEREAS, progressively increasing rates for on-street parking locations would encourage motorists to make use of parking ramps for extended visits by increasing the relative value of the maximum daily parking rates in parking ramps; and

WHEREAS, pursuant to City of Lansing Ordinance 404.03, parking rates are set by Council resolution.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council approves the following hourly rates for on-street parking:

Total Hours	Amount/Hour	Total Charge	Example Parking Duration
0 minutes to 1 hour	\$1.50	\$1.50	9A-10A
1 hour to 2 hours	\$1.50	\$3.00	9A-11A
2 hours to 3 hours	\$2.00	\$5.00	9A-12P
3 hours to 4 hours	\$3.00	\$8.00	9A-1P
4 hours to 5 hours	\$3.00	\$11.00	9A-2P
5 hours to 6 hours	\$3.00	\$14.00	9A-3P
6 hours to 7 hours	\$4.00	\$18.00	9A-4P
7 hours to 8 hours	\$4.00	\$22.00	9A-5P
8 hours to 9 hours	\$4.00	\$26.00	9A-6P



MEMORANDUM

To: Mayor Andy Schor and City Council

From: Parking Services Office

Date: 03/04/2026

Subject: Proposed Legislation for Parking Services

The City of Lansing Department of Economic Development and Planning has proposed four (4) separate but related pieces of legislation for Council's consideration. These items have been drafted to address system needs identified by Walker Consultants in December 2023, as part of their comprehensive study of parking services, assets, and policies within the City of Lansing.

1. The **Metered Parking Hours of Operation Ordinance** seeks to amend the existing hours of enforcement for metered parking with the intention of better aligning enforcement with motorist use patterns and local commercial activities, as documented in the parking study noted above. The new proposed enforcement hours would be 9:00 am – 6:00 pm, Monday through Friday. The current enforcement hours for metered parking are 8:00 am – 6:00 pm.
2. The **Metered Parking Reduced Payment Rate Ordinance** seeks to amend the time during which an expired meter violation can be paid at a reduced rate with the intention of establishing more reasonable and consistent administrative policies for violations. The proposed amendment would allow an expired meter violation to be paid at a reduced rate until midnight on the day the violation was issued. The current ordinance allows for this reduced rate only if the fine is paid within two hours of the violation being issued.

This proposed amendment also strikes language that requires violations to be paid “in person at the parking violations bureau”, in recognition of virtual payment options that are made available on the Parking Services website.

3. The **Expired Meter Fines Resolution** seeks to increase the fine structure for expired meter violations with the intention of encouraging motorist compliance with maximum daily parking rates and discouraging overall expired meter violations. The new fine structure is proposed below and also incorporates the amended time to pay a violation at a reduced rate as noted in Item 2 above.

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The current fine structure for expired meter violations is set at \$15.00 (same day), \$25.00 (up to 14th day), \$35.00 (up to 28th day), and \$45.00 (up to 42nd day).

4. The **Progressive Rate Structure Resolution** seeks to increase the parking fee structure for extended (typically full day) use of on-street parking spaces within the City. The resolution's intention is to encourage motorists to utilize parking ramp assets for extended use, leaving a higher proportion of on-street spaces available for visitors and patrons seeking parking for a limited time. The new fee structure is proposed below and also incorporates the amended time that parking enforcement will begin as noted in Item 1 above

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan to conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter by amending Chapter 218, adding Section 218.06 to provide for the creation and semiannual update of a City Tax and Debt Dashboard.

The Ordinance is read a first time by its title and referred to the Committee on Ways and Means.

Resolution #2026-###

By the Committee on Ways and Means
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 18, 2026, 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 conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter by amending Chapter 218, adding Section 218.06 to provide for the creation and semiannual update of a City Tax and Debt Dashboard.

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan to conform the Lansing Codified Ordinances to the 2026 revised Lansing City Charter by amending Chapter 218, adding Section 218.06 to provide for the creation and semiannual update of a City Tax and Debt Dashboard.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 218, Section 218.06 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby added to read as follows:

218.06 – Tax and Debt Dashboard:

(1) The City of Lansing shall maintain, on a publicly accessible webpage, the following information as required by the Charter:

(a) An itemized breakdown and description of each millage assessed by the City of Lansing, including, but not limited to: the property tax millage, dedicated millages, debt millages, and special assessment millages. The description shall identify the type and purpose of each millage and contain the tax rates and amounts generated by each millage for the fiscal year it is levied.

(b) An itemized breakdown and description of each debt instrument of the City, including, but not limited to: all capital improvement bonds, revenue bonds, and special assessment bonds. The description shall identify the type and purpose of each debt instrument and contain the principal amount,

1 interest rate, debt service payment amount, and current debt payment
2 schedule.

3 **(2) The Tax and Debt Dashboard shall be updated with the most current version of**
4 **the information required in 218.06(1) semiannually, on or before August 1 and February 1**
5 **of each year, to be first published on August 1, 2026. Should either August 1 or February 1**
6 **fall on a weekend or holiday, the Tax and Debt Dashboard shall be updated on the next**
7 **regular business day thereafter.**

8 **(3) The Tax and Debt Dashboard is for informational purposes only. Nothing**
9 **contained on the webpage shall alter, amend, refute, or otherwise change or modify any**
10 **legal obligation of the City, its debtors, or its creditors. Nothing in this Section, nor any**
11 **information published pursuant to this Section, shall be construed to create any affirmative**
12 **obligation or cause of action, apart from the requirement of publishing a public webpage as**
13 **described in this Section. Failure to publish the updated Tax and Debt Dashboard on the**
14 **dates established in 218.06(2) does not modify, excuse, or change any legal obligation of the**
15 **City, its debtors, or its creditors.**

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

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

21 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given
22 immediate effect by City Council.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by amending Section 404.03 for the purposes of allowing payment at a reduced rate for an expired meter violation until midnight of the day of issuance.

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

COUNCIL MEMBER	YEA	NAY
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
TOTAL	_____	_____
☐ ADOPTED	☐ FAILED	
Immediate Effect	☐ Yes	☐ No

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances Section 404.03 to allow payment of a reduced rate for an expired meter violation until midnight of the day of issuance.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404, Section 404.03, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

404.03. - Fines for parking violations.

(a) Subject to subsections (b), (c), and (d), fines for parking violations shall be set by council resolution. The fines set by council resolution shall include a rate for fines paid within 14 days of issuance of the citation, an increased rate for fines paid within 28 days of the issuance of the citation, and an additionally increased rate for fines paid within 42 days of issuance of the citation.

(b) Any person paying a fine for an expired meter violation ~~in person at the parking violations bureau~~ **before midnight on the day the citation was issued** shall pay a reduced rate set by council resolution ~~during the first two hours after the ticket was issued.~~

(c) Failure to pay the prescribed fee for parking in a city parking facility upon exiting the parking facility shall carry a fine set by council resolution in addition to the unpaid parking fee.

1 (d) Any person who fails to pay a fine set pursuant to this section within 42 days from the
2 date of issuance of the ticket shall be responsible for a civil infraction punishable as
3 provided by law.

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

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

9 Section 4. This ordinance shall take effect on the 14th day after enactment, at any later
10 date specified or unless given immediate effect by City Council.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Code of Ordinances of the City of Lansing by amending Section 404.01(e) to modify Uniform Traffic Code parking regulation Rule 141 to provide that the operating hours of time and location regulated parking in the Lansing Municipal Parking System shall be between 9:00 a.m. to 6:00 p.m., Monday through Friday.

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

COUNCIL MEMBER	YEA	NAY
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
TOTAL	_____	_____

☐ ADOPTED	☐ FAILED	
Immediate Effect	☐ Yes	☐ No

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 404 of the Lansing Codified Ordinances Section 404.01(e) to modify Uniform Traffic Code parking regulation Rule 141 to provide that the operating hours of time and location regulated parking in the Lansing Municipal Parking System shall be between 9:00 a.m. to 5:00 p.m., Monday through Friday.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 404, Section 404.01, Subsection (e) of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

(e) The following language is added to the end of Rule 141:

The operating hours for all metered parking in the Lansing Municipal Parking System are ~~8:00~~ **9:00** a.m. through ~~6:00~~ **5:00** p.m., Monday through Friday.

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, at any later date specified, or unless given immediate effect by City Council.



Chris Swope

Lansing City Clerk

May 8, 2026

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)

BOARD NAME

DATE OF MEETING

Lansing Brownfield Redevelopment Authority	April 10, 2026
Lansing Economic Development Corporation	April 10, 2026
Lansing Tax Increment Finance Authority	April 10, 2026
Arts and Culture Commission	April 6, 2026
Diversity Equity and Inclusion Advisory	March 3, 2026
Lansing Planning Commission	April 7, 2026
Human Relations & Community Services Advisory	March 24, 2026

If my staff or I can provide further assistance or information related to the filing of these minutes, please contact us at 483-4133.

Sincerely,

Chris Swope, MMC/MiPMC Level 3

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131
www.lansingmi.gov/clerk □ city.clerk@lansingmi.gov

Lansing City Clerk

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Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
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Resolution #2026-###

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

Resolution to Set a Public Hearing Regarding the Establishment of an Obsolete
Property Rehabilitation Act District at 2231 West Willow, Lansing, Michigan

WHEREAS, AM Land Holdings has requested, in writing to the City Clerk, that the City of Lansing establish an Obsolete Property Rehabilitation Act District (the "OPRA District") for the property commonly known as 2231 West Willow, Lansing, Michigan (the "Property"), pursuant to the Michigan Obsolete Property Rehabilitation Act, being Public Act 146 of 2000 (the "Act"); and

WHEREAS, the Property in question of the OPRA District located at 2231 West Willow Lansing, Michigan, is legally described as:

2231 West Willow (Tax Parcel No. 33-01-01-08-301-004):

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003; and

WHEREAS, the Act requires that before granting a District the Lansing City Council hold a public hearing in order to provide an opportunity for the applicant, owners of real property within the proposed OPRA District, the City Assessor, a representative of the affected taxing units, the residents, and other taxpayers of the City of Lansing general public appear and be heard regarding the approval of the OPRA District.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, _____ at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on **Monday, [INSERT DATE], 2026**, 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, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 2231 West Willow in the City of Lansing, Michigan, legally described as:

2231 West Willow (Tax Parcel No. 33-01-01-08-301-004):

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003;

Approval of this District will allow the owners of real property within the District to apply for an abatement of certain property taxes for the improvements to their property located within the District. Further information regarding this issue may be obtained from Shay Manawar, Lansing Economic Development Corporation (LEDC), 401 S. Washington Sq. Suite 101, Lansing, MI 48933, (517) 897-7208.

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/CMMC
www.lansingmi.gov/Clerk
www.facebook.com/LansingClerkSwope

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

Resolution to Establish an Obsolete Property Rehabilitation Act District at 2231 West Willow Street, Lansing, Michigan

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, AM Land Holdings, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 2231 West Willow, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the District the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on **[INSERT DATE]**.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation District as provided by Public Act 146 of 2000 legally described as:

2231 West Willow (Tax Parcel No. 33-01-01-08-301-004):

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003; and

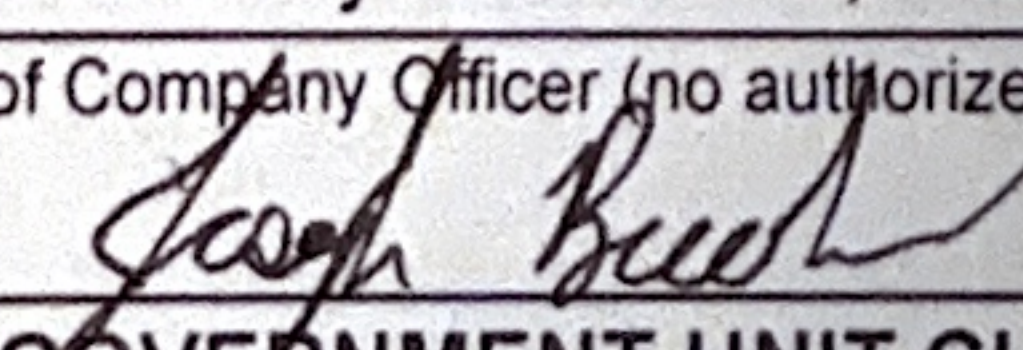
BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility)		
AM Land Holdings, LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)		
25886 Hersheyvale Drive, Franklin, Michigan 48025		
Location of obsolete facility (Number and Street, City, State, ZIP Code)		
2231 W. Willow Street, Lansing, Michigan 48917		
City, Township, Village (indicate which)		County
City of Lansing		Ingham
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
03/01/2026	07/01/2026	Lansing Public Schools 330
Estimated Cost of Rehabilitation	Number of years exemption requested	
\$703,545.20	12	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
☒ Increase commercial activity	☐ Retain employment	☒ Revitalize urban areas
☒ Create employment	☐ Prevent a loss of employment	☒ Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <u>12</u>		
☒ Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		
APPLICANT CERTIFICATION		
The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.		
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.		
It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.		
Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
Joseph Brooks	(989) 980-3579	
Mailing Address	E-mail Address	
25886 Hersheyvale Drive, Franklin, Michigan 48025	brooksholdingsco@gmail.com	
Signature of Company Officer (no authorized agents)	Title	
	Organizer	
LOCAL GOVERNMENT UNIT CLERK CERTIFICATION		
The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.		
Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date

☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

☐ Denied

Date District Established

LUCI Code

School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

February 18, 2026

Application for Obsolete Property Rehabilitation Exemption Certificate

Public Act 146 of 2000, as amended

2231 W. Willow Street

2231 W. Willow Street, Lansing, Michigan

PART 2: APPLICATION DOCUMENTS

a. General Description of the facility (year built, original use, most recent use, number of stories, square feet)

The existing buildings were constructed in 1929 and utilized for furniture and textile manufacturing. By 1951, the property was occupied by Burton Dixie Corporation for felt product manufacturing. By 1972, the property was utilized as a metal heat treating facility. From 2008 until 2018, the property operated as a paper and packaging manufacturer. The Property buildings are currently unoccupied. The buildings are 20,703 square feet respectively. The buildings are approximately 97 years old, functionally obsolete, and located in the City of Lansing.

b. Description of the qualified facility's proposed use

A redevelopment of a two-story, functionally obsolete property totaling 20,703 square feet located in the City of Lansing. The building will contain two commercial businesses. An auto body/paint business will occupy a portion of the building and a warehouse/indoor salvage business within the western portion of the building. Exterior enhancements include modernized façade improvements, complete exterior repainting, and landscaping overhaul. Site and safety upgrades include resurfacing the parking lot and installation of new lighting. Interior enhancements include building out the office and lobby, and renovating employee and customer restrooms and break rooms with modern fixtures. Operational investments include new state-of-the-art equipment and mechanical system updates.

c. Description of the general nature and extent of the rehabilitation to be undertaken

This is a complete rehabilitation project that will include exterior and interior enhancements, site and safety upgrades, and operational investments.

d. Descriptive list of the fixed building equipment that will be a part of the qualified facility

The building interior will be demolished down to the structural components of the building while maintaining and/or reusing as many of the original architectural features as possible. New fixed building equipment will include air condition (HVAC), plumbing and plumbing fixtures, electrical, fire suppression, interior walls and flooring, building accessories, and improved interior and exterior appearance.

e. Time schedule for undertaking and completing the facility's rehabilitation

The rehabilitation project is anticipated to take 4 months to complete with a construction schedule currently planned for March 1, 2026, through July 1, 2026. No construction activities will be conducted prior to any approval of the PA 146 abatement.

f. Statement of the economic advantages expected from the exemption

Redevelopment of the property would provide numerous benefits to the City. While the specific facility would undergo considerable renovation, the entire area would benefit from the transformation of a functionally obsolete and deteriorating building into a thriving and fully utilized property. The project will also create approximately 30 full-time jobs.

In an effort to maximize the utility value of the vacant, dilapidated building, the applicant is committed to doing a complete rehabilitation of the building. In that context, the applicant will incur considerable renovation costs. The establishment of the PA 146 District, with its multi-year property tax deferment benefit, is vital to making the project economically viable.

g. Legal description of the facility

The legal description of the eligible property is provided below.

2231 W WILLOW:

BEG AT W 1/4 COR OF SEC 8; TH S89DEG59'25"E 338.96 FT ALONG E & W 1/4 LINE; TH S00DEG05'11"W 317 FT; TH N89DEG59'25"W 339.45 FT PAR WITH E & W 1/4 LINE; TH N00DEG10'29"E 317 FT ALONG SAID W LINE TO BEG; T4N R2W, CITY OF LANSING, INGHAM COUNTY SPLIT/COMBINED ON 08/29/2018 FROM 33-01-01-08-301-012, 33-01-01-08-301-002; SPLIT/COMBINED ON 02/07/2023 FROM 33-01-01-08-301-003;

2231 Willow Street, Lansing, MI - AM Land Holdings - Maaco

Bid and Budget Summary - Final - Draft Use Only								
Owner	AM Land Holdings, LLC	Date	Estimator:					
Building SF:			Checked By:					
Location:	2231 Willow Street, Lansing, MI	Draft Use Only	Architect					
Description:	Existing Building Renovations							
Division	Description	Qty	Unit	\$/Unit	Sub Contractor	Total		Notes
1	Division 1 - General Requirements							
	General Requirements	\$ 16,835.00						
	Temporary Toilets (Parts Jons)	4.00		\$110.00		\$ 440.00		
	Health and Safety Requirements	4.00		\$975.00		\$ 3,900.00		
	CM Insurance Requirements	1.00		\$3,145.00		\$ 3,145.00		
	Rental Equipment - Crane/Lift/Dehumidifiers/Fans/Etc.	1.00		\$4,500.00		\$ 4,500.00		
	Building Permit Fees (Plan Review by Owner/Architect)	1.00		\$3,000.00		\$ 3,000.00		
	Utility Meters (Gas, Electric, Water)					\$ -		
	Legal and Accounting	1.00		\$1,850.00		\$ 1,850.00		
	Division 1 Total					\$ 16,835.00		
2	Division 2 - Demolition							
	Division 2 - Demolition	\$ 32,750.00						
	Selective Interior Demolition	1		\$21,500.00		\$ 21,500.00		
	Exterior Façade Demolition					\$ -		
	Power Wash existing interior ceilings and walls	60		\$62.50		\$ 3,750.00		
	Dumpsters - 20 and/or 30 c.y.	8		\$625.00		\$ 5,000.00		
	Interior Sawcutting and Patch (50 sq/ft) for Plumbing - Office and Paint Area Only	1		\$2,500.00		\$ 2,500.00		
	Division 2 Total					\$ 32,750.00		
02A	Division 2A - Abatement							
	Abatement, Testing, and Reporting	\$ -				\$ -		
	Division 2A Total					\$ -		
3	Division 3 - Concrete							
	Exterior Concrete (Sidewalk)	\$ -				\$ -		
	Division 3 Total					\$ -		
4	Division 4 - Masonry							
	Misc. Tuck pointing and repair of existing CMU Block + Brick at East Elevation Only	\$ 10,500.00						
	Infill (1) New CMU door opening between Warehouse areas	1		\$10,500.00		\$ 10,500.00		
	Division 4 Total					\$ 10,500.00		
5	Division 5 Metals and Steel							
	Replace Floor Grate in Paint Area	\$ 8,971.00				\$ -		
	Surface Mount Bollards and Bollard Covers (26)	1		\$8,971.00		\$ 8,971.00		
	Division 5 Total					\$ 8,971.00		
6M	Division 6M - Rough Carpentry							
	Steel Stud Framing, Blocking, and Bracing	\$ 25,160.00						
	Rough Carpentry Material + Fasteners	1		\$18,410.00		\$ 18,410.00		
	Replace Existing Subfloor and Joists in Office Area	1		\$6,750.00		\$ 6,750.00		
6F	Division 6F - Finish Carpentry and Millwork							
	Millwork (Cabinets and Tops) - PLAM - Breakroom Material Only / No Lobby	\$ 2,450.00						
	Labor To Install Breakroom Cabinets / P-Lam C-Top	1		\$2,450.00		\$ 2,450.00		
6A	Division 6A - General Trades							
	General Trades Labor - Doors, Frames, Hardware, Trims, Cabs, Tops, Misc.	\$ 7,250.00				\$ 7,250.00		
	Install Restroom Accessories	1		\$7,250.00		\$ -		
	Division 6 Total					\$ 34,860.00		
7	Division 7 Exterior Finishes							
	Remove, Patch, and Repair Existing Metal Siding, Flashings, and Trims	\$ 5,000.00						
		1		\$5,000.00		\$ 5,000.00		
7.2	Division 7 Firestopping							
	Sealants, Rock Wool, Hilti Fire Seals (MEP)	\$ 1,950.00				\$ 1,950.00		
		1		\$1,950.00		\$ -		
7.3	Division 7A Roofing							
	Penetrations for new mechanical systems (vents and exhaust piping)	\$ 2,500.00				\$ 2,500.00		
		1		\$2,500.00		\$ -		
7.7	Division 7A Insulation							
	Interior Sound Batt Insulation and Sealing	\$ 2,477.00				\$ 2,477.00		
		1		\$2,477.00		\$ -		
7.5	Division 7 Caulking							
	Interior and Exterior Caulking - Related Areas Only	\$ 2,200.00				\$ 2,200.00		
		1		\$2,200.00		\$ -		
	Division 7 Total					\$ 14,127.00		

2231 Willow Street, Lansing, MI - AM Land Holdings - Maaco

8	Division 8 - Openings						
8.1	Division 8 Doors, Frames & Hardware - Material Only	\$ 38,864.00					
	Interior Doors, Frames and Hardware Material Only FOB	1	\$13,200.00		\$ 13,200.00		
	Overhead High Speed 14' x 12' Door	1	\$25,664.00		\$ 25,664.00		
8.2	Division 8 Aluminum Storefront - Glass & Glazing	\$ 29,250.00					
	New Storefront Glass, Door, Frame, and Hardware	1	\$29,250.00		\$ 29,250.00		
	Interior Glass and Glazing - Fixed Windows + Doors						
8.3	Division 8A Architectural Windows	\$ -					
	NA						
	Division 8 Total				\$ 68,114.00		
9	Division 9 - Finishes						
9	Division 9 Gypsum Board Assemblies and ACT	\$ 31,077.00					
	Drywall Hang and Finish - Labor and Material	1	\$28,711.00		\$ 28,711.00		
	FRP material and labor				\$ -		
	ACT Ceilings (2x2 tegular - white) - Restrooms	1	\$2,366.00		\$ 2,366.00		
09A	Division 9A Painting	\$ 37,415.00					
	Interior and Exterior Painting Package - Existing Ceiling, Walls, Doors, CMU	1	\$37,415.00		\$ 37,415.00		
9B	Division 9B Finish Flooring	\$ 19,212.50					
	LVT in Office + Break Areas + Restrooms w/ vinyl base	1	\$15,262.50		\$ 15,262.50		
	Ceramic Floor/Tile and Tile Base in Restrooms	1	\$3,950.00		\$ 3,950.00		
	Clean and Seal existing concrete in Paint + Wash Areas (Garage)						
	Division 9 Total				\$ 87,704.50		
10	Specialties	\$ 1,850.00					
	Toilet Accessories / Fire Extinguishers / Stops / Interior Signage	1	\$1,850.00		\$ 1,850.00		
	Division 10 Total				\$ 1,850.00		
11	Division 11 - Appliances	\$ -					
	Division 11 Total				\$ -		
12	Division 12 - Furnishings	\$ -					
	Painting and Wash Bay Equipment Booths (Maaco)				\$ -		
	Division 12 Total				\$ -		
13	Division 13 - Special Construction	\$ -					
	NA						
	Division 13 Total				\$ -		
14	Division 14 - Conveying Equipment	\$ -					
	Division 14 Total				\$ -		
21	Division 21 Fire Suppression - Design/Build	\$ 16,950.00					
	Modify existing Fire Sprinkler System to accommodate new tenant/use	1	\$16,950.00		\$ 16,950.00		
	Design Documents and Permits						
	Division 21 Total				\$ 16,950.00		
22	Division 22 Plumbing - Design/Assist	\$ 51,500.00					
	Demo and Underground	1	\$51,500.00		\$ 51,500.00		
	(3) New Restrooms and Breakroom						
	Plumbing Fixtures, Vents, Drains, and Water Distribution						
	New 30-Gallon Hot Water Heater for Restrooms and Breakroom						
	Instant Hot Water Unit and Wash Connections in Paint Bay						
	Modify Existing Vapor Mitigation System						
	Wash Bay(s) and New Sand Oil Separator						
	Division 22 Total				\$ 51,500.00		
23	Division 23 - HVAC- Design/Assist	\$ 74,700.00					
	New Furnace, Coil, and AC to service Lobby, Offices and Break Area	1	\$37,000.00		\$ 37,000.00		
	Ductwork, stats, vents, exhaust fans and diffusers						
	Relocate existing ceiling mounted infrared heater/gas piping in Paint/Wash Areas	1	\$8,000.00		\$ 8,000.00		
	Single Truck Paint Booth and MAU ducting and gas piping	1	\$24,700.00		\$ 24,700.00		
	Owner Air Compressor Installation, piping, and drop points - 20'-0" Lineal feet of line	1	\$5,000.00		\$ 5,000.00		
	CO2 Alarm System and Associated Venting						
	Division 23 Total				\$ 74,700.00		

2231 Willow Street, Lansing, MI - AM Land Holdings - Maaco

26	Division 26 - Electrical - Design/Assist	\$ 69,355.00					
	Power distribution, conduit, switching, plugs, and EM lighting	1	\$47,855.00	\$	47,855.00		
	Power for (1) Truck Paint Booth and MAU						
	All Interior and Exterior Light fixtures	1	\$15,000.00	\$	15,000.00		
	Fire Alarm - Final Drawings TBD	1	\$6,500.00	\$	6,500.00		
	Division 26 Total			\$	69,355.00		
31	Division 31 / 33 - Earthwork and Utilities	\$-					
	Utilize all existing utility connections inside existing building footprint						
	Division 31 Total				\$-		
32	Division 32 - Exterior Improvements	\$ 86,645.00					
	Mill in place, shape, and resurface a portion of the existing parking area	1	\$60,000.00	\$	60,000.00		
	Install ADA signage and restripe accordingly						
	Remove (4) Existing Trees at NE corner of site	1	\$8,000.00	\$	8,000.00		
	Grind Stumps and Remove all debris						
	Landscaping - Restoration of existing yard space, mulch, and plantings	1	\$3,500.00	\$	3,500.00		
	Site Concrete						
	New exterior sidewalk (excavation, grade, control joint, finish) - 4" Concrete	1	\$15,145.00	\$	15,145.00		
	Division 32 Total				\$ 86,645.00		
1	Division 1 General Requirements - Continued						
	General Requirements	\$ 64,725.00					
	Senior Project Oversight	16	\$1,950.00	\$	-		
	Site Superintendent	4	\$1,285.00	\$	31,200.00		
	Project Manager	1	\$3,500.00	\$	5,140.00		
	Mobilization and Project Set Up	1	\$2,950.00	\$	3,500.00		
	Project Administrator	4	\$485.00	\$	2,950.00		
	Project vehicles/travel/fuel	1	\$700.00	\$	1,940.00		
	Project Job Trailer, Supplies, Storage	1	\$185.00	\$	700.00		
	Project Signage and Markings	4	\$3,755.00	\$	740.00		
	Mobile phones and data	1	\$650.00	\$	3,755.00		
	Main Office Expense Reproductions	1	\$650.00	\$	650.00		
	General Labor	80	\$65.00	\$	5,200.00		
	Final Cleaning Including windows	1	\$2,150.00	\$	2,150.00		
	Construction Consumables - Misc materials	1	\$1,800.00	\$	1,800.00		
	Mechanical, Electrical, and Plumbing - Engineering (Seal)	1	\$5,000.00	\$	5,000.00		
	Total				\$64,725.00		
	Project Direct Cost			\$	639,586.50		
	GC/CM Management Fee			\$	63,958.70		
	Preliminary Project Cost			\$	703,545.20		



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO

Assessor's Office

3rd Floor City Hall

124 West Michigan Avenue

Lansing, Michigan 48933

(517) 483-7624

FAX: (517) 483-4101

www.lansingmi.gov/City-Assessor

October 6, 2025

Lansing Economic Development Corp

Re: Functional Obsolescence Determination
2231 W Willow St
33-01-01-08-301-004



The subject property was originally constructed in 1929. It is a one story masonry and steel frame building that was originally constructed as a single tenant industrial building. The building was constructed in two sections with a brick and block demising wall separating the two buildings.

During the inspection it was observed that the roof has a wood structure that has deferred maintenance which has resulted in roof leaks. It was also noted that obsolete furnaces are also located upon the roof that are contributing to the leaks and have compromised the roof structure.

The buildings have some limited radiant heat sources that are not sufficient to heat the entire building and will need to be reconfigured to properly function as a heat source. At this time, it was not known if these systems are currently operational.

There currently are no functioning restrooms located within the building. This must be corrected prior to occupancy. Correcting this may include cutting the floor to access water and sewer systems. Further, there were visible floor drains that are required to be permanently sealed for safety reasons. The wall structures had many areas that need tuck pointing as the exterior light was showing through the holes and seams.

After a phase one environmental survey, it was determined that the building suffers from contamination and remediation is required in order to occupy the space. Monitoring wells are present on the subject site due to these issues.

Based on all the repairs and replacements of mechanical systems, present hazardous environmental contamination and the immediate need for roof and wall repairs, a functional obsolescence is present due to the fact that the cost to cure exceeds the potential value of the property.



Jennifer Czeiszperger, MMAO
City Assessor's Office

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 708 S. Hayford Avenue, 33-01-01-23-104-151, Lot 132 Lansing Addition Companys Sub Rec L 5 P 20, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 21ST, 2025; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on **INSERT DATE, 2026** to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 708 S. Hayford Avenue, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, **INSERT DATE, 2026.**

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	708 S Hayford
PARCEL NUMBER:	33-01-01-23-104-151

MSD HEARING DATE:	3/24/2026
MSD HEARING RESULTS:	

LISTED TAXPAYER:	Teresa Pruitt-Dukes
INTERESTED PARTIES:	
SEV INFORMATION:	\$23,700.00
LAND VALUE:	\$3,500.00
BUILDING VALUE:	
LOT SIZE:	33x132.00

HOUSING CODE VIOLATION LTR:	7/21/2025
ORIGINAL RED TAG DATE:	7/21/2025
ZONING:	R-6A Urban Detached Residential
ESTIMATE OF REPAIRS:	\$51,026.36
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Lot 132 Lansing addition Companys Sub Red L 5 P 20
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PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Joyce Allen & Jonathan Hibbs	712 S Hayford, Lansing 48912	
Teresa Pruitt-Dukes	6729 Millett Hwy Lansing 48917	twdukes1964@aol.com 517-944-1388

<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
--

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2026 - 03.24.26 #6
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Matter of the building/structure at 708 S. Hayford Ave which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24th, 2026 Hearing Officers: DAVE MUYLLE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☒ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:
6. The state equalized value of the building/structure is \$23,700.00
7. The cost to repair the building or structure to make it safe is \$51,026.36
8. The real estate is described as follows:

Parcel Number: 33-01-01-23-104-151

LOT 132 LANSING ADDITION COMPANYS SUB REC L 5 P 20

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☐ The building/structure shall be made safe or demolished on or before 4/24/26.

3/24/26
Date

Dave M. Mylle
Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **708 S. Hayford Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 708 S. Hayford Ave**
 - **City, State, Zip, county:** Lansing, MI 48912
 - **Legal Description:**
Lot 132 Lansing addition Companys Sub Red L 5 P 20
 - **Parcel #:** 33-01-01-23-104-151

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Tuesday March 24th, 2026
- **Time:** 4:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

Resolution #2026-###

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 708 S. Hayford Avenue, 33-01-01-23-104-151, Lot 132 Lansing Addition Companys Sub Rec L 5 P 20, 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 JULY 21ST, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, 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 APRIL 24th, 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, **INSERT DATE**, 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 708 S. Hayford Avenue, 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 City Clerk notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 6031 S. MLK Jr. Blvd, 33-01-05-05-356-162, COM NE COR LOT 22 DEKAU HEIGHTS, TH N 01DEG 30MIN W 432 FT, N 44DEG 15MIN W 362.1 FT TO SE'LY LINE HWY M-99, S 44DEG 19MIN W ON SAID R/W 316.67 FT, N 45DEG 40MIN W 7 FT, S 44DEG 19MIN W 231 FT, S 45DEG 40MIN E 7 FT, S 44DEG 19MIN W 90.5 FT TO NEWARK AVE, SE'LY ON NEWARK 273.3 FT, SW'LY TO NW COR LOT 31 SAID PLAT, S 44DEG 15MIN E 35.1 FT, E 564.9 FT TO BEG, INCLUDING VAC NEWARK AVE, ALSO LOTS 22 THRU 31 INCL DEKAU HEIGHTS, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on MARCH 11TH, 2025; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on **INSERT DATE, 2026** to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 6031 S. MLK Jr. Blvd, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, **INSERT DATE, 2026.**

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the

Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	6031 S Martin Luther King
PARCEL NUMBER:	

LISTED TAXPAYER:	
INTERESTED PARTIES:	
SEV INFORMATION:	\$443,900.00
LAND VALUE:	\$1,115,523.00
BUILDING VALUE:	
LOT SIZE:	

LEGAL DESCRIPTION:

COMNE COR LOT 22 DEKAU HEIGHTS, TH N 01DEG 30MIN W 432 FT, N 44DEG 15MIN W 362.1 FT TO SE'LY LINE HWY M-99, S 44DEG 19MIN W ON SAID DR/W 316.67 FT, N 45DEG 40MIN W 7 FT, S 44DEG 19MIN W 231 FT, S 45DEG 40MIN 3 7 FT, S 44DEG 19MIN W 90.5 FT TO NEWARK AVE, SE'LY ON NEWARK 273.3 FT, SW'LY TO NW COR LOT 31 SAID PLAT, S 44DEG 15MIN E 35.1 FT, E 564.9 FT TO BEG, INCLUDING VAC NEWARK AVE, ALSO LOTS 22 THRU 31 INCL DEKAU HEIGHTS

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	NA
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	3.24.26
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	3.11.25
ZONING:	R-AR
ESTIMATE OF REPAIRS:	\$4,983,401.00
PICTURES:	yes
OTHER:	

PROPERTY OWNER CONTACT INFORMATION

NAME	ADDRESS	PHONE and/or E-MAIL
Rebecca Nobles		info@klifechruch.org
		Cell 517-214-8104

CURRENT CITY COUNCIL ACTIVITY

MEETING	DATE	ACTION

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2026-3.24.26 #2COMM
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Matter of the building/structure at 6031 S. MLK Jr. Blvd., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24th, 2026 Hearing Officer: KIMBERLY SHIREY
2. JON SNYDER, Building Safety MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically MCL 15.539(j)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure is a ☒ commercial building/structure ☐ residential building/structure ☐ other.
7. The owner ☐ has ☒ has not informed the local law enforcement agency that the building will be unoccupied.
8. The owner ☐ has ☒ has not maintained the exterior of the building or structure and adjoining grounds in accordance with the Housing Law of Michigan or the Building Code of the City of Lansing.
9. The building/structure ☐ is ☒ is not a secondary dwelling as defined by MCL 125.539(j)(ii).
10. The state equalized value of the building/structure is \$443,900.00
11. The cost to repair the building or structure to make it safe is \$4,983,401.00
12. The real estate is described as follows:

Parcel Number: 33-01-05-05-356-162

COM NE COR LOT 22 DEKAU HEIGHTS, TH N 01DEG 30MIN W 432 FT, N 44DEG 15MIN W 362.1 FT TO SE'LY LINE HWY M-99, S 44DEG 19MIN W ON SAID R/W 316.67 FT, N 45DEG 40MIN W 7 FT, S 44DEG 19MIN W 231 FT, S 45DEG 40MIN E 7 FT, S 44DEG 19MIN W 90.5 FT TO NEWARK AVE, SE'LY ON NEWARK 273.3 FT, SW'LY TO NW COR LOT 31 SAID PLAT, S 44DEG 15MIN E 35.1 FT, E 564.9 FT TO BEG, INCLUDING VAC NEWARK AVE, ALSO LOTS 22 THRU 31 INCL DEKAU HEIGHTS

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building pursuant to MCL 15.539(j), therefore this matter is closed.

☐ The exterior of the building shall be maintained, including:

☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

☒ The building/structure shall be made safe or demolished on or before April 24, 2026.

3/24/26
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **6031 S. MLK JR. BLVD** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 6031 S. MLK JR. BLVD**
 - **City, State, Zip, county:** Lansing, MI 48911
 - **Legal Description:** COM NE COR LOT 22 DEKAU HEIGHTS, TH N 01DEG 30MIN W 432 FT, N 44DEG 15MIN W 362.1 FT TO SE'LY LINE HWY M-99, S 44DEG 19MIN W ON SAID R/W 316.67 FT, N 45DEG 40MIN W 7 FT, S 44DEG 19MIN W 231 FT, S 45DEG 40MIN E 7 FT, S 44DEG 19MIN W 90.5 FT TO NEWARK AVE, SE'LY ON NEWARK 273.3 FT, SW'LY TO NW COR LOT 31 SAID PLAT, S 44DEG 15MIN E 35.1 FT, E 564.9 FT TO BEG, INCLUDING VAC NEWARK AVE, ALSO LOTS 22 THRU 31 INCL DEKAU HEIGHTS
 - **Parcel #:** 33-01-05-05-356-162

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Tuesday March 24th, 2026
- **Time:** 3:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

Resolution #2026-###

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 6031 S. MLK Jr. Blvd, 33-01-05-05-356-162, COM NE COR LOT 22 DEKAU HEIGHTS, TH N 01DEG 30MIN W 432 FT, N 44DEG 15MIN W 362.1 FT TO SE'LY LINE HWY M-99, S 44DEG 19MIN W ON SAID R/W 316.67 FT, N 45DEG 40MIN W 7 FT, S 44DEG 19MIN W 231 FT, S 45DEG 40MIN E 7 FT, S 44DEG 19MIN W 90.5 FT TO NEWARK AVE, SE'LY ON NEWARK 273.3 FT, SW'LY TO NW COR LOT 31 SAID PLAT, S 44DEG 15MIN E 35.1 FT, E 564.9 FT TO BEG, INCLUDING VAC NEWARK AVE, ALSO LOTS 22 THRU 31 INCL DEKAU HEIGHTS, 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 MARCH 11TH, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, 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 APRIL 24th, 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, **INSERT DATE**, 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 6031 S. MLK Jr. Blvd, 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 City Clerk notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 2114 E. Kalamazoo Street, 33-01-01-14-353-231, E 3 R Of W 5 R Lots 277 & 278 Leslie Park Sub, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on MAY 27TH, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on **INSERT DATE, 2026** to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 2114 E. Kalamazoo Street, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, **INSERT DATE, 2026**.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	2114 E. Kalamazoo
PARCEL NUMBER:	33-01-01-14-353-231

LISTED TAXPAYER:	Benjamin M Riddle
INTERESTED PARTIES:	
SEV INFORMATION:	\$22,300.00
LAND VALUE:	\$7,400.00
BUILDING VALUE:	
LOT SIZE:	49.50x66.00

LEGAL DESCRIPTION:	E 3 R of W 5 R Lots 277 & 278 Leslie Park Sub
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CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	5/7/24, 11/22/25
ORIGINAL RED TAG DATE:	5/7/2024
ZONING:	R-3
ESTIMATE OF REPAIRS:	\$105,067.91
PICTURES:	YES
OTHER:	6 board ups in 2025

PROPERTY OWNER CONTACT INFORMATION

NAME	ADDRESS	PHONE and/or E-MAIL
Benjamin M Riddle	2114 E Kalamazoo	(5/7/24 incarcerated)

CURRENT CITY COUNCIL ACTIVITY

MEETING	DATE	ACTION

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2026 - 03.24.26 #2
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Matter of the building/structure at 2114 E. Kalamazoo St which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24th, 2026 Hearing Officers: DAVE MUYLLE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:
6. The state equalized value of the building/structure is \$22,300.00
7. The cost to repair the building or structure to make it safe is \$105,067.91
8. The real estate is described as follows:

Parcel Number: 33-01-01-14-353-231

E 3 R OF W 5 R LOTS 277 & 278 LESLIE PARK SUB

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before April 24 2026

Date

3/24/26

Hearing Officer

David L Muelle



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **2114 E. Kalamazoo St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 2114 E. Kalamazoo St**
 - **City, State, Zip, county:** Lansing, MI 48912
 - **Legal Description:**
E 3 R of W 5 R Lots 277 & 278 Leslie Park Sub
 - **Parcel #:** 33-01-01-14-353-231

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Tuesday March 24th, 2026
- **Time:** 4:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

Resolution #2026-###

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 2114 E. Kalamazoo Street, 33-01-01-14-353-231, E 3 R Of W 5 R Lots 277 & 278 Leslie Park Sub, 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 MAY 27TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, 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 APRIL 24th, 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, **INSERT DATE**, 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 2114 E. Kalamazoo Street, 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 City Clerk notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 1218 Gordon Ave, 33-01-29-208-041, E ½ Lots 17 & 18 Block 11 Elmhurst Sub, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on APRIL 4th, 2022; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on **INSERT DATE, 2026** to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1218 Gordon Avenue, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, **INSERT DATE, 2026.**

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	1218 Gordon
PARCEL NUMBER:	33-01-01-29-208-041

LISTED TAXPAYER:	Marsha Quenby & Michael M. Massie
INTERESTED PARTIES:	
SEV INFORMATION:	\$75,000.00
LAND VALUE:	\$18,200.00
BUILDING VALUE:	
LOT SIZE:	65x77.50

LEGAL DESCRIPTION:	E 1/2 lots 17 & 18 Block 11 Elmhurst Sub
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	2/4/22, 4/4/22
ORIGINAL RED TAG DATE:	4/4/2022
ZONING:	R-2
ESTIMATE OF REPAIRS:	\$190,189.16
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Marsha Quenby	6699 Hibbard Rd, Laingsburg, MI 48848	517-348-3537
Michael M Massie	1218 Gordon	

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2026 - 03.24.26 #1
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Matter of the building/structure at 1218 Gordon Ave which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24th, 2026 Hearing Officers: JOE VITALE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☐ Fire
 - ☐ Wind
 - ☒ Flood
 - ☐ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$75,000.00
7. The cost to repair the building or structure to make it safe is \$190,189.16
8. The real estate is described as follows:

Parcel Number: 33-01-01-29-208-041

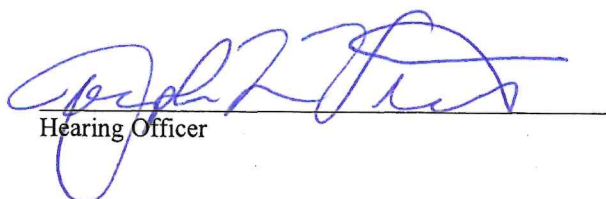
E 1/2 LOTS 17 & 18 BLOCK 11 ELMHURST SUB

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 4/24/26

3/24/26
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **1218 Gordon Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 1218 Gordon Ave**
 - **City, State, Zip, county:** Lansing, MI 48910
 - **Legal Description:**
E 1/2 lots 17 & 18 Block 11 Elmhurst Sub
 - **Parcel #:** 33-01-01-29-208-041

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Tuesday March 24th, 2026
- **Time:** 4:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

Resolution #2026-###

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 1218 Gordon Ave, 33-01-29-208-041, E ½ Lots 17 & 18 Block 11 Elmhurst Sub, 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 APRIL 4TH, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, 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 APRIL 24th, 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, **INSERT DATE**, 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 1218 Gordon Avenue, 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 City Clerk notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 4507 Devonshire Ave, 33-01-01-34-378-091, Lot 94 Pleasant Ridge Sub No 3, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 5TH, 2017; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on **INSERT DATE, 2026** to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 4507 Devonshire Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, **INSERT DATE, 2026.**

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	4507 Devonshire
PARCEL NUMBER:	33-01-01-34-378-091

LISTED TAXPAYER:	Crystal Collins
INTERESTED PARTIES:	
SEV INFORMATION:	\$75,900.00
LAND VALUE:	\$25,800.00
BUILDING VALUE:	
LOT SIZE:	65x234

LEGAL DESCRIPTION:	Lot 94 Pleasant Ridge Sub No 3
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	3/24/2026
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	7/5/2017
ZONING:	R-2
ESTIMATE OF REPAIRS:	\$138,235.04
PICTURES:	YES
OTHER:	6 board ups in 2025

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Crystal Collins	201 W Jolly Apt 112, Lansing 48910	517-755-8479

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2026 - 03.24.26 #3
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Matter of the building/structure at 4507 Devonshire Ave which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24th, 2026 Hearing Officers: JOE VITALE

2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of

Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record

4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().

5. ☒ The building/structure has been substantially destroyed by:

- ☒ Fire
- ☐ Wind
- ☒ Flood
- ☒ Deterioration
- ☒ Neglect
- ☐ Abandonment
- ☐ Vandalism
- ☐ other:

6. The state equalized value of the building/structure is \$75,900.00

7. The cost to repair the building or structure to make it safe is \$138,235.04

8. The real estate is described as follows:

Parcel Number: 33-01-01-34-378-091

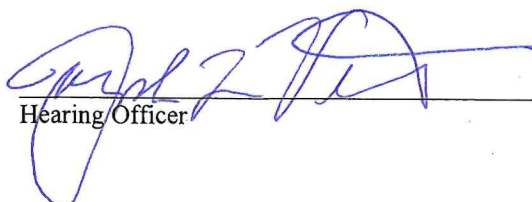
LOT 94 PLEASANT RIDGE SUB NO 3

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☐ The building/structure shall be made safe or demolished on or before 4/24/26

3/24/26
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **4507 Devonshire Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 4507 Devonshire Ave**
 - **City, State, Zip, county:** Lansing, MI 48910
 - **Legal Description:**
Lot 94 Pleasant Ridge Sub No 3
 - **Parcel #:** 33-01-01-34-378-091

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Tuesday March 24th, 2026
- **Time:** 4:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

Resolution #2026-###

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 4507 Devonshire Ave, 33-01-01-34-378-091, Lot 94 Pleasant Ridge Sub No 3, 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 JULY 5TH, 2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, 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 APRIL 24th, 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, **INSERT DATE**, 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 4507 Devonshire 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 City Clerk notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 100 West Hodge Avenue, 33-01-01-28-336-121, Lot 36 Exc N 120 Ft Half Acre Land Co's Sub, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JANUARY 11TH, 2025; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require 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; and

WHEREAS, the City Council held a public show cause hearing on **INSERT DATE, 2026** to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 100 West Hodge Avenue, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, **INSERT DATE, 2026**.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	100 W Hodge
PARCEL NUMBER:	33-01-01-28-336-121

LISTED TAXPAYER:	Christian Nwobu
INTERESTED PARTIES:	
SEV INFORMATION:	\$81,500.00
LAND VALUE:	\$9,500.00
BUILDING VALUE:	
LOT SIZE:	66x147.28

LEGAL DESCRIPTION:	Lots 36 exc n 120 ft half acre land co's
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	PB25-0488 Expired Roofing
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	
MSD HEARING RESULTS:	

HOUSING CODE VIOLATION LTR:	1/11/2025
ORIGINAL RED TAG DATE:	1/11/2025
ZONING:	R-6A Urban Detached Residential
ESTIMATE OF REPAIRS:	\$158,413.65
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Christian C Nwobu	1208 Wolf Ct	nwobuchristian@yahoo.com 517-214-1541

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2026 - 03.24.26 #4
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Matter of the building/structure at 100 West Hodge Ave which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: March 24th, 2026 Hearing Officers: DAVE MUYLLE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☐ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☒ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:
6. The state equalized value of the building/structure is \$81,500.00
7. The cost to repair the building or structure to make it safe is \$158,413.65
8. The real estate is described as follows:

Parcel Number: 33-01-01-28-336-121

LOT 36 EXC N 120 FT HALF ACRE LAND CO'S SUB

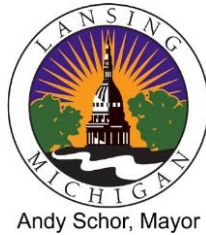
IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before April 24/2026.

3/24/26
Date

David L Muelle
Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at **100 West Hodge Avenue** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 100 West Hodge Avenue**
 - **City, State, Zip, county:** Lansing, MI 48910
 - **Legal Description:**
Lots 36 exc n 120 ft half acre land co's
 - **Parcel #:** 33-01-01-28-336-121

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** Tuesday March 24th, 2026
- **Time:** 4:30 pm
- **Location:** 316 N. Capitol Ave. Ste: C-2

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

Resolution #2026-###

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 100 West Hodge Avenue, 33-01-01-28-336-121, Lot 36 Exc N 120 Ft Half Acre Land Co's Sub, 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 JANUARY 11TH, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, 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 APRIL 24th, 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, **INSERT DATE**, 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 100 West Hodge Avenue, 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 City Clerk notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

Resolution #

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

**CONFIRMATION OF SNOW AND ICE REMOVAL ASSESSMENT ROLL WINTER
2025-2026**

WHEREAS, pursuant to resolution **2026-XXX**, adopted by this Council, the City Council held a public hearing on XXX XX, 2026, regarding Assessment Roll **#SR-2026**, for the removal of snow and ice on public sidewalks adjacent to certain properties; and

WHEREAS, the cost incurred between December 1, 2025 and March 31, 2026, by the City totals \$64,048.00; and

WHEREAS, the Committee on City Operations met on **XXX XX, 2026** to review the public hearing findings and removed several properties from the assessment roll; and

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

BE IT FINALLY 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.

<u>PARCEL ID</u>	<u>SITE ADDRESS</u>	<u>DATE OF SERVICE</u>	<u>SERVICE TIME</u>	<u>COST</u>
33010510301034	S CEDAR ST	02/02/2026	E: 81-100 MIN	\$429.00
33010509401004	172 E EDGEWOOD BLVD	01/30/2026	E: 81-100 MIN	\$429.00
33010509401004	172 E EDGEWOOD BLVD	02/10/2026	B: 21-40 MIN	\$219.00
33010509128131	117 W MILLER RD	01/30/2026	B: 21-40 MIN	\$219.00
33010134109151	843 MAPLEHILL AVE	12/15/2025	F: 101-120 MIN	\$499.00
33010133229131	642 VERNON AVE	12/18/2025	F: 101-120 MIN	\$499.00
33010505431321	820 W MILLER RD	12/18/2025	F: 101-120 MIN	\$499.00
33010509201001	109 W MILLER RD	01/30/2026	B: 21-40 MIN	\$219.00
33010509201181	101 W MILLER RD	01/30/2026	A: 0-20 MIN	\$149.00
33010134108011	3713 PARKWAY DR	12/16/2025	C: 41-60 MIN	\$289.00
33010505431331	800 W MILLER RD	12/18/2025	F: 101-120 MIN	\$499.00
33010505306091	5950 S M L KING JR BLVD	12/18/2025	F: 101-120 MIN	\$499.00
33010509401012	134 E EDGEWOOD BLVD	01/30/2026	D: 61-80 MIN	\$359.00
33010134105171	3526 HOMEWOOD AVE	12/16/2025	C: 41-60 MIN	\$289.00
33010135178081	2518 SOLOMON DR	02/09/2026	B: 21-40 MIN	\$219.00
33010133378131	4811 ORA ST	12/18/2025	F: 101-120 MIN	\$499.00
33010134105061	3603 PARKWAY DR	12/16/2025	D: 61-80 MIN	\$359.00

33010134103021	714 VERNON AVE	12/16/2025	F: 101-120 MIN	\$499.00
33010134105091	809 IRVINGTON AVE	12/17/2025	D: 61-80 MIN	\$359.00
33010134157141	810 FENTON AVE	02/16/2026	A: 0-20 MIN	\$149.00
33010134104001	702 GLENDALE AVE	12/17/2025	F: 101-120 MIN	\$499.00
33010133284111	647 JESSOP AVE	12/03/2025	C: 41-60 MIN	\$289.00
33010133284111	647 JESSOP AVE	02/16/2026	A: 0-20 MIN	\$149.00
33010133284061	625 JESSOP AVE	12/03/2025	B: 21-40 MIN	\$219.00
33010133283011	4113 S CEDAR ST	12/03/2025	E: 81-100 MIN	\$429.00
33010133283121	4100 WILDWOOD AVE	12/04/2025	C: 41-60 MIN	\$289.00
33010133283121	4100 WILDWOOD AVE	12/05/2025	F: 101-120 MIN	\$499.00
33010133284001	600 FENTON AVE	01/29/2026	A: 0-20 MIN	\$149.00
33010133227121	653 VERNON AVE	12/16/2025	F: 101-120 MIN	\$499.00
33010133227121	653 VERNON AVE	12/18/2025	F: 101-120 MIN	\$499.00
33010132177121	1607 MARY AVE	12/05/2025	B: 21-40 MIN	\$219.00
33010134108291	808 IRVINGTON AVE	12/18/2025	F: 101-120 MIN	\$499.00
33010132176191	1500 MARY AVE	12/05/2025	B: 21-40 MIN	\$219.00
33010130303201	2901 MERSEY LANE	01/30/2026	C: 41-60 MIN	\$289.00
33010129208031	1222 GORDON AVE	02/10/2026	A: 0-20 MIN	\$149.00
33010131101201	3611 W HOLMES RD	12/18/2025	C: 41-60 MIN	\$289.00
33010129477012	3229 S M L KING JR BLVD	02/13/2026	D: 61-80 MIN	\$359.00
33010128480001	3205 S CEDAR ST	01/30/2026	F: 101-120 MIN	\$499.00
33010133229111	652 VERNON AVE	12/16/2025	D: 61-80 MIN	\$359.00
33010129201172	1301 W MT HOPE AVE	02/04/2026	D: 61-80 MIN	\$359.00
33010129207041	1410 GORDON AVE	02/09/2026	A: 0-20 MIN	\$149.00
33010130355041	3800 W HOLMES RD	02/10/2026	A: 0-20 MIN	\$149.00
33010129209001	1427 GORDON AVE	02/09/2026	B: 21-40 MIN	\$219.00
33010130355071	3700 W HOLMES RD	12/18/2025	A: 0-20 MIN	\$149.00
33010129201191	1313 W MT HOPE AVE	02/04/2026	B: 21-40 MIN	\$219.00
33010128179301	2402 FOREST AVE	02/13/2026	B: 21-40 MIN	\$219.00
33010129231141	2112 S RUNDLE AVE	12/05/2025	B: 21-40 MIN	\$219.00
33010129231162	2104 S RUNDLE AVE	12/05/2025	B: 21-40 MIN	\$219.00
33010129205091	2118 MARION AVE	02/02/2026	B: 21-40 MIN	\$219.00
33010132475777	827 VINCENT CT	12/18/2025	F: 101-120 MIN	\$499.00
33010133284071	629 JESSOP AVE	12/03/2025	A: 0-20 MIN	\$149.00
33010128480011	3213 S CEDAR ST	01/30/2026	F: 101-120 MIN	\$499.00
33010128304101	600 W HODGE AVE	02/09/2026	B: 21-40 MIN	\$219.00
33010128426003	2701 S CEDAR ST	01/31/2026	F: 101-120 MIN	\$499.00
33010128426003	2701 S CEDAR ST	02/12/2026	F: 101-120 MIN	\$499.00
33010128454173	3200 S CEDAR ST	02/04/2026	F: 101-120 MIN	\$499.00
33010129129111	1620 GORDON AVE	12/15/2025	D: 61-80 MIN	\$359.00
33010130303205	3715 SANDHURST DR	01/29/2026	B: 21-40 MIN	\$219.00

33010128379011	226 W HOLMES RD	02/02/2026	B: 21-40 MIN	\$219.00
33010130206001	2201 LEWTON PLACE	02/13/2026	F: 101-120 MIN	\$499.00
33010129208041	1218 GORDON AVE	02/09/2026	B: 21-40 MIN	\$219.00
33010128476021	3133 S CEDAR ST	01/31/2026	E: 81-100 MIN	\$429.00
33010128336091	122 W HODGE AVE	02/09/2026	F: 101-120 MIN	\$499.00
33010128351351	615 W HODGE AVE	02/09/2026	B: 21-40 MIN	\$219.00
33010128327091	FOREST AVE	02/13/2026	B: 21-40 MIN	\$219.00
33010128284003	2423 S CEDAR ST	01/31/2026	F: 101-120 MIN	\$499.00
33010128336121	100 W HODGE AVE	02/09/2026	F: 101-120 MIN	\$499.00
33010128376031	3241 PALMER ST	02/10/2026	B: 21-40 MIN	\$219.00
33010128327082	FOREST AVE	02/13/2026	B: 21-40 MIN	\$219.00
33010128378001	435 W BERRY AVE	02/10/2026	B: 21-40 MIN	\$219.00
33010127186101	2520 DEVONSHIRE AVE	02/04/2026	B: 21-40 MIN	\$219.00
33010122258251	1430 PERKINS ST	12/05/2025	B: 21-40 MIN	\$219.00
33010129231181	811 COOPER AVE	12/05/2025	B: 21-40 MIN	\$219.00
33010128433032	2919 S CEDAR ST	01/31/2026	F: 101-120 MIN	\$499.00
33010128302091	510 DUNLAP ST	02/09/2026	A: 0-20 MIN	\$149.00
33010121451001	S WASHINGTON AVE	12/15/2025	D: 61-80 MIN	\$359.00
33010120479001	819 SPARROW AVE	12/04/2025	B: 21-40 MIN	\$219.00
33010120478062	906 W BARNES AVE	12/16/2025	F: 101-120 MIN	\$499.00
33010120476002	1028 W BARNES AVE	12/04/2025	F: 101-120 MIN	\$499.00
33010117217081	411 BARTLETT ST	01/29/2026	A: 0-20 MIN	\$149.00
33010128287054	2521 S CEDAR ST	01/31/2026	F: 101-120 MIN	\$499.00
33010128452223	3120 S CEDAR ST	02/09/2026	F: 101-120 MIN	\$499.00
33010120376021	1620 WELLINGTON RD	12/16/2025	D: 61-80 MIN	\$359.00
33010120376011	1610 WELLINGTON RD	12/16/2025	B: 21-40 MIN	\$219.00
33010117378001	405 EVERETT DR	01/29/2026	B: 21-40 MIN	\$219.00
33010120434023	816 SPARROW AVE	12/15/2025	D: 61-80 MIN	\$359.00
33010120381161	1524 W MT HOPE AVE	01/28/2026	A: 0-20 MIN	\$149.00
33010120381181	1516 W MT HOPE AVE	01/28/2026	A: 0-20 MIN	\$149.00
33010120482001	917 W BARNES AVE	12/15/2025	F: 101-120 MIN	\$499.00
33010120482161	915 W BARNES AVE	12/15/2025	F: 101-120 MIN	\$499.00
33010120426003	1021 MOORES RIVER DR	12/16/2025	D: 61-80 MIN	\$359.00
33010120482141	905 W BARNES AVE	12/16/2025	F: 101-120 MIN	\$499.00
33010117256011	224 N JENISON AVE	02/09/2026	F: 101-120 MIN	\$499.00
33010117385031	1608 W ST JOSEPH ST	12/02/2025	B: 21-40 MIN	\$219.00
33010117130241	518 N VERLINDEN AVE	12/05/2025	B: 21-40 MIN	\$219.00
33010117256161	229 WESTMORELAND AVE	02/10/2026	A: 0-20 MIN	\$149.00
33010122258242	1432 PERKINS ST	12/06/2025	C: 41-60 MIN	\$289.00
33010117257181	1315 W IONIA ST	02/10/2026	A: 0-20 MIN	\$149.00
33010115407071	1301 E KALAMAZOO ST	12/18/2025	F: 101-120 MIN	\$499.00

33010115427562	1620 E MICHIGAN AVE	12/06/2025	C: 41-60 MIN	\$289.00
33010117231211	902 W SHIAWASSEE ST	01/05/2026	A: 0-20 MIN	\$149.00
33010117231211	902 W SHIAWASSEE ST	01/29/2026	B: 21-40 MIN	\$219.00
33010117252061	300 WESTMORELAND AVE	02/09/2026	F: 101-120 MIN	\$499.00
33010117251091	1420 W IONIA ST	02/09/2026	F: 101-120 MIN	\$499.00
33010117215191	1415 S GENESEE DR	02/09/2026	F: 101-120 MIN	\$499.00
33010117215021	420 N JENISON AVE	02/09/2026	F: 101-120 MIN	\$499.00
33010116103081	504 W LAPEER ST	12/05/2025	D: 61-80 MIN	\$359.00
33010117252021	322 WESTMORELAND AVE	02/09/2026	F: 101-120 MIN	\$499.00
33010117232031	824 W SHIAWASSEE ST	01/29/2026	B: 21-40 MIN	\$219.00
33010117251121	317 WESTMORELAND AVE	02/09/2026	F: 101-120 MIN	\$499.00
33010117251021	320 N JENISON AVE	02/04/2026	A: 0-20 MIN	\$149.00
33010120478111	821 SPARROW AVE	12/16/2025	E: 81-100 MIN	\$429.00
33010116456021	533 S GRAND AVE	12/17/2025	F: 101-120 MIN	\$499.00
33010120456231	1115 GEORGE ST	12/15/2025	F: 101-120 MIN	\$499.00
33010117251071	1428 W IONIA ST	02/09/2026	F: 101-120 MIN	\$499.00
33010114304411	2208 E MICHIGAN AVE	12/17/2025	F: 101-120 MIN	\$499.00
33010116157071	233 N CHESTNUT ST	02/05/2026	B: 21-40 MIN	\$219.00
33010115403171	1314 EUREKA ST	12/18/2025	F: 101-120 MIN	\$499.00
33010115403091	1315 PROSPECT ST	12/18/2025	F: 101-120 MIN	\$499.00
33010115478001	401 SHEPARD ST	02/05/2026	A: 0-20 MIN	\$149.00
33010114358181	623 S FAIRVIEW AVE	02/13/2026	A: 0-20 MIN	\$149.00
33010115280081	1723 E MICHIGAN AVE	12/16/2025	D: 61-80 MIN	\$359.00
33010115480081	435 REGENT ST	02/05/2026	A: 0-20 MIN	\$149.00
33010115480101	505 REGENT ST	02/05/2026	A: 0-20 MIN	\$149.00
33010114137001	434 N FRANCIS AVE	12/15/2025	C: 41-60 MIN	\$289.00
33010115280071	1717 E MICHIGAN AVE	12/16/2025	D: 61-80 MIN	\$359.00
33010115277121	1811 JEROME ST	12/19/2025	F: 101-120 MIN	\$499.00
33010115277121	1811 JEROME ST	02/10/2026	A: 0-20 MIN	\$149.00
33010114153201	2201 E MICHIGAN AVE	01/29/2026	D: 61-80 MIN	\$359.00
33010120376031	1630 WELLINGTON RD	12/16/2025	E: 81-100 MIN	\$429.00
33010120432082	1000 SPARROW AVE	12/16/2025	C: 41-60 MIN	\$289.00
33010120381171	1520 W MT HOPE AVE	01/28/2026	A: 0-20 MIN	\$149.00
33010114303441	2116 E MICHIGAN AVE	12/17/2025	F: 101-120 MIN	\$499.00
33010114303441	2116 E MICHIGAN AVE	01/29/2026	B: 21-40 MIN	\$219.00
33010120428001	819 MOORES RIVER DR	03/04/2026	F: 101-120 MIN	\$499.00
33010120482131	901 W BARNES AVE	12/16/2025	F: 101-120 MIN	\$499.00
33010117181121	1615 INVERNESS AVE	02/10/2026	A: 0-20 MIN	\$149.00
33010117257191	1319 W IONIA ST	02/10/2026	A: 0-20 MIN	\$149.00
33010114310091	329 S HAYFORD AVE	12/17/2025	F: 101-120 MIN	\$499.00
33010117252031	318 WESTMORELAND AVE	02/09/2026	F: 101-120 MIN	\$499.00

33010114358301	647 S FAIRVIEW AVE	02/13/2026	A: 0-20 MIN	\$149.00
33010114308081	2113 E KALAMAZOO ST	12/17/2025	F: 101-120 MIN	\$499.00
33010111430401	1101 COOLIDGE RD	12/18/2025	B: 21-40 MIN	\$219.00
33010111426131	1301 COOLIDGE RD	12/18/2025	C: 41-60 MIN	\$289.00
33010115259122	1433 E MICHIGAN AVE	02/03/2026	D: 61-80 MIN	\$359.00
33010116107211	513 W LAPEER ST	12/05/2025	A: 0-20 MIN	\$149.00
33010115480121	513 REGENT ST	02/05/2026	A: 0-20 MIN	\$149.00
33010109404022	314 E CESAR E. CHAVEZ AVE	12/17/2025	C: 41-60 MIN	\$289.00
33010108276012	1430 N M L KING JR BLVD	02/10/2026	B: 21-40 MIN	\$219.00
33010115402003	1438 E MICHIGAN AVE	12/06/2025	C: 41-60 MIN	\$289.00
33010115280042	1703 E MICHIGAN AVE	12/16/2025	E: 81-100 MIN	\$429.00
33010111430321	3331 MELODY LANE	12/18/2025	B: 21-40 MIN	\$219.00
33010114153211	2205 E MICHIGAN AVE	01/29/2026	A: 0-20 MIN	\$149.00
33010108451122	818 N JENISON AVE	12/12/2025	D: 61-80 MIN	\$359.00
33010108377091	830 CAWOOD ST	12/17/2025	B: 21-40 MIN	\$219.00
33010108376271	831 CAWOOD ST	12/17/2025	A: 0-20 MIN	\$149.00
33010108458372	1100 W SAGINAW ST	02/09/2026	F: 101-120 MIN	\$499.00
33010109255002	1428 TURNER ST	12/17/2025	D: 61-80 MIN	\$359.00
33010108377101	826 CAWOOD ST	12/17/2025	B: 21-40 MIN	\$219.00
33010108128081	1315 COMFORT ST	12/12/2025	B: 21-40 MIN	\$219.00
33010108176051	1422 COMFORT ST	12/12/2025	D: 61-80 MIN	\$359.00
33010104452121	247 E THOMAS ST	12/18/2025	A: 0-20 MIN	\$149.00
33010104102211	3511 TURNER ST	12/17/2025	A: 0-20 MIN	\$149.00
33010109404031	308 E CESAR E. CHAVEZ AVE	12/17/2025	D: 61-80 MIN	\$359.00
33010105280002	N M L KING JR BLVD	12/15/2025	B: 21-40 MIN	\$219.00
33010109360131	801 N CHESTNUT ST	02/13/2026	D: 61-80 MIN	\$359.00
23500436278041	4100 HEATHGATE DR	01/30/2026	D: 61-80 MIN	\$359.00
33010108176072	1410 COMFORT ST	12/12/2025	D: 61-80 MIN	\$359.00
33010108176101	1340 COMFORT ST	12/12/2025	B: 21-40 MIN	\$219.00
33010114353231	2114 E KALAMAZOO ST	12/16/2025	F: 101-120 MIN	\$499.00
33010114353221	E KALAMAZOO ST	02/16/2026	F: 101-120 MIN	\$499.00
33010503177101	5445 S PENNSYLVANIA AVE	12/19/2025	F: 101-120 MIN	\$499.00
33010114353211	406 S MAGNOLIA AVE	12/17/2025	D: 61-80 MIN	\$359.00
33010106128251	4913 N GRAND RIVER AVE	12/18/2025	B: 21-40 MIN	\$219.00
33010114354001	401 S MAGNOLIA AVE	12/17/2025	F: 101-120 MIN	\$499.00
33010128376021	3229 PALMER ST	02/10/2026	A: 0-20 MIN	\$149.00
33010116457171	341 E HILLSDALE ST	12/17/2025	F: 101-120 MIN	\$499.00
33010116457181	E HILLSDALE ST	12/16/2025	B: 21-40 MIN	\$219.00
33010134105181	3520 HOMEWOOD AVE	12/16/2025	F: 101-120 MIN	\$499.00
33010122177181	1100 S HOLMES ST	02/13/2026	B: 21-40 MIN	\$219.00
33010122177171	1104 S HOLMES ST	02/11/2026	B: 21-40 MIN	\$219.00

33010115332122	332 BINGHAM ST	12/18/2025	F: 101-120 MIN	\$499.00
33010115334210	304 S HOLMES ST	02/10/2026	C: 41-60 MIN	\$289.00
33010115334215	300 S HOLMES ST	02/12/2026	D: 61-80 MIN	\$359.00
33010115334191	312 S HOLMES ST	02/10/2026	B: 21-40 MIN	\$219.00
33010115452011	1410 E KALAMAZOO ST	02/05/2026	D: 61-80 MIN	\$359.00
33010115452232	400 LATHROP ST	02/05/2026	B: 21-40 MIN	\$219.00
33010115426451	1504 E MICHIGAN AVE	12/05/2025	B: 21-40 MIN	\$219.00
33010115479251	518 REGENT ST	02/05/2026	A: 0-20 MIN	\$149.00
33010115479271	510 REGENT ST	02/05/2026	A: 0-20 MIN	\$149.00
33010115479221	532 REGENT ST	02/05/2026	A: 0-20 MIN	\$149.00
33010115479001	401 LESLIE ST	02/05/2026	B: 21-40 MIN	\$219.00
33010115479201	536 REGENT ST	01/05/2026	A: 0-20 MIN	\$149.00
33010122257102	1239 DAKIN ST	02/02/2026	B: 21-40 MIN	\$219.00
33010122257232	1206 MCCULLOUGH ST	02/16/2026	A: 0-20 MIN	\$149.00
33010106429071	2414 DILLINGHAM AVE	02/09/2026	A: 0-20 MIN	\$149.00
33010504451122	115 E MILLER RD	01/30/2026	B: 21-40 MIN	\$219.00
33010504451112	101 E MILLER RD	01/30/2026	B: 21-40 MIN	\$219.00
33010116107211	513 W LAPEER ST	12/05/2025	A: 0-20 MIN	\$149.00
33010115478001	401 SHEPARD ST	02/05/2026	A: 0-20 MIN	\$149.00
33010116157071	233 N CHESTNUT ST	02/05/2026	B: 21-40 MIN	\$219.00
UNATTACHED WO	304 S HOLMES ST, LANSING, 48912	02/10/2026	C: 41-60 MIN	\$289.00
				\$64,048.00

Resolution #

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

SNOW AND ICE REMOVAL ASSESSMENT ROLL WINTER 2025-26

WHEREAS, pursuant to Chapter 1020.06, Snow and Ice, adopted by this Council, the City Assessor has completed the assessment roll for removal of snow and/or ice adjacent to certain properties within the City.

WHEREAS, the owners of these properties were given proper notice in accordance with Chapter 1020.06(c)(1) to remove the snow and/or ice from the public sidewalk adjacent to their property.

WHEREAS, the City incurred costs for the removal of snow and/or ice, which it is required to recover in accordance with Chapter 1020.06(c)(2).

WHEREAS, pursuant to Chapter 1020.06, the fees for those costs were adopted by Council.

WHEREAS, those costs incurred between December 1, 2025 and March 31, 2026, by the City total \$64,048.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council will hold a public hearing on Monday, **XXX XX, 2026 at 7:00 PM**, in the Council Chambers, to review, prior to confirmation, said assessment roll; and

BE IT FURTHER RESOLVED, that the City Clerk shall give notice of hearings in special assessment proceedings to each owner of, or party in interest in, property to be assessed, whose name appears upon the last local tax assessment records, by first class mail addressed to such owner or party at the address shown on the tax records, at least ten days before the date of such hearing. Said notices shall include the time and place of the hearing; a description of the properties determined by the Director of Public Service to have violated Chapter 1020.06 which are contained in the special assessment roll; where the special assessment roll is on file with the City Clerk and may be examined at the City Clerk's office;

BE IT FURTHER RESOLVED, that any person aggrieved by the assessments as contained in the special assessment roll, or the necessity of the removal of snow and ice, may file a written objection thereto which must be delivered to the City Clerk prior to the close of the hearing, or the person may appear and protest the same at the public hearing in person or by his or her representative; that the appearance and protest or written protest in the manner described is required if the person desires to appeal the amount of the assessment to the Michigan Tax Tribunal;

BE IT FINALLY RESOLVED, that pursuant to the requirement of 1962 PA 162, as

amended, a written appeal of the Special Assessment may be made to the Michigan Tax Tribunal, 611 West Ottawa St., P.O. Box 30232, Lansing, MI 48909; if filed within thirty days after confirmation of the special assessment roll and if the Special Assessment was protested at this hearing.

WOID	PARCEL ID	SITE ADDRESS	DATE OF SERVICE	SERVICE TIME
1013254	33010510301034	S CEDAR ST	02/02/2026	E: 81-100 MIN
1013256	33010509401004	172 E EDGEWOOD BLVD	01/30/2026	E: 81-100 MIN
1014167	33010509401004	172 E EDGEWOOD BLVD	02/10/2026	B: 21-40 MIN
1013248	33010509128131	117 W MILLER RD	01/30/2026	B: 21-40 MIN
1011191	33010134109151	843 MAPLEHILL AVE	12/15/2025	F: 101-120 MIN
1011384	33010133229131	642 VERNON AVE	12/18/2025	F: 101-120 MIN
1010618	33010505431321	820 W MILLER RD	12/18/2025	F: 101-120 MIN
1013246	33010509201001	109 W MILLER RD	01/30/2026	B: 21-40 MIN
1013245	33010509201181	101 W MILLER RD	01/30/2026	A: 0-20 MIN
1011353	33010134108011	3713 PARKWAY DR	12/16/2025	C: 41-60 MIN
1010615	33010505431331	800 W MILLER RD	12/18/2025	F: 101-120 MIN
1011186	33010505306091	5950 S M L KING JR BLVD	12/18/2025	F: 101-120 MIN
1013255	33010509401012	134 E EDGEWOOD BLVD	01/30/2026	D: 61-80 MIN
1011201	33010134105171	3526 HOMEWOOD AVE	12/16/2025	C: 41-60 MIN
1013622	33010135178081	2518 SOLOMON DR	02/09/2026	B: 21-40 MIN
1011477	33010133378131	4811 ORA ST	12/18/2025	F: 101-120 MIN
1011358	33010134105061	3603 PARKWAY DR	12/16/2025	D: 61-80 MIN
1011379	33010134103021	714 VERNON AVE	12/16/2025	F: 101-120 MIN
1011371	33010134105091	809 IRVINGTON AVE	12/17/2025	D: 61-80 MIN
1014437	33010134157141	810 FENTON AVE	02/16/2026	A: 0-20 MIN
1011386	33010134104001	702 GLENDALE AVE	12/17/2025	F: 101-120 MIN
1010007	33010133284111	647 JESSOP AVE	12/03/2025	C: 41-60 MIN
1014445	33010133284111	647 JESSOP AVE	02/16/2026	A: 0-20 MIN
1009997	33010133284061	625 JESSOP AVE	12/03/2025	B: 21-40 MIN
1010192	33010133283011	4113 S CEDAR ST	12/03/2025	E: 81-100 MIN
1010115	33010133283121	4100 WILDWOOD AVE	12/04/2025	C: 41-60 MIN
1010119	33010133283121	4100 WILDWOOD AVE	12/05/2025	F: 101-120 MIN
1013181	33010133284001	600 FENTON AVE	01/29/2026	A: 0-20 MIN
1011376	33010133227121	653 VERNON AVE	12/16/2025	F: 101-120 MIN
1011403	33010133227121	653 VERNON AVE	12/18/2025	F: 101-120 MIN
1010368	33010132177121	1607 MARY AVE	12/05/2025	B: 21-40 MIN
1011369	33010134108291	808 IRVINGTON AVE	12/18/2025	F: 101-120 MIN
1010385	33010132176191	1500 MARY AVE	12/05/2025	B: 21-40 MIN
1013218	33010130303201	2901 MERSEY LANE	01/30/2026	C: 41-60 MIN
1013753	33010129208031	1222 GORDON AVE	02/10/2026	A: 0-20 MIN
1010692	33010131101201	3611 W HOLMES RD	12/18/2025	C: 41-60 MIN
1014116	33010129477012	3229 S M L KING JR BLVD	02/13/2026	D: 61-80 MIN
1013330	33010128480001	3205 S CEDAR ST	01/30/2026	F: 101-120 MIN
1011380	33010133229111	652 VERNON AVE	12/16/2025	D: 61-80 MIN
1013398	33010129201172	1301 W MT HOPE AVE	02/04/2026	D: 61-80 MIN
1013808	33010129207041	1410 GORDON AVE	02/09/2026	A: 0-20 MIN
1014133	33010130355041	3800 W HOLMES RD	02/10/2026	A: 0-20 MIN
1013785	33010129209001	1427 GORDON AVE	02/09/2026	B: 21-40 MIN
1010525	33010130355071	3700 W HOLMES RD	12/18/2025	A: 0-20 MIN
1013396	33010129201191	1313 W MT HOPE AVE	02/04/2026	B: 21-40 MIN
1014178	33010128179301	2402 FOREST AVE	02/13/2026	B: 21-40 MIN
1010395	33010129231141	2112 S RUNDLE AVE	12/05/2025	B: 21-40 MIN
1010391	33010129231162	2104 S RUNDLE AVE	12/05/2025	B: 21-40 MIN

1013308	33010129205091	2118 MARION AVE	02/02/2026	B: 21-40 MIN
1011574	33010132475777	827 VINCENT CT	12/18/2025	F: 101-120 MIN
1010002	33010133284071	629 JESSOP AVE	12/03/2025	A: 0-20 MIN
1013330	33010128480011	3213 S CEDAR ST	01/30/2026	F: 101-120 MIN
1013704	33010128304101	600 W HODGE AVE	02/09/2026	B: 21-40 MIN
1013341	33010128426003	2701 S CEDAR ST	01/31/2026	F: 101-120 MIN
1014201	33010128426003	2701 S CEDAR ST	02/12/2026	F: 101-120 MIN
1013345	33010128454173	3200 S CEDAR ST	02/04/2026	F: 101-120 MIN
1011229	33010129129111	1620 GORDON AVE	12/15/2025	D: 61-80 MIN
1013216	33010130303205	3715 SANDHURST DR	01/29/2026	B: 21-40 MIN
1013199	33010128379011	226 W HOLMES RD	02/02/2026	B: 21-40 MIN
1014452	33010130206001	2201 LEWTON PLACE	02/13/2026	F: 101-120 MIN
1013751	33010129208041	1218 GORDON AVE	02/09/2026	B: 21-40 MIN
1013333	33010128476021	3133 S CEDAR ST	01/31/2026	E: 81-100 MIN
1013692	33010128336091	122 W HODGE AVE	02/09/2026	F: 101-120 MIN
1013710	33010128351351	615 W HODGE AVE	02/09/2026	B: 21-40 MIN
1013775	33010128327091	FOREST AVE	02/13/2026	B: 21-40 MIN
1013344	33010128284003	2423 S CEDAR ST	01/31/2026	F: 101-120 MIN
1013690	33010128336121	100 W HODGE AVE	02/09/2026	F: 101-120 MIN
1013827	33010128376031	3241 PALMER ST	02/10/2026	B: 21-40 MIN
1013775	33010128327082	FOREST AVE	02/13/2026	B: 21-40 MIN
1013830	33010128378001	435 W BERRY AVE	02/10/2026	B: 21-40 MIN
1013407	33010127186101	2520 DEVONSHIRE AVE	02/04/2026	B: 21-40 MIN
1009968	33010122258251	1430 PERKINS ST	12/05/2025	B: 21-40 MIN
1010388	33010129231181	811 COOPER AVE	12/05/2025	B: 21-40 MIN
1013335	33010128433032	2919 S CEDAR ST	01/31/2026	F: 101-120 MIN
1013737	33010128302091	510 DUNLAP ST	02/09/2026	A: 0-20 MIN
1011124	33010121451001	S WASHINGTON AVE	12/15/2025	D: 61-80 MIN
1009983	33010120479001	819 SPARROW AVE	12/04/2025	B: 21-40 MIN
1011125	33010120478062	906 W BARNES AVE	12/16/2025	F: 101-120 MIN
1010078	33010120476002	1028 W BARNES AVE	12/04/2025	F: 101-120 MIN
1013192	33010117217081	411 BARTLETT ST	01/29/2026	A: 0-20 MIN
1013342	33010128287054	2521 S CEDAR ST	01/31/2026	F: 101-120 MIN
1013343	33010128452223	3120 S CEDAR ST	02/09/2026	F: 101-120 MIN
1011147	33010120376021	1620 WELLINGTON RD	12/16/2025	D: 61-80 MIN
1011146	33010120376011	1610 WELLINGTON RD	12/16/2025	B: 21-40 MIN
1013189	33010117378001	405 EVERETT DR	01/29/2026	B: 21-40 MIN
1011248	33010120434023	816 SPARROW AVE	12/15/2025	D: 61-80 MIN
1013106	33010120381161	1524 W MT HOPE AVE	01/28/2026	A: 0-20 MIN
1013102	33010120381181	1516 W MT HOPE AVE	01/28/2026	A: 0-20 MIN
1011137	33010120482001	917 W BARNES AVE	12/15/2025	F: 101-120 MIN
1011133	33010120482161	915 W BARNES AVE	12/15/2025	F: 101-120 MIN
1011238	33010120426003	1021 MOORES RIVER DR	12/16/2025	D: 61-80 MIN
1011127	33010120482141	905 W BARNES AVE	12/16/2025	F: 101-120 MIN
1013668	33010117256011	224 N JENISON AVE	02/09/2026	F: 101-120 MIN
1009974	33010117385031	1608 W ST JOSEPH ST	12/02/2025	B: 21-40 MIN
1010169	33010117130241	518 N VERLINDEN AVE	12/05/2025	B: 21-40 MIN
1013828	33010117256161	229 WESTMORELAND AVE	02/10/2026	A: 0-20 MIN
1009964	33010122258242	1432 PERKINS ST	12/06/2025	C: 41-60 MIN

1013833	33010117257181	1315 W IONIA ST	02/10/2026	A: 0-20 MIN
1010764	33010115407071	1301 E KALAMAZOO ST	12/18/2025	F: 101-120 MIN
1010146	33010115427562	1620 E MICHIGAN AVE	12/06/2025	C: 41-60 MIN
1012222	33010117231211	902 W SHIAWASSEE ST	01/05/2026	A: 0-20 MIN
1013197	33010117231211	902 W SHIAWASSEE ST	01/29/2026	B: 21-40 MIN
1013651	33010117252061	300 WESTMORELAND AVE	02/09/2026	F: 101-120 MIN
1013660	33010117251091	1420 W IONIA ST	02/09/2026	F: 101-120 MIN
1013616	33010117215191	1415 S GENESEE DR	02/09/2026	F: 101-120 MIN
1013621	33010117215021	420 N JENISON AVE	02/09/2026	F: 101-120 MIN
1010534	33010116103081	504 W LAPEER ST	12/05/2025	D: 61-80 MIN
1013655	33010117252021	322 WESTMORELAND AVE	02/09/2026	F: 101-120 MIN
1013196	33010117232031	824 W SHIAWASSEE ST	01/29/2026	B: 21-40 MIN
1013653	33010117251121	317 WESTMORELAND AVE	02/09/2026	F: 101-120 MIN
1013422	33010117251021	320 N JENISON AVE	02/04/2026	A: 0-20 MIN
1011233	33010120478111	821 SPARROW AVE	12/16/2025	E: 81-100 MIN
1010595	33010116456021	533 S GRAND AVE	12/17/2025	F: 101-120 MIN
1011153	33010120456231	1115 GEORGE ST	12/15/2025	F: 101-120 MIN
1013659	33010117251071	1428 W IONIA ST	02/09/2026	F: 101-120 MIN
1010129	33010114304411	2208 E MICHIGAN AVE	12/17/2025	F: 101-120 MIN
1013602	33010116157071	233 N CHESTNUT ST	02/05/2026	B: 21-40 MIN
1011577	33010115403171	1314 EUREKA ST	12/18/2025	F: 101-120 MIN
1010903	33010115403091	1315 PROSPECT ST	12/18/2025	F: 101-120 MIN
1013541	33010115478001	401 SHEPARD ST	02/05/2026	A: 0-20 MIN
1014244	33010114358181	623 S FAIRVIEW AVE	02/13/2026	A: 0-20 MIN
1010139	33010115280081	1723 E MICHIGAN AVE	12/16/2025	D: 61-80 MIN
1013559	33010115480081	435 REGENT ST	02/05/2026	A: 0-20 MIN
1013576	33010115480101	505 REGENT ST	02/05/2026	A: 0-20 MIN
1010906	33010114137001	434 N FRANCIS AVE	12/15/2025	C: 41-60 MIN
1010140	33010115280071	1717 E MICHIGAN AVE	12/16/2025	D: 61-80 MIN
1011597	33010115277121	1811 JEROME ST	12/19/2025	F: 101-120 MIN
1013836	33010115277121	1811 JEROME ST	02/10/2026	A: 0-20 MIN
1013223	33010114153201	2201 E MICHIGAN AVE	01/29/2026	D: 61-80 MIN
1011148	33010120376031	1630 WELLINGTON RD	12/16/2025	E: 81-100 MIN
1011245	33010120432082	1000 SPARROW AVE	12/16/2025	C: 41-60 MIN
1013105	33010120381171	1520 W MT HOPE AVE	01/28/2026	A: 0-20 MIN
1010131	33010114303441	2116 E MICHIGAN AVE	12/17/2025	F: 101-120 MIN
1013217	33010114303441	2116 E MICHIGAN AVE	01/29/2026	B: 21-40 MIN
1014696	33010120428001	819 MOORES RIVER DR	03/04/2026	F: 101-120 MIN
1011131	33010120482131	901 W BARNES AVE	12/16/2025	F: 101-120 MIN
1014139	33010117181121	1615 INVERNESS AVE	02/10/2026	A: 0-20 MIN
1013832	33010117257191	1319 W IONIA ST	02/10/2026	A: 0-20 MIN
1010741	33010114310091	329 S HAYFORD AVE	12/17/2025	F: 101-120 MIN
1013650	33010117252031	318 WESTMORELAND AVE	02/09/2026	F: 101-120 MIN
1014257	33010114358301	647 S FAIRVIEW AVE	02/13/2026	A: 0-20 MIN
1010714	33010114308081	2113 E KALAMAZOO ST	12/17/2025	F: 101-120 MIN
1011507	33010111430401	1101 COOLIDGE RD	12/18/2025	B: 21-40 MIN
1011498	33010111426131	1301 COOLIDGE RD	12/18/2025	C: 41-60 MIN
1013266	33010115259122	1433 E MICHIGAN AVE	02/03/2026	D: 61-80 MIN
1010537	33010116107211	513 W LAPEER ST	12/05/2025	A: 0-20 MIN

1013582	33010115480121	513 REGENT ST	02/05/2026	A: 0-20 MIN
1011307	33010109404022	314 E CESAR E. CHAVEZ AVE	12/17/2025	C: 41-60 MIN
1013723	33010108276012	1430 N M L KING JR BLVD	02/10/2026	B: 21-40 MIN
1010157	33010115402003	1438 E MICHIGAN AVE	12/06/2025	C: 41-60 MIN
1010167	33010115280042	1703 E MICHIGAN AVE	12/16/2025	E: 81-100 MIN
1011513	33010111430321	3331 MELODY LANE	12/18/2025	B: 21-40 MIN
1013221	33010114153211	2205 E MICHIGAN AVE	01/29/2026	A: 0-20 MIN
1010940	33010108451122	818 N JENISON AVE	12/12/2025	D: 61-80 MIN
1011139	33010108377091	830 CAWOOD ST	12/17/2025	B: 21-40 MIN
1011128	33010108376271	831 CAWOOD ST	12/17/2025	A: 0-20 MIN
1013603	33010108458372	1100 W SAGINAW ST	02/09/2026	F: 101-120 MIN
1010517	33010109255002	1428 TURNER ST	12/17/2025	D: 61-80 MIN
1011136	33010108377101	826 CAWOOD ST	12/17/2025	B: 21-40 MIN
1010924	33010108128081	1315 COMFORT ST	12/12/2025	B: 21-40 MIN
1010916	33010108176051	1422 COMFORT ST	12/12/2025	D: 61-80 MIN
1011118	33010104452121	247 E THOMAS ST	12/18/2025	A: 0-20 MIN
1010512	33010104102211	3511 TURNER ST	12/17/2025	A: 0-20 MIN
1011305	33010109404031	308 E CESAR E. CHAVEZ AVE	12/17/2025	D: 61-80 MIN
1010911	33010105280002	N M L KING JR BLVD	12/15/2025	B: 21-40 MIN
1014237	33010109360131	801 N CHESTNUT ST	02/13/2026	D: 61-80 MIN
1013210	23500436278041	4100 HEATHGATE DR	01/30/2026	D: 61-80 MIN
1010913	33010108176072	1410 COMFORT ST	12/12/2025	D: 61-80 MIN
1010917	33010108176101	1340 COMFORT ST	12/12/2025	B: 21-40 MIN
1010728	33010114353231	2114 E KALAMAZOO ST	12/16/2025	F: 101-120 MIN
1010727	33010114353221	E KALAMAZOO ST	02/16/2026	F: 101-120 MIN
1010538	33010503177101	5445 S PENNSYLVANIA AVE	12/19/2025	F: 101-120 MIN
1010723	33010114353211	406 S MAGNOLIA AVE	12/17/2025	D: 61-80 MIN
1011525	33010106128251	4913 N GRAND RIVER AVE	12/18/2025	B: 21-40 MIN
1010722	33010114354001	401 S MAGNOLIA AVE	12/17/2025	F: 101-120 MIN
1013822	33010128376021	3229 PALMER ST	02/10/2026	A: 0-20 MIN
1010578	33010116457171	341 E HILLSDALE ST	12/17/2025	F: 101-120 MIN
1010581	33010116457181	E HILLSDALE ST	12/16/2025	B: 21-40 MIN
1011203	33010134105181	3520 HOMEWOOD AVE	12/16/2025	F: 101-120 MIN
1014480	33010122177181	1100 S HOLMES ST	02/13/2026	B: 21-40 MIN
1014481	33010122177171	1104 S HOLMES ST	02/11/2026	B: 21-40 MIN
1011459	33010115332122	332 BINGHAM ST	12/18/2025	F: 101-120 MIN
1014243	33010115334210	304 S HOLMES ST	02/10/2026	C: 41-60 MIN
1014239	33010115334215	300 S HOLMES ST	02/12/2026	D: 61-80 MIN
1014246	33010115334191	312 S HOLMES ST	02/10/2026	B: 21-40 MIN
1013534	33010115452011	1410 E KALAMAZOO ST	02/05/2026	D: 61-80 MIN
1013535	33010115452232	400 LATHROP ST	02/05/2026	B: 21-40 MIN
1010163	33010115426451	1504 E MICHIGAN AVE	12/05/2025	B: 21-40 MIN
1013586	33010115479251	518 REGENT ST	02/05/2026	A: 0-20 MIN
1013588	33010115479271	510 REGENT ST	02/05/2026	A: 0-20 MIN
1013584	33010115479221	532 REGENT ST	02/05/2026	A: 0-20 MIN
1013547	33010115479001	401 LESLIE ST	02/05/2026	B: 21-40 MIN
1012259	33010115479201	536 REGENT ST	01/05/2026	A: 0-20 MIN
1013357	33010122257102	1239 DAKIN ST	02/02/2026	B: 21-40 MIN
1014487	33010122257232	1206 MCCULLOUGH ST	02/16/2026	A: 0-20 MIN

1013717	33010106429071	2414 DILLINGHAM AVE	02/09/2026	A: 0-20 MIN
1013242	33010504451122	115 E MILLER RD	01/30/2026	B: 21-40 MIN
1013241	33010504451112	101 E MILLER RD	01/30/2026	B: 21-40 MIN
1010537	33010116107211	513 W LAPEER ST	12/05/2025	A: 0-20 MIN
1013541	33010115478001	401 SHEPARD ST	02/05/2026	A: 0-20 MIN
1013602	33010116157071	233 N CHESTNUT ST	02/05/2026	B: 21-40 MIN
1014243	UNATTACHED WO	304 S HOLMES ST, LANSING, 48912	02/10/2026	C: 41-60 MIN

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Resolution #2026-###

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

**RESOLUTION ACCEPTING MICHIGAN DEPARTMENT OF TRANSPORTATION TEDF
GRANT FUNDING**

WHEREAS, the City of Lansing, as an eligible Act 51 agency, applied to the Michigan Department of Transportation (MDOT) for a Transportation Economic Development Fund Category A Program grant; and

WHEREAS, MDOT awarded TEDF-A grant funding to the City of Lansing in the amount of \$2,191,472; and

WHEREAS, this grant will enable the reconstruction of Capital City Boulevard from Grand River Avenue to the CSX railroad tracks, which will assist Niowave with its expansion; and

WHEREAS, the required local funding share of the project is estimated at \$547,866 and will be provided by the Capital Region Airport Authority; and

WHEREAS, the Capital Region Airport Authority will be responsible for meeting all grant requirements including contractor payment, construction oversight and providing the Public Service Department with all information required to submit to MDOT for reimbursement of grant funds.

NOW THEREFORE BE IT RESOLVED, that the Lansing City Council authorizes the Public Service Department to receive and appropriate the funding necessary to administer the grant on behalf of the Capital Region Airport Authority and be designated as the authorized agent for all activities associated with the grant.



LANSING CITY COUNCIL

GRANT INFORMATION FORM

(Required for all grant applications and acceptances)

REFERRAL DATE:

GRANT NAME: Capital City Boulevard TEDF Category A

DEPARTMENT: Public Service

CONTACT PERSON (INCLUDE EMAIL AND PHONE): Andy Kilpatrick x4248

APPLICATION DATE: November 2025 AWARD DATE: April 2026

GRANT CYCLE: April 2026 through April 2027 (est) Check One: ☐ Annual ☒ One-Time

FUND AMOUNT: \$2,191,472 (Breakdown below should total this amount)

GOODS & SERVICES

PERSONNEL

CONSTRUCTION \$2,191,472

LAND \$0.00

OTHER (Training)

CITY MATCH (IF APPLICABLE): \$547,866 All required match to be paid for by Capital Region Airport Authority

GRANT PAYS FOR: Reconstruction of Capital City Boulevard

FUND ALLOCATIONS (Please describe the purpose of the grant and allowable uses):

Grant is exclusively for the reconstruction of Capital City Boulevard from Grand River Avenue to the CSX RR tracks. City of Lansing is the fiduciary for the grant but will not incur costs associated with the grant.

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor

FROM: Stephanie Robinson, Senior Buyer

DATE: **March 25, 2026**

SUBJECT: Sole Source – Hamlett Environmental Technologies

The Public Service Department Wastewater Division requests that Hamlett Environmental Technologies be designated as a Sole Source vendor for the purchase of a Stainless-Steel Slide Gate for Ultraviolet Disinfection Channel No. 4.

Please see the attached letter from William Brunner, Eric Thelen and Andy Kilpatrick regarding the request.

Based on the attached letter we recommend issuing a sole source purchase order to Hamlett Environmental Technologies in the amount of \$ 33,175.00 on account number 590-933610-972000-52107 per the request of the Public Service Department WWTP.

Attachment

Date: _____

Approved _____ Denied _____

Andy Schor, Mayor



Hamlett Environmental Technologies

Project: **Lansing WWTP
Butterfly Gate Replacement**

Quote #: **31226JW**
Date: **3/12/2026**
Terms: **Net 30 days**
Pricing: **Valid 30 days**
Freight: **FOB Factory**

Contact: **Bill Brunner**

Page 1 of 1

Proposal

<u>Item #</u>	<u>Part Number and Description</u>	<u>QTY</u>	<u>Unit Price</u>	<u>Ext Price</u>
1	58X90" Orbinox CC PENSTOCK / SLUICE GATE SPECIAL Model: CC - CHANNEL PENSTOCK Actuator: BARE SHAFT Non rising Stem, Electric actuator by others Body: AISI 316L Gate: AISI 316L Seat: EPDM Width (INCH): 58 Height (INCH): 90 Extension: NO : Notes: OPERATOR: YOKE MOUNTED ELECTRIC ACTUATOR (BY OTHERS, BUSHING TO BE MACHINED BY ORBINOX) MOUNTING: EMBEDDED INTO EXISTING METAL C- CHANNELS, 3 1/4" X 11" INVERT TO OPERATING FLOOR ELEVATION: 90" *ELECTRIC MOTOR, MOUNTING, TESTING & START UP BY OTHERS* *DRIVE NUT TO BE SHIPPED TO ORBINOX *ORBINOX WILL MACHINE DRIVE NUT	1	\$33,175.00	\$33,175.00
			TOTAL	\$33,175.00

Notes:

1. This price does not any applicable tax or any installation service.
2. Freight is included to the jobsite.
3. Wiring, piping, grout, hardware or anything not specifically indicated above is not included.
4. Lead time is estimated at 16-18 weeks ARO. 2-3 weeks for approval drawings.

Signed: **Jennifer L Wagner**
Hamlett Environmental Tech. Co.
Ph #517-545-2500



Laval, Qc, Canada
January 20, 2022

To the attention of:

Jennifer Wagner
Hamlett Environmental Tech. Co.
714 E. Grand River Ave
Suite 1
Howell, MI
48843
USA
jenw@hamlettenvironmental.com

Subject: Michigan Municipal Representative

Dear Jennifer,

Please accept this letter as confirmation that Hamlett Engineering is the sole Municipal Representative of Orbinox in the state of Michigan, USA. Feel free to provide this letter to any client you have been requested for confirmation of our Representation agreement. In addition, your clients can reach me directly at n.ryan@orbinox.com to confirm.

Please do not hesitate to contact should you have any questions.

Best regards,

Neil Ryan
Regional Sales Manager
Cell: 519-496-4901

Sole Source Cover Sheet

Project: Slide Gate for Ultraviolet Disinfection Channel No. 4

206.05. - Sole source procurement. **This request adheres to the portions of the ordinance checked below.**

- (c) The criteria to be followed by the Director in determining that there is only one source for supplying the requested supply, service, or construction item are:

_____ Special features are required; or

_____ Special market conditions exist; or

_____ Special services or facilities are required; or

_____ The source is unique or special in nature; or

_____ The source is limited or proprietary; or

X _____ Sales territories or product availability within limited geographical boundaries require sole source procurement; or

X _____ Where standardization or compatibility is the overriding consideration and such compatibility or standardization can only be achieved through the purchase or use of a unique product; or

_____ Where a product or service is specifically identified as part of a grant award.

Discussion/Notes:

Sole Source Manufacturer – Orbinox Stainless-Steel Slide Gate

The current coated-steel butterfly gate in Channel No. 3 is beyond its useful life and needs to be replaced.

When the butterfly gates for Channels 1, 2 and 3 failed, we installed Orbinox stainless-steel slide gates. These gates are more corrosion resistant, perform better, and should last longer than the original butterfly gates did.

Orbinox is a premium slide gate. It is constructed for corrosion resistance, durability, and long seal life. Its thermoplastic slides and synthetic rubber seals reduce friction when raising and lowering the gate, increasing the life of the gate, the seals, and the gate actuator. Orbinox is also competitively priced. Orbinox was the low bid when we obtained a new stainless steel gate for the Westside Interceptor Bypass Chamber in June of 2023.

Also, obtaining an Orbinox brand gate will standardize this gate for the UV Building, making maintenance easier. We will be able to stock just one brand of replacement parts, and be able to rely on one distributor and one manufacturer for service.

Sole Source Agent/Distributor – Hamlet Environmental Technologies Co.

The distributor, Hamlet Environmental Technologies Co., is the sole municipal representative of Orbinox in the State of Michigan.



Andy Schor, Mayor

**PUBLIC SERVICE
DEPARTMENT**

Wastewater Division
1625 Sunset Avenue
Lansing, Michigan 48917
(517) 483-4404
FAX: (517) 483-4536

<http://publicservice.cityoflansingmi.com/pubwater/>



TO: Stephanie Robinson, Senior Buyer

FROM: William H. Brunner, P.E., Plant Engineer *WB*

DATE: March 20, 2026

**SUBJECT: Request for Sole Source Equipment:
Slide Gate for Ultraviolet Disinfection Channel**

This request is to procure a stainless-steel slide gate for ultraviolet disinfection (UV) Channel No. 4 from Hamlett Environmental Technologies (Hamlett) for \$33,175.00. A quote from Hamlett and a letter from the gate manufacturer, Orbinox, stating that Hamlett is its sole municipal representative in the State of Michigan are attached.

The current coated-steel butterfly gate in Channel No. 4 is beyond its useful life and needs to be replaced.

There are 4 gates on each of 4 channels that allow water to enter the UV disinfection building. When the butterfly gates for Channels 1, 2 and 3 failed, we installed Orbinox stainless-steel slide gates. These gates are more corrosion resistant, perform better, and should last longer than the original butterfly gates did.

Orbinox is a premium stainless steel slide gate. It is constructed for corrosion resistance, durability, and long seal life. Its thermoplastic slides and synthetic rubber seals reduce friction when raising and lowering the gate, increasing the life of the gate, the seals, and the gate actuator. Orbinox is also competitively priced. Orbinox was the low bid when we obtained a new stainless steel gate for the Westside Interceptor Bypass Chamber in June of 2023.

Obtaining an Orbinox brand gate will standardize this gate for the UV Building, making maintenance easier. We will be able to stock just one brand of replacement parts, and be able to rely on one distributor and one manufacturer for service.

Funding for this request will be drawn from the following account:

\$33,175.00 590-933610-972000-52107 WW – Process Improvements

Please contact me at -4018 if you have any questions regarding this procurement request.

Approved: *Eric Thelen* *3/23/26*
Eric Thelen, Wastewater Superintendent

Approved: *Andrew Kilpatrick* *3/24/2026*
Andrew Kilpatrick, P.E., Director of Public Service

CITY of LANSING

INTEROFFICE COMMUNICATION

TO: Andy Schor, Mayor
FROM: Stephanie Robinson, Senior Buyer
DATE: May 6, 2026
SUBJECT: Sole Source Purchase – Hamlett Engineering – Hesco

Please include this Sole Source packet of information in your transmittal to Council as required by the Purchasing Ordinance Section 206.05.

In summary, the Purchasing Office processed the following Sole Source transaction:

Department: Public Service Department – WWTP

Vendor: Hamlett Engineering – Hesco

Item Purchased : Stainless Steel Slide Gate for Ultraviolet Disinfection Channel #4

Dollar Amount: \$ 33,175.00 from Account: 590-933610-972000-52107

Additional information pertaining to this purchase is attached for your information.

This letter is filed in accordance with the Purchasing Ordinance Section 206.05 (a) and (b).

slr

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to allocate a portion of those funds from the City of Lansing General Fund Budget dedicated to Basic Human Services to provide for Supportive Housing Services.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 230, Section 230.02 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

230.02. – Basic Human Services Allocation for Supportive Housing Services

(a) Supportive Housing Services. At least 0.25 percent of general fund revenue, out of the 1.35 percent of general fund revenue allocated to the Department of Human Relations and Community Services for Basic Human Services pursuant to Section 240.03(a), shall be reserved for Supportive Housing Services. Pursuant to Section 240.03(c), this allocation shall be administered by the Department of Economic Development and Planning and shall be used solely for programs, grants, and staffing that provide Supportive Housing Services, which are defined to include, but not be limited to:

(1) Preventing residents from losing their home through eviction prevention, foreclosure mitigation, or utility assistance;

(2) Assisting individuals and families in obtaining safe, affordable, and stable housing;

(3) Support services for persons who are at risk of homelessness or are experiencing homelessness;

1 **(4) Developing, expanding, or coordinating housing, transitional housing, or**
2 **rapid rehousing programs;**

3 **(5) Assisting homeowners in correcting property maintenance code violations**
4 **at owner-occupied homes to ensure that structures are safe, sanitary, and fit for**
5 **occupation and use; and**

6 **(6) Advancing other housing-related initiatives consistent with City goals and**
7 **community needs.**

8 **(b) Administration. The spending of any funding allocated pursuant to this Section**
9 **shall comply with all existing Lansing Ordinances related to purchasing. These funds may**
10 **be used for the direct provision of housing stability and housing assistance by City**
11 **departments or by local community-based, non-profit, charitable organizations.**

12 **Additionally, these funds may be used as match or leverage funds by City departments or**
13 **community-based agencies to secure additional funds from federal, state, or private sources**
14 **to support housing stability and housing assistance initiatives.**

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

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

20 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given
21 immediate effect by City Council.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to allocate a portion of those funds from the City of Lansing General Fund Budget dedicated to Basic Human Services to provide for Supportive Housing Services.

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

COUNCIL MEMBER	YEA	NAY
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
TOTAL	_____	_____
☐ ADOPTED	☐ FAILED	

Immediate Effect	☐ Yes	☐ No
------------------	------------------------------	-----------------------------

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to allocate a portion of those funds from the City of Lansing General Fund Budget dedicated to Basic Human Services to provide for Supportive Housing Services.

The Ordinance is read a first time by its title and referred to the Committee

Resolution #2025-

By the Committee on Ways and Means
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 _____, 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 amending Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to allocate a portion of those funds from the City of Lansing General Fund Budget dedicated to Basic Human Services to provide for Supportive Housing Services.

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Monday, _____, 2026 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 Chapter 230 of the Lansing Codified Ordinances by adding Chapter 230, Section 230.02 to allocate a portion of those funds from the City of Lansing General Fund Budget dedicated to Basic Human Services to provide for Supportive Housing Services.

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

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to repeal Chapter 886 of the Lansing Codified Ordinances, Tax Exemptions for Multifamily Dwelling Projects, as the incentive and project described therein has expired and the Chapter is no longer needed.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 886, of the Codified Ordinances of the City of Lansing, Michigan, including Sections 886.01-886.04, be and is hereby repealed in its entirety and shall be null and void of no effect.

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.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to repeal Chapter 886 of the Lansing Codified Ordinances, Tax Exemptions for Multifamily Dwelling Projects, as the incentive and project described therein has expired and the Chapter is no longer needed.

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

COUNCIL MEMBER	YEA	NAY
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐
TOTAL	_____	_____
☐ ADOPTED	☐ FAILED	
Immediate Effect	☐ Yes	☐ No

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to repeal Chapter 886 of the Lansing Codified Ordinances, Tax Exemptions for Multifamily Dwelling Projects, as the incentive and project described therein has expired and the Chapter is no longer needed.

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

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to repeal Chapter 886 of the Lansing Codified Ordinances, Tax Exemptions for Multifamily Dwelling Projects, as the incentive and project described therein has expired and the Chapter is no longer needed.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 886, of the Codified Ordinances of the City of Lansing, Michigan, including Sections 886.01-886.04, be and is hereby repealed in its entirety and shall be null and void of no effect.

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.

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**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, , 2026, 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 repeal Chapter 886 of the Lansing Codified Ordinances, Tax Exemptions for Multifamily Dwelling Projects, as the incentive and project described therein has expired and the Chapter is no longer needed.

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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

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, _____, 2026, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, to repeal Chapter 886 of the Lansing Codified Ordinances, Tax Exemptions for Multifamily Dwelling Projects, as the incentive and project described therein has expired and the Chapter is no longer needed.

ORDINANCE NO. _____

An ordinance of the City of Lansing, Michigan, to amend Chapter 886 of the Lansing Codified Ordinances, Sections 886.01-886.07, to authorize a property tax exemption for certain eligible properties in exchange for a service charge in lieu of taxes rate of four percent of annual shelter rents for up to 18 years, in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to authorize by ordinance a rate below 10 percent of annual shelter rents.

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 886, Sections 886.01 through 886.07 of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby enacted to read as follows:

CHAPTER 886 – SERVICE CHARGE OF FOUR PERCENT OF ANNUAL SHELTER RENTS FOR ELIGIBLE HOUSING DEVELOPMENT PROJECTS

886.01 Purpose.

It is acknowledged that it is a proper public purpose of the State and its political subdivisions to provide housing for its residents of Low or Moderate Income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended MCL 125.1401 et seq. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of Low or Moderate Income is a public necessity, and as the City will

1 **be benefited and improved by such housing, the encouragement of the same by providing**
2 **certain real estate tax exemption for such housing is a valid public purpose.**

3 **886.02 Definitions.**

4 **(a) Act means the State Housing Development Authority Act, being Public Act 346**
5 **of 1966, as amended.**

6 **(b) Agreement means the “Payment in Lieu of Taxes Agreement” entered into**
7 **voluntarily between the City of Lansing administration and the Sponsor, identifying at**
8 **least: the legal identity of the Sponsor; the legal and qualitative description of the Housing**
9 **Development; the number of units in the Housing Development, and the anticipated years**
10 **of commencement and conclusion of the period of tax exemption.**

11 **(b) Annual Shelter Rents means the total collections during an agreed annual period**
12 **from all persons of low or moderate income, occupying the Housing Development**
13 **representing rents for occupancy, which rental amounts shall be exclusive of charges for**
14 **gas, electricity, heat or other utilities furnished to the occupants.**

15 **(c) Authority means the Michigan State Housing Development Authority.**

16 **(d) Housing Development or Development means a development which contains a**
17 **significant element of housing for persons of Low or Moderate Income and such elements**
18 **of other housing, commercial, recreational, industrial, communal and educational facilities**
19 **as the Authority may determine will improve the quality of the development as it relates to**
20 **housing for persons of low and moderate income; for purposes of any Development**
21 **utilizing the tax exemption provided by this Chapter, the Development shall be identified**
22 **and described in the Agreement; for purposes of this Chapter a Development:**

1 **1. Must contain a minimum of ____ housing units for persons of Low or**
2 **Moderate Income, which units shall also represent no less than ____% of the total**
3 **housing units in the Development;**

4 **2. May not be located on property currently or previously receiving a tax**
5 **exemption under the Act.**

6 **(e) HUD means the Department of Housing and Urban Development of the United**
7 **States Government.**

8 **(f) Low Income Housing Tax Credit Program means the program established by**
9 **Section 42 of the United States Internal Revenue Code.**

10 **(g) Low or Moderate Income means low- or moderate-income eligibility under the**
11 **Authority Act or rules.**

12 **(h) Mortgage Loan means a loan that is Federally-aided (as defined in Section 11 of**
13 **the Act) or a loan or grant made or to be made by the Authority to the Sponsor for the**
14 **construction, rehabilitation, acquisition and/or permanent financing of a housing project**
15 **and secured by a mortgage on the housing project.**

16 **(i) Sponsor means a person or other entity with a Housing Development which is**
17 **financed or assisted pursuant to the Act. For purposes of any Development utilizing the tax**
18 **exemption provided by this Chapter, the Sponsor shall be identified and described in the**
19 **Agreement.**

20 **(j) Utilities means fuel, water, sanitary sewer and/or electrical service, which is paid**
21 **for by the Housing Development.**

22 **886.03 Establishment of annual service charge.**

1 **(a)The City acknowledges that for Developments utilizing the tax exemption**
2 **provided by this Chapter, and subject to the Authority’s review and approval of an**
3 **Agreement, Sponsor and the Authority will have established the economic feasibility of the**
4 **Housing Development in reliance upon the enactment and continuing effect of this section**
5 **and upon the qualification of the units of housing in the Housing Development for**
6 **exemption from all property taxes as established in this section.**

7 **(b) Subject to the conditions and requirements of this section and the Act, the units**
8 **in the Housing Development for persons of Low or Moderate Income identified in the**
9 **Agreement and the property on which they are constructed shall be exempt from all**
10 **property taxes for not more than 18 years, commencing on January 1 of the year**
11 **immediately following the first year that the Development has all necessary approvals and**
12 **is legally occupiable.**

13 **(c) In lieu of all said property taxes on the units in the Housing Development, the**
14 **Sponsor shall pay, and the City will accept, an annual service charge for public services in**
15 **the sum equal to four percent of the Annual Shelter Rents.**

16 **(d) The exemption provided under this section shall commence when the Sponsor**
17 **complies with Section 15a(2) of 1966 PA 346, as amended, codified as MCL 125.1415a(2),**
18 **which provides: the owner of a housing project eligible for the exemption shall file with the**
19 **local assessing officer (the City Assessor) a notification of the exemption, which shall be in**
20 **an affidavit form as provided by the Authority. The completed affidavit form first shall be**
21 **submitted to the Authority for certification by the Authority that the project is eligible for**
22 **the exemption. The owner then shall file or cause to be filed the certified notification of the**

1 exemption with the local assessing officer before November 1 of the year preceding the tax
2 year in which the exemption is to begin.

3 (e) In addition to the certification required pursuant to Subsection 886.03(d), the
4 Sponsor shall provide the following documents and information, annually, in writing to the
5 City Assessor, relating to the Housing Development for the preceding year in which the
6 property tax exemption was in effect:

7 1. The annual audited accounting report for the payment in lieu of taxes; and

8 2. A certified statement identifying all the units rented to persons of Low or
9 Moderate Income; and

10 3. If requested by the City, proof that the Housing Development units have
11 not increased, decreased, or been altered in any form.

12 **886.04 Limitation on the payment of the annual service charge.**

13 Notwithstanding subsection 886.03, the service charge to be paid each year in lieu of
14 taxes for the part of the Housing Development project that is tax exempt and occupied by
15 other than Low or Moderate Income persons shall be equal to the full amount of the taxes
16 that would otherwise be due and payable on that portion of the Housing Development
17 project if the project were not tax exempt.

18 **886.05 Payment of annual service charge.**

19 The service charge in lieu of taxes, as established under this section, shall be payable
20 in the same manner as general property taxes are payable to the City, except that the
21 annual payment shall be made on or before July 1 of the year following the year upon

1 **which such charge is calculated. Collection procedures shall be in accordance with the**
2 **provisions of the General Property Tax Act (1893 PA 206 as amended; MCL 211.1 et seq.)**
3 **886.06 Contractual effect.**

4 **Notwithstanding the provisions of Section 15(a)(5) of the Act to the contrary, a**
5 **contract between the City and the Sponsor with the Authority as third-party beneficiary**
6 **under the contract, to provide tax exemption and accept payment in lieu of taxes as**
7 **previously described, is effectuated by an Agreement for any Development utilizing the tax**
8 **exemption provided by this Chapter.**

9 **886.07 Duration.**

10 **Any such Agreement entered into under this Chapter shall remain in effect and**
11 **shall not terminate for 18 years, commencing with and including the first eligible tax year**
12 **as described in Subsection 886.03, provided that the Sponsor complies with the**
13 **requirements of the Act and this Chapter, and further provided that the Housing**
14 **Development continues to be rented to Low or Moderate Income persons at rents**
15 **determined under the low-income housing tax credit program, as the same maybe further**
16 **amended or superseded, or there is an Authority-aided or Federally-aided mortgage on the**
17 **Housing Development as provided in the Act, or the Authority or HUD has an interest in**
18 **the property; but in no event beyond December 31 of the 18th consecutive year, once**
19 **commenced. If: (a) the construction of the Housing Development project does not**
20 **commence or the Sponsor fails to obtain a Mortgage Loan within two years from the date**
21 **an Agreement is entered; or (b) transfer of title is not effectuated to Sponsor within two**
22 **years from the date an Agreement is entered; or (c) if the Sponsor changes the scope or**

1 **purpose of the number of units of housing within the Housing Development, identified in a**
2 **specific Agreement, without the consent of the City, by and through its representatives, and**
3 **in accordance with the requirements of the Lansing City Charter, and the Sponsor or other**
4 **responsible party does not cure the violation within 90 days after written notice is given to**
5 **the Sponsor, then that specific Agreement shall automatically expire, terminate and be of**
6 **no further effect.**

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

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

12 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given
13 immediate effect by City Council.

PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 886 of the Lansing Codified Ordinances, Sections 886.01-886.07, to authorize a property tax exemption for certain eligible properties in exchange for a service charge in lieu of taxes rate of four percent of annual shelter rents for up to 18 years, in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to authorize by ordinance a rate below 10 percent of annual shelter rents.

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

COUNCIL MEMBER	YEA	NAY
Carter	☐	☐
Garza	☐	☐
Hussain	☐	☐
Kost	☐	☐
Martinez	☐	☐
Nevarez Martinez	☐	☐
Pehlivanoglu	☐	☐
Spadafore	☐	☐

TOTAL	_____	_____
☐ ADOPTED	☐ FAILED	
Immediate Effect	☐ Yes	☐ No

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, _____, 2026, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, to amend Chapter 886 of the Lansing Codified Ordinances, Sections 886.01-886.07, to authorize a property tax exemption for certain eligible properties in exchange for a service charge in lieu of taxes rate of four percent of annual shelter rents for up to 18 years, in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to authorize by ordinance a rate below 10 percent of annual shelter rents.

INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan, to amend Chapter 886 of the Lansing Codified Ordinances, Sections 886.01-886.07, to authorize a property tax exemption for certain eligible properties in exchange for a service charge in lieu of taxes rate of four percent of annual shelter rents for up to 18 years, in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to authorize by ordinance a rate below 10 percent of annual shelter rents.

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

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Monday, , 2026, 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 Chapter 886 of the Lansing Codified Ordinances, Sections 886.01-886.07, to authorize a property tax exemption for certain eligible properties in exchange for a service charge in lieu of taxes rate of four percent of annual shelter rents for up to 18 years, in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to authorize by ordinance a rate below 10 percent of annual shelter rents.

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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

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, April 23, 2026 10:45 AM
To: Ali Peeler
Cc: LFD Fire Commissioners Board; Clerk, City; CityAtty; City Council; Lansing Mayor; Chelsea Wooton
Subject: RE: [EXTERNAL] Formal Notice: Municipal Liability and Breach of Duty – Board of Fire Commissioners

Follow up

Sent from my iPhone

On Apr 9, 2026, at 2:50 PM, Ali Peeler <alipeeler@icloud.com> wrote:

Subject: Formal Notice: Municipal Liability and Breach of Duty – Board of Fire Commissioners

To the Honorable Members of the Lansing City Council,

I am writing to formally address a critical failure in the oversight and professional conduct of the Board of Fire Commissioners, specifically regarding the public admissions and actions of Commissioner Michael Lynn Jr.

1. **First Amendment Infringement and Municipal Liability:** Commissioner Lynn has publicly admitted to blocking Lansing residents from his social media platforms. Pursuant to the U.S. Supreme Court's 2024 ruling in *Lindke v. Freed*, when a public official utilizes a social media profile to discuss government business, blocking citizens constitutes "State Action." This practice is a direct violation of First Amendment rights and exposes the City of Lansing to costly civil rights litigation.
2. **Breach of Delegated Authority:** The Board of Fire Commissioners is mandated to "receive and resolve complaints" from the public. A commissioner who intentionally insulates themselves from public dissent and utilizes disparaging rhetoric to silence critics is functionally incapable of performing their core duty.
3. **Erosion of Institutional Competence:** When the administration populates boards with appointees who default to personal insults and defensive posturing rather than factual defense of policy, the quality of municipal service inevitably declines.

The offending post is a video posted on the Commissioners Merica 20 to Life page. In this video he specifically states that he has blocked dissenters while inviting the follower of the page to a pod cast where he plans to talk about his first Commissioners meeting. Clearly making his page subject to First Amendment scrutiny.

I urge the City Council to review the legality of these social media practices and assess whether the current Board composition possesses the professional range required for technical fire service oversight.

Sincerely,

Alison Peeler
Lansing Resident

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, April 23, 2026 10:46 AM
To: Ali Peeler
Cc: Clerk, City; CityAtty; City Council; Lansing Mayor; Police Chief; Pete Bosheff; Matt Mencarini
Subject: RE: [EXTERNAL] Formal Notice of Encampment Conditions and HRCS Failure to Deliver Services

Follow up

Sent from my iPhone

On Apr 9, 2026, at 4:04 PM, Ali Peeler <alipeeler@icloud.com> wrote:

Members of the Lansing City Council,

I am writing to place on the official record a verified field report regarding current encampment conditions within the City of Lansing and the complete breakdown of service delivery following outreach intake.

This report reflects direct, on site observations and consistent statements from approximately 15 to 20 individuals currently residing in a wooded encampment area, including multiple individuals previously displaced from Dietrich Park.

The facts are as follows:

Outreach teams made contact approximately one week ago. Individuals completed intake paperwork for housing assistance and vouchers and were told that hotel placement or housing support would follow.

There has been no follow up. No placement. No contact.

Individuals remain unsheltered and in deteriorating physical condition. Multiple individuals are visibly unwashed and without access to water, sanitation, or hygiene. Several reported not eating for multiple days, and no consistent food access was observed.

Police presence is described as daily, with repeated threats of trespassing enforcement. Individuals report actively hiding in tents to avoid arrest.

Unauthorized individuals are entering the encampment and removing belongings in plain sight. There is no visible protection or intervention.

Basic infrastructure has been restricted. Electrical access has been shut down in surrounding areas, eliminating the ability to charge phones and maintain communication with service providers.

Nearly all individuals spoken to lack identification, including birth certificates and state identification. While Department of Health and Human Services resources are located nearby, individuals report receiving no guidance on how to begin documentation recovery.

Sections of the encampment show clear evidence of fire damage, with ash and debris throughout. One individual was observed barefoot in these conditions.

These individuals have been processed through intake and are part of the system used to report homelessness metrics and secure funding. However, there is no observable delivery of the most basic services those funds are intended to support.

This constitutes an abject failure of the Human Relations and Community Services Department.

This is not a question of funding availability. It is a failure of execution, coordination, and follow through.

I am requesting the following:

A written explanation of what outreach actions were taken, including dates of contact and the specific programs engaged

Identification of the department, contractors, or partner organizations responsible for follow up after intake

The current status of each individual processed during that outreach engagement, including whether placement, shelter, or services were offered or delivered

The standard timeline between intake and placement for the programs referenced during outreach

An explanation for the absence of follow up in this instance

A clear statement of what immediate actions will be taken to address the conditions described above

This communication is intended to ensure that these conditions are formally documented and that accountability is established at the Council level.

Please note that the City is on notice of potential litigation arising from the matters underlying this request, and this correspondence seeks information directly relevant to that notice.

I expect a written response.

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com
<image0.jpeg>
<image1.jpeg>

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, April 23, 2026 10:47 AM
To: Ali Peeler
Cc: Clerk, City; CityAtty; City Council; Lansing Mayor; Moses, Delvata R.
Subject: RE: [EXTERNAL] Formal Request for HRCS Performance Data and Oversight Documentation

Follow up

Sent from my iPhone

On Apr 9, 2026, at 7:19 PM, Ali Peeler <alipeeler@icloud.com> wrote:

Members of the Lansing City Council,

I am submitting this correspondence to formally request clarification and supporting documentation regarding the performance, oversight, and execution of responsibilities by the Human Relations and Community Services (HRCS) Department as they relate to homelessness response within the City of Lansing.

According to the City's own published description, HRCS:

Provides leadership in community initiatives Coordinates local human services Manages federal, state, and local homeless grants Ensures effective monitoring and oversight Conducts homelessness data analysis Delivers essential resources through targeted outreach

These statements establish HRCS as the entity responsible for system level coordination, performance monitoring, and service delivery oversight.

Recent verified field reporting raises significant concerns regarding the execution of these responsibilities.

Specifically:

Approximately 15 to 20 individuals remain in a single encampment location, including individuals reporting four or more years of continuous homelessness in the same area

Multiple individuals report that they were only recently processed into HMIS within the past week despite long term unsheltered status

Individuals report completion of intake for housing assistance and vouchers with no follow up, placement, or continued engagement

No consistent outreach presence has been observed outside of PATH teams

Individuals report lack of access to basic services including food, water, hygiene, and communication support

Individuals report no guidance on identification recovery despite proximity to Department of Health and Human Services resources

Based on HRCS's stated role and the conditions described above, I am requesting the following:

Documentation of outreach coverage for this location over the past four years, including dates, responsible entities, and scope of engagement

HMIS entry data reflecting when individuals at this location were first entered into the system and any prior records of engagement

Performance metrics tied to HRCS managed contracts with service providers, including Advent House Ministries, Holy Cross Services, and City Rescue Mission, specifically related to outreach frequency, intake, and housing placement outcomes

Copies of contracts, scopes of work, and deliverables required of these providers, including any performance benchmarks or service level expectations

Monitoring and oversight records demonstrating how HRCS evaluates provider performance and enforces compliance

Any internal or external reports identifying gaps in outreach coverage, intake delays, or failure of follow through after intake

Standard timelines between intake and placement for programs referenced during outreach and documentation explaining deviations from those timelines in this instance

Clarification of how HRCS ensures continuity of care following intake and what corrective actions are taken when follow through does not occur

The discrepancy between HRCS's stated responsibilities and the observable conditions on the ground raises serious questions regarding system performance, coordination, and accountability.

If HRCS manages the system, then HRCS owns the outcome.

I expect a written response.

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, April 23, 2026 10:48 AM
To: Ali Peeler
Cc: Clerk, City; CityAtty; City Council; Lansing Mayor; Moses, Delvata R.; Ryan Drumheller; Pete Bosheff
Subject: RE: [EXTERNAL] Turnkey Infrastructure and Transit-Ready Solution for NOVA Mod Pods

Follow-up.

It seems that you have encountered delays in your plans.

Sent from my iPhone

On Apr 9, 2026, at 8:37 PM, Ali Peeler <alipeeler@icloud.com> wrote:

TO: Mayor Andy Schor
Lansing City Council
Lansing HRCS Department

FROM: Alison Peeler
Founder, Board Chair, Secretary, and Lead Developer
No Place Like Lansing Community Hub

DATE: April 9, 2026

RE: Turnkey Infrastructure and Transit-Ready Solution for NOVA Mod Pods

Dear Mayor Schor and Members of the Council,

The City of Lansing is at a crossroads regarding the 50 NOVA modular housing units. The search for a site that balances infrastructure, community acceptance, and resident accessibility has stalled.

I am formally proposing the Edgewood Corridor Campus (134 and 172 E. Edgewood Blvd) as the only "shovel-ready" solution currently available in the city.

This location offers three non-negotiable advantages that no other proposed site can match:

1. Existing High-Volume "Wet" Infrastructure: The No Place Like Lansing Hub at 134 E. Edgewood is a former fitness center designed for high-occupancy water usage. Unlike parking lot sites, our facility already has high-volume showers and laundry infrastructure installed. Partnering with us eliminates the need for millions in redundant taxpayer-funded plumbing build-outs.
2. Immediate Transit Accessibility: Our facility is an established stop on the CATA bus line. This ensures that Mod Pod residents are not isolated; they will have immediate, reliable transportation to employment, healthcare, and essential services from day one.

3. Campus Synergy: The adjacent property at 172 E. Edgewood Blvd is now back on the market. This 1.17-acre site provides the ideal footprint for the physical placement of the 50 pods, creating a managed campus where sleeping quarters sit directly next to our centralized intake and sanitation hub.

The Edgewood Corridor provides the City with a fiscally responsible, transit-oriented, and infrastructure-complete solution. We are moving forward with this development to fix the systemic failures in our municipal housing response. We invite the City to stop the search for an "ideal" site and instead leverage the one that is already built.

I request a formal site visit to verify our current capacity and discuss how we can get these beds online immediately.

Respectfully,

Alison Peeler
Founder, Board Chair, Secretary, and Lead Developer No Place Like Lansing Community Hub

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, April 23, 2026 10:48 AM
To: Clerk, City; City Council; CityAtty; Lansing Mayor; Van Fossen, Rawley
Subject: [EXTERNAL] URGENT: 4-Year Unresolved Infrastructure Failure - 218/ Paris Ave

Subject: URGENT: 4-Year Unresolved Infrastructure Failure - 218/ 220 Paris Ave

Council,

I am writing to alert you to an active and escalating infrastructure emergency in the 2nd Ward that the City has failed to remediate despite continuous reporting since 2022.

The Emergency:

A surcharging municipal storm line—confirmed by pressurized water surfacing in the city easement near 308/314 E. Hodge Ave—is currently flooding the basement of 218 Paris Ave and the yard of 220 Paris Ave. This is an artificial watercourse that has been documented multiple times over the last four years.

The "No Contact" Obstruction:

The City Attorney's current "No Contact" directive regarding my communications is being used as a pretext by City departments to ignore this ongoing property destruction. A legal directive regarding a resident cannot supersede the City's statutory obligation to maintain its infrastructure and protect residents from known defects.

Notice of Liability:

Under Public Act 222, the City has had actual or constructive notice of this defect for nearly four years. The refusal to scope the line or mitigate the failure after four years of notice moves this case into the realm of gross negligence.

I am requesting that Council immediately:

1. Direct the Public Service Department to conduct an emergency camera inspection of the line today.

2. Clarify that "No Contact" orders do not exempt the Public Service Department from responding to documented infrastructure failures and public safety hazards.

3. Acknowledge this record of notice to prevent further foundation erosion.

The City's silence since 2022 is documented. The water is rising. I am expecting an immediate response through the proper legislative channels to address this physical breach.

Respectfully,

Alison Peeler
517-708-7779

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, April 23, 2026 10:49 AM
To: Ali Peeler
Cc: Venker, Gregory; Clerk, City; CityAtty; City Council; Lansing Mayor
Subject: RE: [EXTERNAL] NOTICE OF CLAIM: PUBLIC ACT 222 OF 2001

Follow up.

Sent from my iPhone

On Apr 15, 2026, at 3:38 PM, Ali Peeler <alipeeler@icloud.com> wrote:

NOTICE OF CLAIM: PUBLIC ACT 222 OF 2001

TO: City of Lansing, Office of the City Attorney
ADDRESS: 124 W. Michigan Ave., 5th Floor, Lansing, MI 48933
DATE: April 15, 2026

CLAIMANT INFORMATION

Name: Alison Peeler
Property Address: 220 Paris Ave, Lansing, MI 48910
Telephone: 517-708-7779

EVENT DETAILS

Date of Event Discovery: April 15, 2026 (Ongoing)

Location of Defect:

City easement behind the property (specifically impacting the area behind 301 Paris Ave and near 308/314 E. Hodge Ave).

Description of Event:

Severe yard flooding due to the failure of the municipal storm/sewer drainage system. The inability of the system to discharge water has caused a rise in the local water table, creating significant hydrostatic pressure under the residential concrete slab.

This has forced moisture through the foundation of 220 Paris Ave, resulting in "sweating" and saturation of the vinyl flooring in the laundry room.

LEGAL BASIS FOR CLAIM (MCL 691.1416 - 691.1419)

1. Sewage Disposal System Event: The pooling water and subsequent slab moisture constitute a failure of a municipal sewage disposal system (inclusive of storm water drainage) to function as intended.
2. Existence of Defect: The infrastructure in the city easement is defective, as evidenced by water surfacing directly from the ground and failing to recede.

3. Notice to Governmental Agency: The City of Lansing has had actual and constructive notice of this infrastructure defect since at least 2022. I have documented this through numerous service requests and direct communications with city staff.

4. Failure to Remedy: Despite years of notice, the City has failed to implement a plan for infrastructure upgrades or repairs to correct this known defect.

5. Proximate Cause: The municipal infrastructure failure is the direct and proximate cause of the flooding and subsequent interior moisture damage at

220 Paris Ave.
Lansing MI 48810

DESCRIPTION OF DAMAGE

- Sub-floor moisture penetration and "sweating" of the concrete slab.
- Saturation and adhesive failure of the laundry room vinyl flooring.
- Risk of structural rot and mold growth due to sustained high moisture levels.

MITIGATION STATEMENT

In accordance with the requirements of PA 222, I am performing emergency moisture mitigation (including running high-capacity dehumidifiers and removing non-porous floor coverings) to prevent further property degradation. These actions are taken under protest and do not constitute a waiver of my claim regarding the underlying defect.

DEMAND

I demand an immediate inspection by a City Engineer to perform a camera diagnostic of the line in the easement and a formal proposal for infrastructure remediation to protect my property from further damage.

ELECTRONIC SIGNATURE: /s/ Alison Peeler DATE SUBMITTED: April 15, 2026

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Thursday, April 23, 2026 10:51 AM
To: Clerk, City; Venker, Gregory; Staples, Matthew; Van Fossen, Rawley; Lansing Mayor
Cc: City Council
Subject: [EXTERNAL] Formal Notice and Demand for Explanation 218 Paris Avenue – Habitability, Inspection, and Certification Failure

Formal Notice and Demand for Explanation
218 Paris Avenue – Habitability, Inspection, and Certification Failure

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517-708-7779
alipeeler@icloud.com

Date: 4/4/2026

To:
Mayor Andy Schor
City Attorney Gregory Venker
City of Lansing Code Enforcement Division

This correspondence serves as formal notice regarding a documented habitability failure at 218 Paris Avenue and the City of Lansing's inspection and rental certification actions associated with that property.

For more than three years, I have documented recurring basement flooding at this location and provided that documentation to relevant parties.

Despite this, the property was approved through the City's inspection process, issued a rental certificate, and allowed to be occupied.

A family of five is now being displaced after paying \$1,500 per month to live in a property with a recurring water intrusion condition. This is the second displacement within a single year due to flooding.

The issue is not whether the condition existed. It did, and it was documented.

The issue is that the City approved, certified, and allowed continued occupancy of a property with a known habitability concern.

Accordingly, I request a written response addressing the following:

1. The specific inspection dates, findings, and determinations that resulted in approval of 218 Paris Avenue for rental occupancy.
2. The criteria and standards applied by the City to determine habitability where recurring water intrusion or basement flooding conditions are present.

3. Whether prior complaints, reports, or documentation of flooding were reviewed or considered during inspection or certification decisions.
4. The identity of all departments, personnel, and inspectors involved in the inspection, approval, and certification of this property.
5. An explanation of how a property with a recurring flooding condition met the City's standards for rental certification.
6. Any corrective actions taken or required by the City once the flooding condition was known.
7. Whether the City has initiated or intends to initiate any enforcement action in light of the current displacement of tenants.

This request seeks clarity on the City's decision-making and oversight processes as they relate to residential habitability and tenant safety.

Please provide a written response within 10 business days.

Please note that the City is on notice of potential litigation arising from the matters underlying this notice, and this correspondence seeks clarification of actions directly relevant to that notice.

The record in this matter is established. This request is an opportunity for the City to align its actions with that record.

Sincerely,
Alison Peeler

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Thursday, April 23, 2026 4:00 PM
To: Ali Peeler
Cc: Clerk, City; CityAtty; City Council; Lansing Mayor; Moses, Delvata R.
Subject: RE: [EXTERNAL] Formal Request for HRCS Performance Data and Oversight Documentation

Follow up - this is related to our case studies.

Sent from my iPhone

On Apr 9, 2026, at 7:19 PM, Ali Peeler <alipeeler@icloud.com> wrote:

Members of the Lansing City Council,

I am submitting this correspondence to formally request clarification and supporting documentation regarding the performance, oversight, and execution of responsibilities by the Human Relations and Community Services (HRCS) Department as they relate to homelessness response within the City of Lansing.

According to the City's own published description, HRCS:

Provides leadership in community initiatives Coordinates local human services Manages federal, state, and local homeless grants Ensures effective monitoring and oversight Conducts homelessness data analysis Delivers essential resources through targeted outreach

These statements establish HRCS as the entity responsible for system level coordination, performance monitoring, and service delivery oversight.

Recent verified field reporting raises significant concerns regarding the execution of these responsibilities.

Specifically:

Approximately 15 to 20 individuals remain in a single encampment location, including individuals reporting four or more years of continuous homelessness in the same area

Multiple individuals report that they were only recently processed into HMIS within the past week despite long term unsheltered status

Individuals report completion of intake for housing assistance and vouchers with no follow up, placement, or continued engagement

No consistent outreach presence has been observed outside of PATH teams

Individuals report lack of access to basic services including food, water, hygiene, and communication support

Individuals report no guidance on identification recovery despite proximity to Department of Health and Human Services resources

Based on HRCS's stated role and the conditions described above, I am requesting the following:

Documentation of outreach coverage for this location over the past four years, including dates, responsible entities, and scope of engagement

HMIS entry data reflecting when individuals at this location were first entered into the system and any prior records of engagement

Performance metrics tied to HRCS managed contracts with service providers, including Advent House Ministries, Holy Cross Services, and City Rescue Mission, specifically related to outreach frequency, intake, and housing placement outcomes

Copies of contracts, scopes of work, and deliverables required of these providers, including any performance benchmarks or service level expectations

Monitoring and oversight records demonstrating how HRCS evaluates provider performance and enforces compliance

Any internal or external reports identifying gaps in outreach coverage, intake delays, or failure of follow through after intake

Standard timelines between intake and placement for programs referenced during outreach and documentation explaining deviations from those timelines in this instance

Clarification of how HRCS ensures continuity of care following intake and what corrective actions are taken when follow through does not occur

The discrepancy between HRCS's stated responsibilities and the observable conditions on the ground raises serious questions regarding system performance, coordination, and accountability.

If HRCS manages the system, then HRCS owns the outcome.

I expect a written response.

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, May 1, 2026 11:04 AM
To: Police Chief; LPDinternalaffairs; CityAtty; Lansing Mayor
Cc: City Council; Clerk, City
Subject: [EXTERNAL] Chief of Police and Legal Liaison120 W Michigan AveLansing, MI 48933

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com

May 1, 2026

Via Electronic Mail and First Class Mail

Lansing Police Department
Attn: Chief of Police and Legal Liaison
120 W Michigan Ave
Lansing, MI 48933

Re: Notice of Anticipated Litigation and Demand for Preservation of Records

To Whom It May Concern:

Please take notice that I anticipate litigation arising from matters involving statements made about me, related police interactions, reports, and associated communications involving the Lansing Police Department.

This notice is prompted in part by a recent public post authored by Tamara Arend, in which numerous factual allegations were made concerning my conduct, including references to police involvement, reports, and interactions with the Lansing Police Department. A true and accurate copy of that post is attached to this notice for reference.

Because those statements expressly or implicitly reference law enforcement actions, records, and findings, any related materials in the possession of the Lansing Police Department are potentially relevant to anticipated litigation.

Accordingly, this letter serves as a formal demand that the Lansing Police Department immediately preserve all records, documents, communications, and data potentially relevant to these matters.

This preservation obligation includes, but is not limited to, the following:

1. INCIDENT REPORTS AND POLICE RECORDS All reports, narratives, supplements, field notes, and internal documentation referencing or involving Alison Peeler.

2. BODY WORN CAMERA AND AUDIO

All body camera footage, dash camera footage, audio recordings, and related metadata.

3. DISPATCH AND CAD RECORDS

All Computer Aided Dispatch logs, call records, timestamps, and associated communications.

4. INTERNAL COMMUNICATIONS

All emails, text messages, internal messaging platform communications, memoranda, and notes referencing Alison Peeler or related incidents.

5. COMPLAINTS AND INTERNAL AFFAIRS

All complaints, internal affairs records, investigations, findings, and related documentation.

6. CODE ENFORCEMENT COORDINATION

Any communications or coordination between LPD and City of Lansing Code Enforcement or other departments referencing Alison Peeler.

7. THIRD PARTY COMMUNICATIONS

Any communications between LPD personnel and third parties, including private individuals, media, or organizations, referencing Alison Peeler.

8. TRAINING MATERIALS AND POLICIES

Policies, procedures, and training materials relevant to report writing, evidence handling, body camera usage, and citizen interactions.

9. METADATA AND SYSTEM LOGS

All associated metadata, audit logs, access logs, and system level records reflecting creation, modification, or access to the above materials.

You are specifically instructed not to delete, alter, overwrite, or otherwise destroy any such records, whether in paper or electronic form, including backup systems.

This preservation obligation applies to all relevant custodians, systems, devices, and storage locations under your control.

Please confirm in writing within ten (10) days that:

1. A litigation hold has been implemented 2. Relevant custodians have been notified 3. All responsive systems and data sources have been secured

This notice is provided to ensure compliance with preservation obligations and to avoid any issues related to spoliation of evidence.

Nothing in this letter constitutes a waiver of any rights, claims, or remedies.

Sincerely,
Alison Peeler

Sent from my iPhone

Swope, Chris

From: Alison Peeler <alipeeler@icloud.com>
Sent: Friday, May 1, 2026 1:26 PM
To: Ali Peeler
Cc: Police Chief; LPDinternalaffairs; CityAtty; Lansing Mayor; City Council; Clerk, City
Subject: RE: [EXTERNAL] Chief of Police and Legal Liaison120 W Michigan AveLansing, MI 48933

Additional information.

The details are in report 26-70955.

I will absolutely be litigating this with full discovery.

This encompasses all information back through the Petryk ordeal to now.

" Can't wait for debates to begin as this is when everything will come out to everyone who wants to ask questions including any other candidates running. There was records for pretty much everything stated if not all.

Please take the time to read and or copy and paste Very long but it will show who Alison Peeler is and why she is running for Mayor in 2029. She wants to get revenge on a city she feels didn't welcome her and her games and by running she feels she will be vindicated in some way.

This is my home town and I'm not going anywhere in the next 3 years, nor is her other targets. We all have a right to have discussions with other citizens/voters about candidates, trouble is Alison Peeler tries to discourage that and feels the citizens should only discuss it with her. Not how it goes.

I commented on a post someone shared just before the Nove election in 2025 and this is when Alison Peeler began to lose her feeble mind. She not only threatened her victim but she also threatened the Man Steve Harry that Shared Alison's victims story and Steve became became a victim of Alison's . She uses intimidation, threats and will even go at those who have been beside the ones she has an issue at to try and isolate her targets.

She admitted she knew about the article for almost 2 years and had no issue with it, then all of a sudden shes madder than an old hoot owl and her threats to Steve went on and on and even when he accommodated some of her request she wanted more and more.

Her next step was to threaten the people he knew, and when that didn't work she went back at him she wanted to silence her victim which is was perps do, then after he pulled the article and make a public announcement why he did and named Alison as the reason, she wanted to tell and write her story. Truth is she wanted the victims story removed so hers seemed more creditable when there was nothing for the people to reflect back on. This is the tactics narcissist bullies use.

Most if not all have been political on the people who speak against her and she doesn't like that she wants full control over everything and anyone, it has to be her way or people will become her target " there's clear pattern of this ". She continues to push her narrative she is smarter than anyone in our city meaning she is above the majority of the population which is far from the truth.

There's more to be a human being than what she has shown which isn't much of anything.

She has even taken STEVE HARRY'S G- GRANDCHILDREN'S PICTURES that Steve never shared with others and EMAILED them back to him enough to say see what I can do. What kind of MONSTER WOULD DO THAT AND USE CHILDREN AS LEVERAGE? Mayoral Candidate Alison Peeler that's who .

To come to a city and try to grab control of the people and everything else is not what a candidate does at least not an honest, caring, and morally right in the head candidate does.

Threats to use the position of Mayor to go after people and use records against them, as well as wanting to dissolve organizations who are active members of our communities is deeply concerning.

A history of going at not just one person but many in our communities and attacking their mental health and using intimidation tactics about having them involuntarily committed is another one of her sick tactics.

We had a candidate last year 2025 and her and one other persons were on this private FB friends list from Lansing. All of a sudden his personal / private information was being released to others in our community like Chelsea Lynn, and Kelsea Hector's people. Either Alison herself or Chelsea would mock him and other community members with AI images. So this should be the question is it her Alison or Chelsea making these to try and hurt others in our communities? It has been noted that Chelsea Lynn Alison's side kick had a history of similar things with another Candidate / elected official from her previous state she lived in.

Now lets get back to her going at organization and people who will not align with her, she wants control and her way or no way she will mock them, lie about them such As Mike Lynn and his beautiful wife Erica they have been a great asset to our city and the people, Then there's Jerry Norris who also have give so much to our city and the people and has a great spirit about him, then we have Natasha A, another young lady who didn't allow negative experiences to break her down she kept going forward even when the odds could have been against her, next is Linda Verhine Karl who has been a pillar in not only our city but many cities throughout the United States giving it her all to help the people from all over, and she still works to help those organizations she was part of and even the new ones that developed because she gave the people the ability to see their worth, and even though she is terminally Ill she still carries on each and every day, people have even tried to set her up to try and say she doesn't answer her phones at all hours day and night and they found out they were wrong, Then her Son Mike Karl who does have such a kind heart when it comes to the people he interacts with everyday and when you see him in tears when he speaks about the people and will help them out of his own pocket without a 2nd thought and treats them as if they are all his family just like his mom does because they both worry about the people with all of their heart & soul, I believe Mike learned this beautiful and heart warming connection with people from his mother. Then we have Steve Harry who has a great following not just in MI but all over the U.S. with very prominent Elected officials and others in high places, he is another one who has a warm caring heart for so many people and has helped many through his articles he publishes for them and he has gone out of his way to help people who may not even be close by, his wife nor did Steve deserve the attacks and threats from Alison Peeler who is also terminal with her disease. None of the people and there are many more don't deserve this from someone who hasn't never took the time in the 4 years she has live here to interact with any of them outside of threats bullying and harassment.

Now if Alison was so intelligent why didn't she make sure she knew the code of ethics for being block captains for the neighborhood watch, as they are available online. Just another excuse to play the victim game. Again wanting control and no consequences then cries wolf.

Candidate Alison Peeler and her Husband were terminated from being Neighborhood Watch Block Captains by LPD, as violating the code of ethics, and they were found to be in violation of those rules. This is when she made and filed official complains against the officer. Alison stated the officer made it his personal mission to discredit her within LPD, within our neighborhood, and within City of Lansing, Code Enforcement. Even conspiring with CE Officer Larry Connelly to mark our address within the system that an officer is to accompany any CE employee. .

Continued of Alison Peeler's issues with the city, the police and the City Attorney. She has said she has been victimized by the entire police dept, city administration, from code to council, and every other area in the city. Alison's exact words below.

- 1) the officer (Riley) made herself a witness and provided false information on the report.
- 2) the account of the events is documented in a fashion to support the LPD narrative not to get to the truth. LPD has a pattern of over utilizing their license to deceive.
- 3) Matthew Staples has threatened criminal charges as a result of this report to try to silence us.

A letter to the Chief of Police by Alison Peeler Chief Sosbee, As we ponder this email, again it is guilty until proven innocent just like before. What prospective buyer did we even speak to? I spoke to an investor looking for information on the property. I informed the listing agents of the facts of that property and that they needed to be in the disclosures. You have appointed yourself judge and determined that we "harassed" them. This absolutely needs to be litigated. I hold a retainer agreement with Brenden Basiga and will fund it as soon as possible.

Does the City of Lansing as of this date and time certify that there are zero code violations at 218 Paris Avenue? Further, what is Dan Peeler being punished for? Being married to me? Do you have verifiable proof that he has engaged in any of the thing you accuse?

I will see this through. Publicly and loudly.

Ali Peeler

Her attacks on her neighbor Diane to LARA

Lets me start by saying Diane didn't abandon her home she would go visit her family out of state for a couple months and year and in the winter. She hired someone to maintain the grass and sidewalks which she had or has records of this. Diane stated that if she was in violation of grass and was notified it was taken care of right away. The records reflect that it was the same time every year when Alison would report it, these are the dates for grass/weeds " Alison called it abandoned and unkept " there were only code violations for grass only one 6/6/2022 and 5/10/2023 and they were taken care of.

This all began when Diane refused to sell the property to Alison, for \$8000.00 then at the end Diane has several realtors working with her and she sold it for \$88,000 Can you imagine living in hell non stop for 2022 and 2023.

Diane was older and I was asked to go to her home and look at the gutters as I knew many people who I dealt with during my time with my home and many were willing to help seniors out, Diane was not home at this time but I was given her number to work out the details as I also knew another who may be interested in her home. I wrote a letter about my experience when arriving at Diane's home in 2023 my dates may be a little off but I know it was close to the month I had my heart attack.

Alison Peeler didn't know it was I who wrote that letter but when she found out it was me The Gates of Hell opened up with her being the she devil of evil. my personal experience had more to it but I didn't put that in the letter for safety reasons for not only myself but Diane who I had never met. She would call me to discuss contacts that I had for her and during these calls I would hear a man and woman outside of her home screaming her name and beating on doors and the house. It was terrifying to hear.

Alison also called her other neighbors landlords complaining about them and trying to get them evicted, this is available on the Body Cam video's.

How can a person who lived here for two years have so many issues with so many citizens, city employees, elected Officials and then in 1.5 years he list of victims have grown to a huge number, from personal attacks, threats, intimidation and just being a horrible person who will use any little thing to go at others and when she is told she is not correct or anyone disagrees with her again the gates from hell open up on those people.

Alison Peeler states that Between November of 2021 and November of 2022 we made several complaints to code enforcement but Ms. Petryk was nowhere to be found. After speaking to others they stated this was untrue.

Alison Peeler filed to have a involuntary committment order against Diane in and tried to use neighbors against her infatc she named one neighbor and stated this person was going to be at the court hearing, this neighbor wouldn't of had

anything to do with the mess that Alison was trying to create that involved police, code and courts for personal legal reasons.

Forgot to mention Alison filed a complaint with the State against the Realtors that were helping Diane to sell her home well two of them and it was tossed out, with no findings against them. well now recently she just filed more complaints against the same realtors in 2026. She can't handle losing and not being right.

She tried to pit community member against each other for control but failed at each attempt because she forgets what was said. She had tried to belittle and intimidate people with health issues and who have lost their home and everything with it who happens to be myself, She's accused me as running for mayor so she could go at me as I was her opponent. which I would never run for office, then she has demanded my records as she feels I have received a payout from the city which I never did. She has said she will get a court order to take my hard drive, my personal records because she has a right to do this being she's a candidate.

Here is some more if her contacts made with Michigan Police Chiefs Organization.

Begin forwarded message:

LT Pratl,

I am following up on the complaints (I have logged 2 separate complaints against Chief Sosebee) below. I am preparing a full statement on my experiences with LPD for the MLEAC review.

I am currently at 1.3 Internal Affairs. The first complaint was beyond inadequate and built to support LPD narratives only not the full truth. The second was completely ignored by you.

Just giving you an opportunity to circle back with me prior to my submission tomorrow.

Ali Peeler

Chief Ron Wiles,

I have reviewed the Standards Manual and determined that my situation with LPD violates:

1.3 Internal Affairs

1.4 Disciplinary Procedures

1.5 Organization

2.6 Reserve Officers and Civilian Volunteers

3.2 Interview and Interrogation

Would it be appropriate to send 5 separate complaints explaining each one? And to confirm, these must be submitted by COB (5:00 PM) today.

Thank you, Ali Peeler

This page is only the tip of the iceberg. You all can go to my page to see my posts, anything I say she feels is about her when it's not. I have sent a cease and desist letter, publicly told her to stop using 3rd parties to contact me, and to stop harassing and she feels she can continue because she's a candidate. She has done this almost 6 straight months. The police did find her the aggressor more than once.

No lets get to the 82-84 code complaints made on one House by Candidate Alison Peeler, this is where things start shining through more. This is in reference to her neighbor Diane Patryk.

During this time in 2023 Alison Peeler got wrote up for her own trash/garbage in her own yard and the code officer Mr. Larry C. who wrote her up also became a target of hers. She wants to do what she wants and have no responsibility at all but want to go everyone else."

Sent from my iPhone

On May 1, 2026, at 11:04 AM, Ali Peeler <alipeeler@icloud.com> wrote:

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com

May 1, 2026

Via Electronic Mail and First Class Mail

Lansing Police Department
Attn: Chief of Police and Legal Liaison
120 W Michigan Ave
Lansing, MI 48933

Re: Notice of Anticipated Litigation and Demand for Preservation of Records

To Whom It May Concern:

Please take notice that I anticipate litigation arising from matters involving statements made about me, related police interactions, reports, and associated communications involving the Lansing Police Department.

This notice is prompted in part by a recent public post authored by Tamara Arend, in which numerous factual allegations were made concerning my conduct, including references to police involvement, reports, and interactions with the Lansing Police Department. A true and accurate copy of that post is attached to this notice for reference.

Because those statements expressly or implicitly reference law enforcement actions, records, and findings, any related materials in the possession of the Lansing Police Department are potentially relevant to anticipated litigation.

Accordingly, this letter serves as a formal demand that the Lansing Police Department immediately preserve all records, documents, communications, and data potentially relevant to these matters.

This preservation obligation includes, but is not limited to, the following:

1. INCIDENT REPORTS AND POLICE RECORDS All reports, narratives, supplements, field notes, and internal documentation referencing or involving Alison Peeler.

2. BODY WORN CAMERA AND AUDIO
All body camera footage, dash camera footage, audio recordings, and related metadata.

3. DISPATCH AND CAD RECORDS
All Computer Aided Dispatch logs, call records, timestamps, and associated communications.

4. INTERNAL COMMUNICATIONS
All emails, text messages, internal messaging platform communications, memoranda, and notes referencing Alison Peeler or related incidents.

5. COMPLAINTS AND INTERNAL AFFAIRS
All complaints, internal affairs records, investigations, findings, and related documentation.

6. CODE ENFORCEMENT COORDINATION

Any communications or coordination between LPD and City of Lansing Code Enforcement or other departments referencing Alison Peeler.

7. THIRD PARTY COMMUNICATIONS

Any communications between LPD personnel and third parties, including private individuals, media, or organizations, referencing Alison Peeler.

8. TRAINING MATERIALS AND POLICIES

Policies, procedures, and training materials relevant to report writing, evidence handling, body camera usage, and citizen interactions.

9. METADATA AND SYSTEM LOGS

All associated metadata, audit logs, access logs, and system level records reflecting creation, modification, or access to the above materials.

You are specifically instructed not to delete, alter, overwrite, or otherwise destroy any such records, whether in paper or electronic form, including backup systems.

This preservation obligation applies to all relevant custodians, systems, devices, and storage locations under your control.

Please confirm in writing within ten (10) days that:

1. A litigation hold has been implemented 2. Relevant custodians have been notified 3. All responsive systems and data sources have been secured

This notice is provided to ensure compliance with preservation obligations and to avoid any issues related to spoliation of evidence.

Nothing in this letter constitutes a waiver of any rights, claims, or remedies.

Sincerely,
Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Friday, May 1, 2026 3:17 PM
To: Police Chief; LPDinternalaffairs; Browne, Julie
Cc: Clerk, City; City Council
Subject: [EXTERNAL] Verification Request – Statements Attributed to Law Enforcement

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517 708 7779
alipeeler@icloud.com

May 1, 2026

Via Electronic Mail

Lansing Police Department
Attn: Chief of Police and Legal Liaison
120 W Michigan Ave
Lansing, MI 48933

Re: Verification Request – Statements Attributed to Law Enforcement

To Whom It May Concern:

This correspondence follows my May 1, 2026 Notice of Anticipated Litigation and Demand for Preservation of Records.

Recent public statements made by Tamara Arend assert or imply that certain allegations concerning me are supported by law enforcement records, findings, or interactions with the Lansing Police Department.

To ensure accuracy and to avoid mischaracterization of law enforcement records, I request written verification of the following:

Please confirm whether any Lansing Police Department personnel, records, or official findings:

1. Identified Alison Peeler as an “aggressor” in any incident
2. Determined or concluded that Alison Peeler engaged in threats toward individuals
3. Determined or concluded that Alison Peeler engaged in harassment or intimidation as a factual finding
4. Provided any statements, written or verbal, to third parties asserting that Alison Peeler engaged in the above conduct
5. Supplied, shared, or confirmed any records to third parties that support the above allegations
6. Communicated with any private individual regarding Alison Peeler in a manner that could reasonably be interpreted as confirming the above allegations
7. Maintain any official record, report, or finding that substantiates the above claims

If any such records or communications exist, please identify:

- Incident number or report reference
- Date of record or communication
- General nature of the record (e.g., report, CAD log, body camera, internal communication)

If no such records or findings exist, please provide a written certification of nonexistence.

This request is intended to clarify whether statements currently circulating publicly are supported by actual law enforcement records or represent third-party interpretations or mischaracterizations.

Nothing in this correspondence constitutes a waiver of any rights, claims, or remedies.

Sincerely,
Alison Peeler

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler61@gmail.com>
Sent: Monday, May 4, 2026 12:53 PM
To: FOIA Request; Clerk, City; City Council; CityAtty; Lansing Mayor
Subject: [EXTERNAL] Communication for Council Record – Internal Resident Classification Flags and Access Restrictions

City Clerk and Members of Council,

Please accept this communication for inclusion in the next City Council agenda under Communications and Petitions.

This submission is based on records recently produced by the City in response to FOIA Request C051755-041326.

The records reflect the existence of internal system entries associated with a residential address, including:

- A behavioral designation indicating “Do Not Approach Alone”
- A directive stating that calls are not to be returned and are to be routed through a Director

These entries raise broader concerns that extend beyond any individual case:

- The existence and governance of internal classification systems applied to residents
- The criteria used to assign behavioral or cautionary designations
- Whether such designations impact access to services or response protocols
- The level of oversight and authorization required for such entries
- Whether residents are notified of, or able to challenge, such classifications

At present, the City’s FOIA response did not include policies, criteria, audit logs, or system documentation sufficient to explain how these designations are created, applied, or reviewed.

This communication does not seek to argue facts or assign conclusions. It seeks clarity on whether such systems exist, how they are governed, and how they impact residents.

Requested Council Action:

- A formal referral to the appropriate department for a written response
- Identification of applicable policies, procedures, and oversight mechanisms
- Clarification of whether residents can be internally classified in ways that affect interaction protocols without notice or review

These questions go to the structure of public service delivery and accountability.

I request that this communication be entered into the public record and tracked for response.

Alison Peeler
220 Paris Ave
Lansing, MI 48910
517-708-7779
alipeeler@icloud.com

12:44

◀ Mail

Comments »

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DO NOT APPROCH ALONE

The residents of this property are very confrontational and aggressive. May require an LPD Officer to be present

12:44



Breaking News

Britney Spears pleads reckless driving after r

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PER DIRECTOR DO NOT RETURN CALLS TO OWNERS THEY HAVE A CASE IN LAW DIRECT THEM TO HIS OFFICE

PER DIRECTOR DO NOT RETURN CALLS TO OWNERS THEY HAVE A CASE IN LAW DIRECT THEM TO HIS OFFICE

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, May 4, 2026 1:10 PM
To: McDonald, Joseph
Cc: CityAtty; Clerk, City
Subject: [EXTERNAL] Formal Dispute of Internal Risk Flags and Request for Record Correction

Subject: Formal Dispute of Internal Risk Flags and Request for Record Correction

I am formally disputing internal flags associated with my address and/or name within City systems.

The records I received include the following statements:

- “Do not return calls... direct to director’s office”
- “Do not approach alone... residents are very confrontational and aggressive... may require LPD presence”

These entries materially affect how City staff interact with me and create a documented characterization of risk.

I am requesting the following:

1. The factual basis for each flag, including:
 - Incident reports
 - Complaints
 - Staff notes
 - Any supporting documentation used to justify these entries
2. Identification of:
 - The author of each entry
 - The approving authority (if any)
 - The date each flag was created and last modified
 - All systems in which these flags appear
3. The policy or directive governing:
 - Creation of internal risk or behavioral flags
 - Required evidentiary standards
 - Procedures for review, correction, or removal
4. A formal review and determination as to whether these flags are:
 - Supported by documented evidence, or
 - Unsupported and subject to removal and correction

If these entries cannot be substantiated with documented, verifiable evidence, I am requesting immediate removal and written confirmation that the records have been corrected across all systems.

These flags impact not only internal operations but also the integrity of City recordkeeping and staff conduct. Their presence without clear evidentiary support raises serious concerns regarding process, accuracy, and accountability.

I am requesting a written response addressing each item above.

12:44



Breaking News

Britney Spears pleads reckless driving after r

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PER DIRECTOR DO NOT RETURN CALLS TO OWNERS THEY HAVE A CASE IN LAW DIRECT THEM TO HIS OFFICE

12:44

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DO NOT APPROCH ALONE

The residents of this property are very confrontational and aggressive. May require an LPD Officer to be present

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Monday, May 4, 2026 1:57 PM
To: Van Fossen, Rawley; CityAtty; Clerk, City; Venker, Gregory; Staples, Matthew
Cc: City Council; Matt Mencarini
Subject: [EXTERNAL] Formal Demand for Determination – Service Access and Communication Restrictions

Subject: Formal Demand for

12:44

◀ Mail

Comments »

DISCARD

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DO NOT APPROCH ALONE

The residents of this property are very confrontational and aggressive. May require an LPD Officer to be present

12:44



Breaking News

Britney Spears pleads reckless driving after r

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PER DIRECTOR DO NOT RETURN CALLS TO OWNERS THEY HAVE A CASE IN LAW DIRECT THEM TO HIS OFFICE

PER DIRECTOR DO NOT RETURN CALLS TO OWNERS THEY HAVE A CASE IN LAW DIRECT THEM TO HIS OFFICE

I am writing to request a formal determination regarding my access to City services and communication channels.

I have established a documented pattern of non-response to multiple service-related inquiries and communications. In addition, records obtained through FOIA contain internal entries associated with my address stating:

- “Do not return calls... direct to director’s office”
- “Do not approach alone... residents are very confrontational and aggressive... may require LPD”

These entries raise a direct question as to whether internal flags are influencing or restricting normal communication and service delivery.

Accordingly, I am requesting a clear written determination on the following:

1. Whether I am currently subject to any internal designation, flag, or directive that alters, limits, or restricts:
 - Communication with City staff
 - Response to service requests
 - Standard access to City services
2. The specific policy, directive, or authority that permits:
 - The creation of such flags
 - The use of such flags to modify staff engagement or response
3. The factual basis supporting the entries identified above, including:
 - Incident reports
 - Complaints
 - Staff documentation or notes
4. Whether these flags have been relied upon to:
 - Limit or reroute communication
 - Delay or prevent responses
 - Alter standard service delivery
5. If no documented and verifiable basis exists, whether these entries will be:
 - Removed from all systems
 - Corrected where necessary
 - Formally acknowledged as unsupported

Please provide a written response addressing each item above.

This request is not a general inquiry. It is a request for a formal determination regarding whether City practices are affecting a resident’s ability to receive consistent communication and access to services.

If no response is provided, I will treat continued non-response as part of the documented pattern already established.

Alison Peeler
220 Paris Ave
Lansing, MI 48910

517-708-7779
alipeeler@icloud.com

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Tuesday, May 5, 2026 10:36 AM
To: City Council; Clerk, City; CityAtty; Lansing Mayor
Subject: [EXTERNAL] No closed captions again...

I am writing to raise a formal accessibility compliance issue regarding a recent City Council meeting video that has been made publicly available without closed captions or an accessible transcript.

This is not a preference issue. This is an access issue.

City Council meetings are official public proceedings. When those proceedings are published online, they must be accessible to individuals with disabilities, including those who are deaf or hard of hearing. The current video does not meet that standard.

Under Title II of the Americans with Disabilities Act, public entities are required to ensure effective communication and equal access to government services, programs, and activities. A public meeting that cannot be understood without audio excludes a portion of the public from participating in and reviewing government action.

At present:

- There are no closed captions available
- There is no transcript provided
- There is no alternative accessible format

That is a breakdown in compliance.

I am requesting the following:

1. Immediate remediation through the addition of accurate closed captions or a full transcript for this meeting
2. Confirmation of the City's policy for ensuring accessibility of recorded public meetings
3. Identification of the department responsible for ADA compliance in digital communications
4. A clear statement as to whether all archived Council meetings meet accessibility standards

If they do not, that should be disclosed along with a timeline for correction.

This is a basic requirement for public access, not an enhancement. I expect a written response addressing both corrective action and ongoing compliance.

Alison Peeler
517-708-7779
alipeeler@icloud.com
<https://youtu.be/JSnr0qMkiVQ>

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, May 6, 2026 8:52 AM
To: MSP-MCOLES@michigan.gov
Cc: LPDinternalaffairs; Police Chief; Clerk, City; Venker, Gregory; City Council; Lansing Mayor
Subject: [EXTERNAL] Formal Complaint — LPD Misconduct and Dereliction of Duty | Citizen Complaint No. 250263-1
Attachments: MCOLES Complaint Peeler.docx

To Whom It May Concern,

I am submitting a formal complaint against named officials of the Lansing Police Department for systemic misconduct and dereliction of duty. Please see the attached letter for the full complaint.

By way of summary:

- A formal complaint (No. 250263-1) was filed with LPD Internal Affairs on October 24, 2025
- As of today, more than seven months have passed with no investigative findings, status update, or resolution
- The sitting Chief of Police, Chief Robert Backus, is a named subject in the complaint and holds command authority over Internal Affairs — a direct conflict of interest that prevents impartial self-investigation

The complaint addresses improper Neighborhood Watch exclusion, systematic enforcement failures across approximately fifty calls for service on Paris Avenue, bias in service delivery, and risk management failure that preceded a physical assault.

Supporting documentation — including the LPD acknowledgment email confirming complaint number 250263-1 — is available upon request.

I respectfully request that MCOLES open an independent review and require a written response from LPD.

Thank you for your time and attention to this matter.

Alison Peeler
220 Paris Ave
Lansing, MI 48910
(517) 708-7779
alipeeler@icloud.com

Sent from my iPhone

May 6, 2026

Alison Peeler
220 Paris Ave
Lansing, MI 48910
(517) 708-7779
alipeeler@icloud.com

Michigan Commission on Law Enforcement Standards (MCOLES)

Law Enforcement Officer Standards Division
7426 N. Canal Road
Lansing, Michigan 48913

RE: Formal Complaint — Systemic Misconduct and Dereliction of Duty, Lansing Police Department | LPD Internal Affairs Complaint No. 250263-1

To Whom It May Concern:

I am writing to request that the Michigan Commission on Law Enforcement Standards (MCOLES) conduct an independent review of systemic misconduct and dereliction of duty by named officials of the Lansing Police Department (LPD). This complaint is submitted because the department's Internal Affairs process has produced no resolution in over seven months — and because the sitting Chief of Police, who is a named subject in the complaint, holds supervisory authority over Internal Affairs.

I. Internal Affairs Complaint — Background and Status

On October 24, 2025, I submitted a formal written complaint to the Lansing Police Department Office of Internal Affairs, titled "Systemic Misconduct and Dereliction of Duty." The complaint was received, recorded, and assigned Citizen Complaint Number 250263-1.

As of the date of this letter — more than seven months later — no investigative findings, status updates, closure notice, or corrective action has been communicated to me. The complaint remains unresolved.

A critical structural conflict exists: Chief Robert Backus, the current Chief of Police, is a named subject in complaint 250263-1. Internal Affairs operates under his command authority. The department cannot be expected to impartially investigate a complaint naming its own Chief without independent oversight.

II. Named Individuals and Misconduct Findings

A. Chief Ellery Sosebee — Improper Program Exclusion

On July 26, 2023, then-Chief Sosebee issued a written decision declining renewal of my Neighborhood Watch participation, based solely on unsubstantiated allegations of harassment. The decision:

- Did not cite criminal charges, convictions, civil findings, or adjudicated determinations
- Did not provide documented investigative findings
- Did not provide a hearing, appeal process, or neutral review
- Constitutes administrative misconduct and dereliction of duty in program governance

B. Chief Robert Backus — Affirmation of Improper Action

Chief Backus formally upheld and reaffirmed the exclusion decision. He did not cure its procedural deficiencies, order investigation or review, or provide a hearing. He directed future communications away from the department without resolving the underlying governance questions. Affirming and continuing an adverse action known to lack documented findings constitutes administrative misconduct and dereliction of duty in command oversight.

C. Patty Farhat — Failure of Oversight Intervention

Ms. Farhat, a City of Lansing official, was included on at least six emails related to the Neighborhood Watch exclusion and had contemporaneous knowledge of the allegations, the exclusion, and the absence of adjudication. To the extent her role included oversight or advisory responsibility, the failure to question or intervene in a procedurally deficient exclusion constitutes dereliction of duty.

D. Patrol Officers and Supervisory Personnel — Paris Avenue Enforcement Failures

Approximately fifty calls for service were placed involving the same locations on Paris Avenue. Officers acknowledged ongoing disturbances in multiple reports but issued only warnings — no citations. Supervisors took no documented corrective action despite the clear pattern. At least one record explicitly characterized the reporting party (myself) as the problem. This pattern constitutes:

- Professional misconduct in ordinance enforcement
- Dereliction of duty in patrol enforcement and supervisory responsibility
- Bias in service delivery by shifting focus from the conduct to the reporting party
- Risk management failure, as the unresolved escalation preceded a subsequent physical assault

III. Basis for MCOLES Review

MCOLES review is warranted on the following independent grounds:

1. The Internal Affairs process has been inactive for over seven months on a formally filed complaint
2. A direct conflict of interest exists — the sitting Chief is a named subject and holds command authority over Internal Affairs
3. The misconduct alleged — improper adverse action, enforcement failure, caller bias, and risk management failure — implicates professional standards applicable to licensed law enforcement officers

4. The pattern of failures is systemic and documented across multiple levels of the department, not an isolated incident

IV. Requested Actions

I respectfully request that MCOLES:

5. Open an independent review of the professional conduct of the named officers and command staff of the Lansing Police Department
6. Evaluate whether the seven-month non-response to Complaint 250263-1 constitutes a further violation of professional standards
7. Assess the structural conflict of interest inherent in the department's self-investigation of a complaint naming the Chief of Police
8. Require the Lansing Police Department to provide a written response and timeline for resolution of Complaint 250263-1
9. Take appropriate action under MCOLES authority regarding the professional standing of the identified officers

Supporting documentation, including the full text of the complaint submitted to LPD Internal Affairs, the LPD acknowledgment email confirming Complaint 250263-1, and underlying records, are available upon request.

I am available to provide any additional information MCOLES requires. I ask that this matter be treated with the urgency that seven months of departmental inaction warrants.

Respectfully submitted,

Alison Peeler

220 Paris Ave

Lansing, MI 48910

(517) 708-7779

alipeeler@icloud.com

Reference: LPD Internal Affairs Citizen Complaint No. 250263-1 | Filed: October 24, 2025 | LPD IA
Contact: lpdinternalaffairs@lansingmi.gov | (517) 483-4804

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, May 6, 2026 10:55 AM
To: City Council; CityAtty; Clerk, City; Lansing Mayor; Police Chief; LPDinternalaffairs
Cc: Matt Mencarini
Subject: [EXTERNAL] Direct & urgent — "Documented Misconduct by LPD Command Staff — Request for Independent Investigation"

May 6, 2026

Lansing City Council

City of Lansing
124 W. Michigan Ave.
Lansing, MI 48933

Dear Members of the Lansing City Council,

We write to formally bring to your attention documented findings of systemic administrative misconduct and dereliction of duty within the Lansing Police Department, as they pertain to: (1) the improper exclusion of Ali Peeler from Neighborhood Watch participation; (2) the persistent failure to enforce ordinances in response to repeated calls for service on Paris Avenue; and (3) a material conflict of interest in the origination of the complaint that gave rise to the exclusion. We respectfully request that the Council take immediate and formal corrective action.

I. Improper Exclusion from Neighborhood Watch

On July 26, 2023, then-Chief Ellery Sosebee issued a written decision declining renewal of Ali Peeler's Neighborhood Watch participation. That decision was based solely on unsubstantiated allegations of harassment. No criminal charges were filed. No civil adjudication occurred. No documented investigative findings were produced. No hearing, appeal process, or neutral review was provided.

Upon Chief Sosebee's departure, Chief Robert Backus formally upheld and reaffirmed the exclusion despite repeated requests for clarification and reinstatement. Chief Backus did not cure the procedural deficiencies, did not order an independent review, and directed future communications away from the department rather than resolving the underlying governance failure.

Under applicable administrative and professional standards, issuing and sustaining a formal exclusion from a police-administered program based solely on allegations, without findings, process, or adjudication, constitutes administrative misconduct and dereliction of duty.

II. Conflict of Interest in the Origination of the Complaint

The complaint that formed the basis of Ali Peeler’s exclusion was delivered to Chief Sosebee by Paul Brown, a personal friend of the Chief and the licensed real estate agent holding the listing on 218 Paris Avenue. Mr. Brown had previously refused to disclose known flooding issues at that property to prospective buyers — the very buyers Ali Peeler had raised concerns about as part of her Neighborhood Watch responsibilities.

This presents a direct and material conflict of interest. A police chief received a complaint from a personal acquaintance with a financial stake in silencing the residents raising concerns about that acquaintance’s property transactions, and acted on that complaint without investigation, process, or disclosure of the relationship. This conduct warrants independent review.

III. Systemic Failure of Ordinance Enforcement — Paris Avenue

During the period of exclusion and reinstatement denial, we made approximately fifty calls for service related to ongoing disturbances at locations on Paris Avenue. The documented record reflects the following:

- Officers responding to these calls consistently acknowledged the existence of disturbances and violations.
- Repeated warnings were issued with no escalation to citation or enforcement action.
- No supervisory intervention occurred despite the high volume and repetitive nature of the calls.
- At least one official record explicitly identified us — the reporting parties — as “the problem,” constituting improper caller bias in service delivery.
- This pattern of non-enforcement ultimately culminated in a physical assault against us — an outcome that was foreseeable and unaddressed at every level of command.

IV. Requested Corrective Actions

We respectfully request that the Lansing City Council take the following actions:

1. **Launch an Independent Investigation** into the exclusion of Ali Peeler from Neighborhood Watch, including the role and relationship of Paul Brown in initiating the complaint.
2. **Review Command Conduct** and take appropriate disciplinary or corrective action with respect to Chief Robert Backus and any other officials found to have sustained a procedurally deficient adverse action.
3. **Reform Neighborhood Watch Governance** to mandate documented due process standards, neutral review, and a formal appeal mechanism before any participant exclusion may take effect.
4. **Establish Enforcement Escalation Standards** requiring supervisory intervention and mandatory citation review for repeat disturbance locations.

5. Prohibit Caller-Based Service Curtailment and implement accountability measures to ensure that prior adverse classifications do not influence the quality or impartiality of police service delivery.

This matter reflects not isolated error, but a pattern of systemic misconduct and repeated dereliction of duty at multiple levels of the Lansing Police Department. A full documented report of findings is available and can be provided to the Council upon request.

We respectfully request the opportunity to address the Council directly and to present the supporting record. We remain committed to this community and to the accountability that public safety requires.

Respectfully submitted,

Dan Peeler

Ali Peeler

Paris Avenue, Lansing, MI

Sent from my iPhone

Swope, Chris

From: Ali Peeler <alipeeler@icloud.com>
Sent: Wednesday, May 6, 2026 4:41 PM
To: City Council; Clerk, City; citydesk@lsj.com; CityAtty; Lansing Mayor
Subject: [EXTERNAL] Lansing's Budget Has a \$2 Million Hole — Who's Going to Fill It?

On May 18, the Lansing City Council will vote on a \$307.2 million city budget. But before that vote happens, residents deserve an honest answer to a question that has gone largely unaddressed: what happens to the revenue that was never going to arrive?

Mayor Schor's proposed budget included a supplemental spending plan built around \$1 to \$2 million in projected annual revenue from the Deep Green data center — a \$120 million project slated for downtown Lansing. On April 6, Deep Green withdrew its application, killing the project entirely just hours before the City Council was set to vote on it.

That revenue is gone. Yet to date, there has been no clear public accounting of what that means for the programs tied to that money — housing initiatives, fire department funding, neighborhood grants, and façade improvement programs. Are those line items still in the budget? If so, where is the replacement funding coming from? Are we quietly shifting money from other priorities, drawing down reserves, or simply hoping no one notices before the vote?

Lansing residents are not asking for perfection — budgets are complicated, and circumstances change. But we are asking for transparency. The City Council has a responsibility to publicly explain how this budget gap is being addressed before approving a spending plan that affects every resident in this city.

The vote is May 18. There is still time to get this right.

Alison Peeler
Lansing Resident

Sent from my iPhone