

AGENDA

Committee on Public Safety May 21, 2026 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Spadafore, Chairperson

Council Member Hussain, Vice Chairperson

Council Member Martinez, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. April 16, 2026
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1218 Gordon Ave.
 - C. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 813 Bement Street
 - D. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 708 S. Hayford Ave.
 - E. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 6031 S. Martin Luther King Jr. Blvd.
 - F. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 2114 E. Kalamazoo St.
 - G. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 4507 Devonshire Ave.
 - H. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 100 W. Hodge Ave.
 - I. RESOLUTION - Orders to Make Safe or Demolish 108 W. Barnes Ave.
 - J. RESOLUTION - Orders to Make Safe or Demolish; 904 E. Kalamazoo St
 - K. RESOLUTION - Orders to Make Safe or Demolish; 408 Norman St.
 - L. RESOLUTION - Orders to Make Safe or Demolish; 408 Sawyer Rd.
 - M. RESOLUTION - Orders to Make Safe or Demolish; 1004 Cady Ct.
6. **Other**

7. Adjourn

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

DRAFT



MINUTES
Committee on Public Safety
Thursday, April 16, 2026 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Legislative Office Manager
Matt Staples, OCA
Meredith Johnson, Code Compliance
Rawley Van Fossen, Code Compliance
Council Member Kost

MINUTES

MOTION BY COUNCIL MEMBER MARTINEZ TO APPROVE THE MINUTES FROM APRIL 2, 2026, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

DISCUSSION

RESOLUTION – Set Show Cause Hearing; 813 Bement St.

Mr. Van Fossen informed the Committee that since the last meeting, owner applied for plan review and a hand full not approved. Recommending a 30-60 day table at this Committee.

MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Council Member Spadafore noted that May 21, 2026 would be 30 days.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE UNTIL THE MAY 21, 2026 MEETING. MOTION CARRIED 3-0.

ORDINANCE – Amend Chapter 1240, Section 1240.04 Define the Term “liquor store”

Council Member Spadafore asked if Committee or OCA had anything else to add to this ordinance or discussion. The City Attorney stated not changes, and these are off -premise liquor licenses.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE AMENDMENT TO CHAPTER 1240, SECTION 1240.04. MOTION CARRIED 3-0.

DRAFT

ORDINANCE – Amend Chapter 1250, add Section 1250.03.13 limitation on proximity between liquor stores

Council Member Spadafore asked for any comments, and Committee did not have any other comments.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINACE AMENDMENT TO CHAPTER 1250, ADD SECTION 1250.03.13. MOTION CARRIED 3-0.

ORDINANCE – Amend Chapter 1243, Table 1243.03; Add “liquor store” to Commercial Mixed Use Districts Allowable Use Table

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINACE AMENDMENT TO CHAPTER 1243, TABLE 1243.03 ADDING LIQUOR STORE TO COMMERCIAL MIXED USE. MOTION CARRIED 3-0.

ORDINANCE – Amend Chapter 1245, Table 1245.03; Add “liquor store” to Special Districts Allowable Use Table

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINACE AMENDMENT TO CHAPTER 1245, TABLE 1245.03 ADDING LIQUOR STORE TO SPECIAL DISTRICTS. MOTION CARRIED 3-0.

OTHER

No other topics at this time.

ADJOURN

Adjourned at 4:04 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

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 lots17 & 18 Block 11 Elmhurst 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

DELINQUENT TAXES	Per County
2024	10256.13
2025	6850.65

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	989-998-7775 517-348-3537
Michael M Massie	1218 Gordon	5/12/2026 mailed letter to above address

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday, 3/24/26



Andy Schor, Mayor

1218 Gordon

Title Information:

- Marsha Quenby, Michael Matthew Massie
- 33-01-01-29-208-041

Original Red Tag Date:

- 4/4/2022

Reasons for Red Tag

- Unfit for Human Occupation

Property Activity:

- No permit activity

SEV & Cost of Repairs:

- SEV is \$ 75,000.00
- Cost of repairs is estimated at \$ 190,189.16

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

1218 Gordon

Damage Report Information:

- Dwelling has been neglected. Water damaged drywall from roof leak. Water damaged drywall from improperly installed bathtub/shower. Furnace and water heater have been removed. Dwelling has large amount of debris

Permits needed:

- Building, electrical, plumbing, mechanical

Owner interaction

- 11/12/24 a call was returned to Marsha

Other violation activity

- 2025
 - 2 grass – resolved
- 2024
 - 2 board ups
 - 1 grass - resolved



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos

Utility room



09/18/2024
14:12



Inspection Photos

Kitchen





Andy Schor, Mayor

Inspection Photos

Kitchen



Inspection Photos

Kitchen ceiling

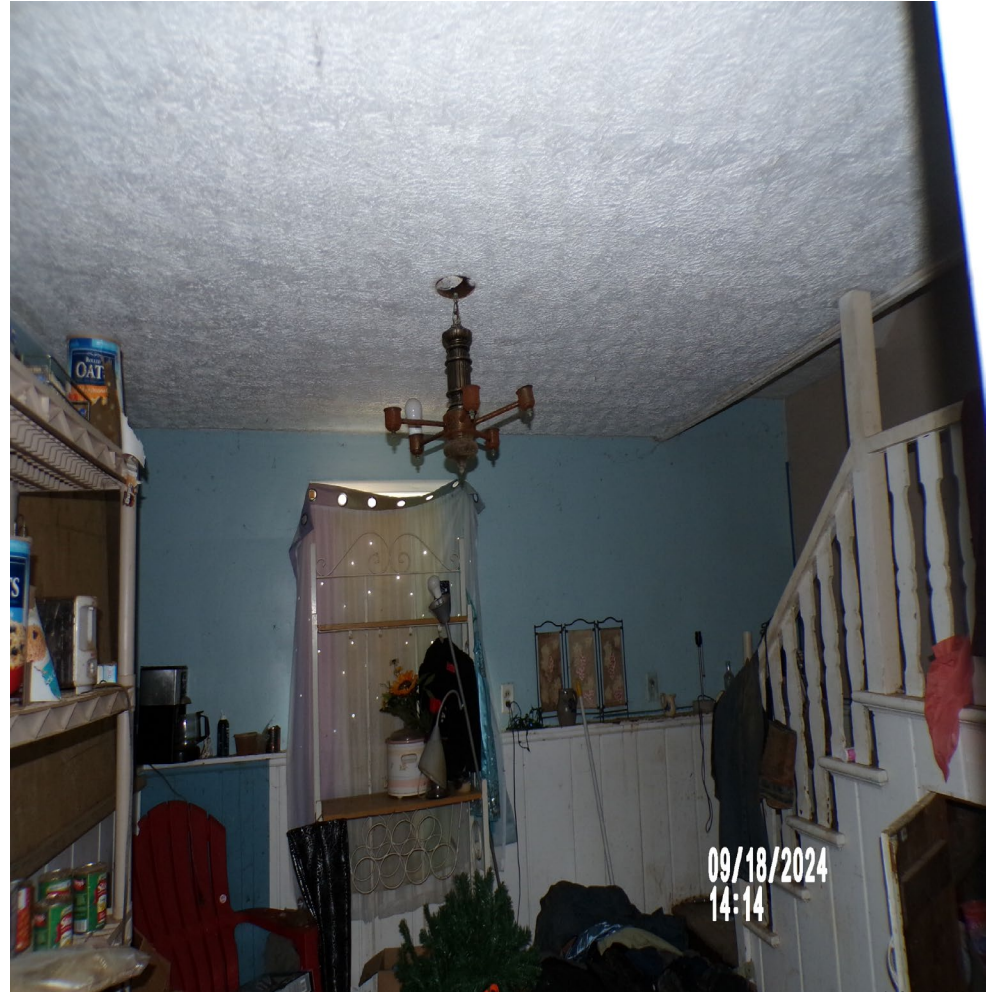




Andy Schor, Mayor

Inspection Photos

Dining room





Inspection Photos

Leading into living room



Inspection Photos

Living room





Inspection Photos

1st floor bedroom off of living room





Inspection Photos

1st floor bedroom off living room





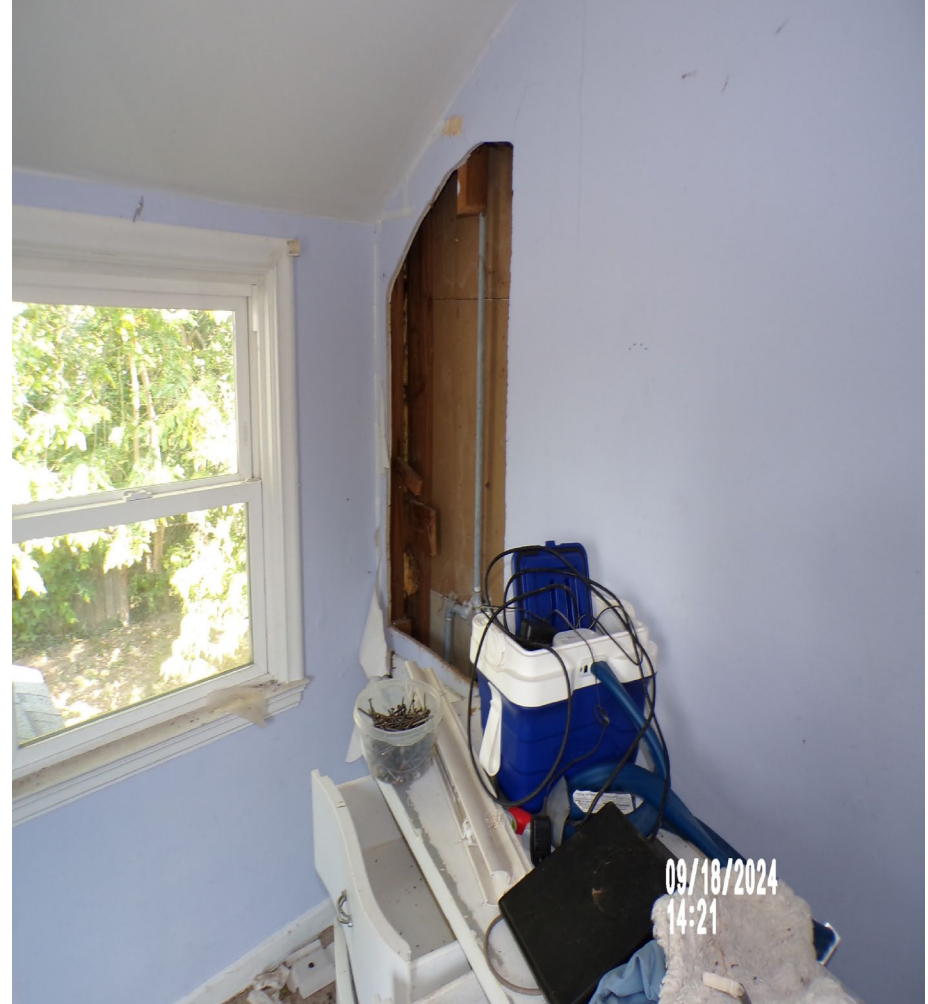
Inspection Photos

2nd fl bedroom 1



Inspection Photos

2nd fl bedroom 1





Inspection Photos

2nd fl bathroom





Inspection Photos

2nd fl bathroom





Andy Schor, Mayor

Inspection Photos

2nd fl den with stairway leading to 3rd fl



Inspection Photos





Inspection Photos

3rd fl room at top of stairs





Inspection Photos

3rd fl hall



Inspection Photos

2nd fl bedroom 2



Inspection Photos

2nd fl bedroom 1





Inspection Photos

2nd fl bathroom





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 lots17 & 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.

<p style="text-align: center;">CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p style="text-align: center;">ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2026 - 03.24.26 #1</p>
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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

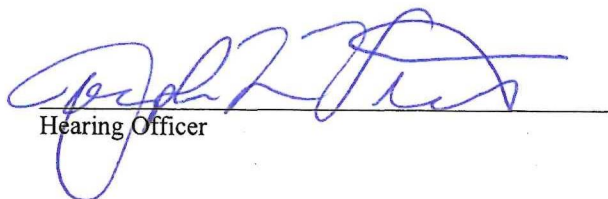
E 1/2 LOTS 17 & 18 BLOCK 11 ELMHURST SUB

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



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

May 12, 2026

Marsha Quenby
6699 Hibbard Road
Laingsburg, MI 48848

RE: Make Safe or Demolish at 1218 Gordon, Lansing Michigan

Recently the property you own at 1218 Gordon went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Thursday, 5/21/2026 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone *legally representing* the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 5/18/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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 be set for Monday, [REDACTED], 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	813 Bement
PARCEL NUMBER:	33-01-01-15-353-031

LISTED TAXPAYER:	Scott Kelley, Rich Kelley
INTERESTED PARTIES:	
SEV INFORMATION:	\$24,700.00
LAND VALUE:	\$5,400.00
BUILDING VALUE:	
LOT SIZE:	65.95x54

LEGAL DESCRIPTION:	COM 37.81 FEET OF SW COR LOT 1, TH E TO INT N N LIN BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF RE S TO RE BLOCK 4
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CURRENT BLDG SAFETY PERMIT ACTIVITY

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

DELINQUENT TAXES	Per County
2025	9087.23

MSD HEARING DATE:	11/18/2025
MSD HEARING RESULTS:	MSD 1/20/2026

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	7/11/2024
ZONING:	R-3
ESTIMATE OF REPAIRS:	\$60,303.88
PICTURES:	YES
OTHER:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Rich Kelley	813 Bement St Lansing MI 48912	517-749-6244
	3/25/2026 - Called Phone	left voicemail

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council	3/23/2026	Referred to Committee
Committee on Public Safety	4/2/2026	Tabled
Committee on Public Safety	4/16/2026	Tabled
Committee on Public Safety	5/21/2026	Set Show Cause

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday, 11/18/2025 @ 5:00 PM



Andy Schor, Mayor

813 Bement

Title Information:

- Scott Kelly & Rich Kelly

Original Red Tag Date:

- 7/11/24

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure. Lack of utilities was the original tag. Since then, the house has been notified of meter tampering and on 6/14/25 had a severe fire.

Property Activity:

- Permits; PB23 deck/porch expired. PB19 reroof expired. 2 board ups in 2025.

SEV & Cost of Repairs:

- SEV is \$24,700.00
- Cost of repairs is \$60,303.88

City Recommendation:

- 30 days to make safe or demolish.



Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **813 Bement St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 813 Bement St**
 - **City, State, Zip, county: Lansing, MI 48912**
 - **Legal Description: COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LINE BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BEG, S TO BEG; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD**
 - **Parcel #: 33-01-01-15-353-031**

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 November 18, 2025**
- **Time: 4:00 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.

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 – 11.18.25 #2
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Matter of the building/structure at 813 BEMENT STREET, which is a dwelling garage other

1. Date of hearing: NOVEMBER 18, 2025 Hearing Officers: DAVE MUYLLE
2. TOM BARRY and 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 \$24,700.00
7. The cost to repair the building or structure to make it safe is \$60,303.88
8. The real estate is described as follows:

Parcel Number: 33-01-01-15-353-031

COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LINE BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BEG, S TO BEG; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD

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 11/20/2026

11/18/25
Date

David M. Muelle
Hearing Officer

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 813 Bement St, 33-01-01-15-353-031, COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LIN BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BE, S TO BE; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD, 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 11TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on November 18TH, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by January 20TH, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing be set for **Monday, _____, 2026** at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 813 Bement 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 Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

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

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

LEGAL DESCRIPTION:	Lot 132 Lansing addition Companys Sub Red L 5 P 20
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>

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

DELINQUENT TAXES	Per County	
	2024	1825.67
	2025	2111.95

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

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:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Joyce Allen & Jonathan Hibbs	712 S Hayford, Lansing 48912	Joyce 517-580-1010
Teresa Pruitt-Dukes	6729 Millett Hwy Lansing 48917	twdukes1964@aol.com 517-944-1388

5/12/2026 email and sent letters

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing

Legal Description

LOT 132 LANSING ADDITION COMPANYS SUB REC L 5 P 20

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/14/2018	\$0.00	LC	PRUITT-DUKES TERESA	ALLEN JOYCE L & HIBBS JONATHAN N	33-TO BE DETERMINED	2018 042619
10/22/2018	\$0.00	QC	PRUITT DEWAYNE/PRUITT-DUKES TERESA	PRUITT-DUKES TERESA	21-NOT USED/OTHER	2018 036498
03/23/2010	\$0.00	QC	PRUITT GEORGE-EST	PRUITT-DUKES TERESA	33-TO BE DETERMINED	L3379-P368
03/23/2010	\$0.00	QC	PRUITT GEORGE	PRUITT DEWAYNE/PRUITT-DUKES TERESA	33-TO BE DETERMINED	L3379 P366

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday 3/24/26



Andy Schor, Mayor

708 S. Hayford

Title Information:

- Owner; Joyce Allen & Jonathon Hibbs
- Taxpayer; Teresa Pruitt-Dukes
- 33-01-01-23-104-151

Original Red Tag Date:

- 7/21/25

Reasons for Red Tag

- Unsanitary conditions unfit for occupancy. 8/27/25 structure fire

Property Activity:

- No permits
- No activity to resolve dwelling deficiencies
- 7 board ups in 2025
- 2 board ups in 2026

SEV & Cost of Repairs:

- SEV is \$ 23,700.00
- Cost of repairs is estimated at \$ 51,026.36

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos



Inspection Photos



Inspection Photos





Andy Schor, Mayor

Inspection Photos

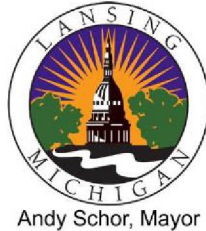




Andy Schor, Mayor

Inspection Photos





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.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2026 - 03.24.26 #6</p>
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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

David L. Muelle
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

May 12, 2026

Teresa Pruitt-Dukes
6729 Millett Hwy
Lansing, MI 48917

via email: twdukes1964@aol.com

RE: Make Safe or Demolish at 708 S Hayford, Lansing Michigan

Recently the property you own at 708 S Hayford went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Thursday, 5/21/2026 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone *legally representing* the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 5/18/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

May 12, 2026

Joyce Allen
Jonathan Hibbs
712 S Hayford
Lansing, MI 48912

RE: Make Safe or Demolish at 708 S Hayford, Lansing Michigan

Recently the property you own at 708 S Hayford went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Thursday, 5/21/2026 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone *legally representing* the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 5/18/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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 be set for Monday, , 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	6031 S Martin Luther King
PARCEL NUMBER:	

MSD HEARING DATE:	3.24.26
MSD HEARING RESULTS:	

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

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

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
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PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Rebecca Nobles		info@klifechruch.org
	5/12/2026 emailed letter	Cell 517-214-8104

CURRENT BLDG SAFETY PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing

DELINQUENT TAXES Per County

NA
NA

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Building Safety – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday, 03/24/2026 @ 3:30 PM



Andy Schor, Mayor

6031 S Martin L King

Title Information:

- 6031 S MLK

Original Unsafe Tag Date:

- 03/11/2025

Reasons for Red Tag

- Structural failure of roof and flooring deemed unsafe according to the 2021 Michigan Rehabilitation Code for Existing Buildings

Property Activity:

- 01/03/2022 Emergency board-up.

SEV & Cost of Repairs:

- SEV is \$443,900
- Cost of repairs is estimated at \$4,983,401

City Recommendation:

- 30 days to make safe or demolish.



Inspection Photos



Front Exterior Elevation



Inspection Photos



Rear Exterior Elevation



Inspection Photos



Rear Exterior
Elevation



Andy Schor, Mayor

Inspection Photos



Interior of the Building



Inspection Photos



Interior of the Building



Inspection Photos



Interior of the Building



Inspection Photos



Interior of the Building



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.

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 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



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

May 12, 2026

Rebecca Nobles

via email:info@klifechurch.org

RE: Make Safe or Demolish at 6031 S Martin Luther King Jr. Blvd., Lansing Michigan

Recently the property you own at 6031 S Martin Luther King Jr. Blvd. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Thursday, 5/21/2026 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone *legally representing* the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 5/18/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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 be set for Monday, , 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.

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

DELINQUENT TAXES		Per County
2024		10894.44
2025		4513.97

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)
David Riddle	dkrhkb@gmail.com	5/12/2026 emailed to address

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday, 3/24/26



Andy Schor, Mayor

2114 E Kalamazoo

Title Information:

- Benjamin Riddle, Homeowner occupied
- 33-01-01-14-353-231

Original Red Tag Date:

- 5/7/2024
- Red tag monitoring list – 8/29/24
- Fire damaged – 11/22/25

Reasons for Red Tag

- Multiple safety violations, unfit for occupancy

Property Activity:

- E21 upgrade breaker panel
- M21 replace furnace
- No recent permit activity

SEV & Cost of Repairs:

- SEV is \$ 22,300.00
- Cost of repairs is estimated at \$ 105,067.91

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

2114 E Kalamazoo

Damage Report Information:

- Garage fire 7.22.25

Permits needed:

- No active permits

Owner interaction

- no other contact has been had since day of tagging. Owner's dad was present, owner was incarcerated.

Other violation activity since being red tagged

- 2025
 - 6 board up, 1 grass (resolved), 4 trash (3 resolved)
- 2024
 - 5 trash (resolved)



Andy Schor, Mayor

Inspection Photos



Brian Sturdivant, Fire Chief
Jared Nisch, Fire Marshal

CITY OF LANSING
FIRE DEPARTMENT
FIRE MARSHAL OFFICE
120 E. SHIAWASSEE STREET
LANSING MI 48933
(517) 483-4200 | FAX (517) 483-4488



Andy Schor, Mayor

Fire Department Incident Summary

Date: 11-22-2025 Time: 03:04 FD Incident #: 2025-0024845

Address: 2114 E. Kalamazoo St

Type of Structure: Two story single family residential

Incident Description: Structure fire

Utilities: Gas: On Off Electric: On Off

Rental: No

Vacant: Yes

Type of Damage: Fire damage to the house that began on the first floor in the southeast corner. The fire and heat spread throughout the house. Soot deposit throughout the house.

Estimated Percentage of Damage: 75%

Ongoing Scene Investigation: No

Cause: Undetermined

Red Tagged: Yes (R. Walling) Previously red tagged

Occupant Displaced: Unoccupied

Civilian Injury: No

Firefighter Injury: Yes

Investigator: M. Mansberger



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





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Andy Schor, Mayor

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Andy Schor, Mayor

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Inspection Photos





Andy Schor, Mayor

Inspection Photos

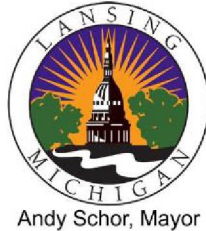




Andy Schor, Mayor

Inspection Photos





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.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2026 - 03.24.26 #2</p>
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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

3/24/26
Date

David L Muelle
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

May 12, 2026

Benajmin Riddle
David Riddle

via email:dkrhkb@gmail.com

RE: Make Safe or Demolish at 2114 E Kalamazoo, Lansing Michigan

Recently the property you own at 2114 E Kalamazoo went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Thursday, 5/21/2026 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone *legally representing* the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 5/18/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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 be set for Monday, , 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.

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
---------------------------	--------------------------------

CURRENT BLDG SAFETY PERMIT ACTIVITY

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

DELINQUENT TAXES	Per County
2025	5901.87

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

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Crystal Collins	201 W Jolly Apt 112, Lansing 48910	517-755-8479
	5/12/2026-mailed letter to above	

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday, 3/24/26



Andy Schor, Mayor

4507 Devonshire

Title Information:

- Crystal Collins
- 33-01-01-34-378-091

Original Red Tag Date:

- 7/5/17

Reasons for Red Tag

- Unfit for human occupancy

Property Activity:

- No permit activity

SEV & Cost of Repairs:

- SEV is \$ 75,900.00
- Cost of repairs is estimated at \$ 138,235.04

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

4507 Devonshire

Damage Report Information:

- No activity for the dwelling
- Severe accumulation
- Fire loaded
- Roof leak that has caused severe water damages throughout dwelling
- Critter harborage
- Exterior letter issued for garage that is near collapsing

Permits needed:

- Building, electrical, mechanical

Owner interaction

- no other contact has been had since day of tagging.

Other violation activity

- 2025
 - 1 board up



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Original Photos



Original Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





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.

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

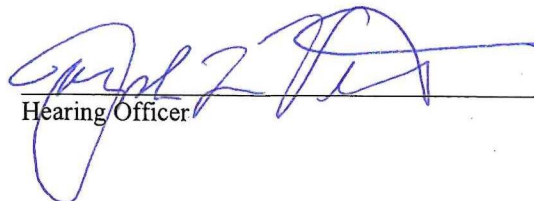
LOT 94 PLEASANT RIDGE SUB NO 3

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



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

May 12, 2026

Crystal Collins
201 W Jolly Apt. 112
Lansing, MI 48910

RE: Make Safe or Demolish at 4507 Devonshire, Lansing Michigan

Recently the property you own at 4507 Devonshire went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Thursday, 5/21/2026 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone *legally representing* the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 5/18/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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 be set for Monday, , 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.

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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CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	PB25-0488 Expired Roofing
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

DELINQUENT TAXES		Per County
2024		5228.87
2025		5154.16

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:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Christian C Nwobu	1208 Wolf Ct	nwobuchristian@yahoo.com 517-214-1541
		5/12/2026 email to address above

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday 3/24/26



Andy Schor, Mayor

100 W Hodge

Title Information:

- Christian Nwobu
- 33-01-01-28-336-121

Original Red Tag Date:

- 1/11/25

Reasons for Red Tag

- Fire damaged duplex

Property Activity:

- No permit activity since fire

SEV & Cost of Repairs:

- SEV is \$ 81,500.00
- Cost of repairs is estimated at \$ 158,413.65

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

100 W Hodge

Damage Report Information:

- 2nd fl unit was severely fire damaged. 1st fl was heavily water damaged.

Permits needed:

- All trades needed

Owner interaction

- no other contact has been had since day of tagging.

Tax information

- Owes 11,050.52

Other violation activity

- 2025
 - 1 grass – complied
 - 1 trash resolved, 1 trash complied



Inspection Photos



Brian Sturdivant, Fire Chief
Jared Nisch, Fire Marshal

CITY OF LANSING
FIRE DEPARTMENT
FIRE MARSHAL OFFICE
120 E. SHIAWASSEE STREET
LANSING MI 48933
(517) 483-4200 | Fax (517) 483-4488



Andy Schor, Mayor

Fire Department Incident Summary

Date: 1/11/25 Time: 18:11 FD Incident #: 2025-0000770

Address: 100 W Hodge Ave.

Type of Structure: 2-story wood-frame house

Incident Description: Structure fire in 2nd story apartment.

Utilities: Gas: On Off Electric: On Off

Rental: Yes

Vacant: No

Type of Damage: Fire, Smoke, Water, Structural.

Estimated Percentage of Damage: 60%

Ongoing Scene Investigation: Yes

Cause: Incendiary

Red Tagged: Yes- Tom Barry

Occupant Displaced: Yes- both units

Civilian Injury: No

Firefighter Injury: No

Investigator: C. Walker

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos



Inspection Photos





Inspection Photos





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.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2026 - 03.24.26 #4</p>
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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 Myulle
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694

P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

May 12, 2026

Christian C Nwobu
1208 Wolf Court

Via email: nwobuchristian@yahoo.com

RE: Make Safe or Demolish at 100 W Hodge Avenue, Lansing Michigan

Recently the property you own at 100 W Hodge Avenue went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Thursday, 5/21/2026 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone *legally representing* the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Monday, 5/18/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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 be set for Monday, , 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.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	108 W Barnes
PARCEL NUMBER:	33-01-01-21-378-091

LISTED TAXPAYER:	Linda B Haddad
INTERESTED PARTIES:	
SEV INFORMATION:	\$16,400.00
LAND VALUE:	\$2,700.00
BUILDING VALUE:	
LOT SIZE:	33x72

LEGAL DESCRIPTION:	W 2 R Lot 5 & s 6 FT of W 2 R Lot 4 Block 2 Park Place
---------------------------	--

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	NA
ELECTRICAL:	E26-0032 ready to issue
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

DELINQUENT TAXES	Per County
2023	3747.74
2024	4210.22
2025	2583.25

MSD HEARING DATE:	11/19/2025
MSD HEARING RESULTS:	MSD 1/20/26

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	11/29/2024
ZONING:	R-3
ESTIMATE OF REPAIRS:	\$137,655.20
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Linda B Haddad	24441 Willow Lane, Novi 48375	517-819-5423
Anton Haddad	3/25/2026 Called number given	emailed son/owner @ tonyhadd11@gmail.com
	5/11/2026	emailed son/owner @ tonyhadd11@gmail.com

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	3/23/2026	Referred to Committee
Committee on Public Safety	4/2/2026	Set Show Cause Hearing
City Council	4/6/2026	Set Show Cause Hearing
City Council	4/20/2026	Show Cause Hearing
Committee on Public Safety	5/21/2026	
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Wednesday, 11/19/25 @ 5:00 PM



Andy Schor, Mayor

108 W Barnes

Title Information:

- 108 W Barnes; 33-01-01-21-378-091
- W 2 R LOT 5 & S 6 FT OF W 2 R LOT 4 BLOCK 2 PARK PLACE
- Owner - Linda B Haddad

Original Red Tag Date:

- 11/29/2024

Reasons for Red Tag

- Due to a Fire, The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- No activity to repair has been done .
- No permits have been pulled to start repairs.
- 1 Grass violation in 2025
- 1 Trash violation in 2025

SEV & Cost of Repairs:

- SEV is \$16,400.00
- Cost of repairs is estimated at \$ 137,655.20

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

108 W Barnes

Fire Report Information:

- Estimated Fire Damage; 40%

Permits needed:

- Building
- Electrical
- Plumbing
- Mechanical

Other violation activity

- 2025
 - 1 grass - resolved
 - 1 trash - resolved



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

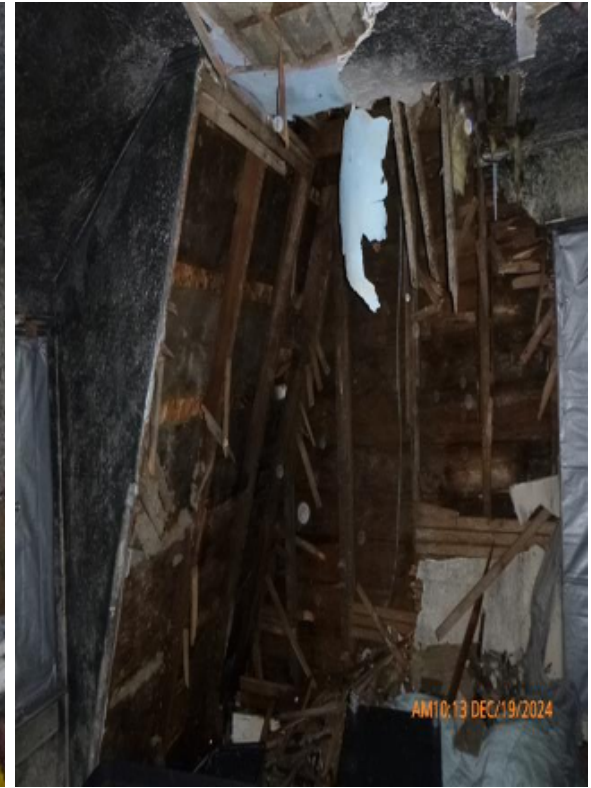
Inspection Photos





Andy Schor, Mayor

Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **108 W. Barnes Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 108 W. Barnes Ave**
 - **City, State, Zip, county: Lansing, MI 48910**
 - **Legal Description: W 2 R LOT 5 & S 6 FT OF W 2 R LOT 4 BLOCK 2 PARK PLACE**
 - **Parcel #: 33-01-01-21-378-091**

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: Wednesday November 19, 2025**
- **Time: 5:00 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.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 – 11.19.25 #2</p>
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Matter of the building/structure at 108 W. BARNES AVE. which is a dwelling garage other

1. Date of hearing: NOVEMBER 19, 2025 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 \$16,400.00
7. The cost to repair the building or structure to make it safe is \$137,655.00
8. The real estate is described as follows:

Parcel Number: 33-01-01-21-378-091
W 2 R LOT 5 & S 6 FT OF W 2 R LOT 4 BLOCK 2 PARK PLACE

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 1/20/2024

11/19/25
Date

David Muylle
Hearing Officer

108 W. Borneo

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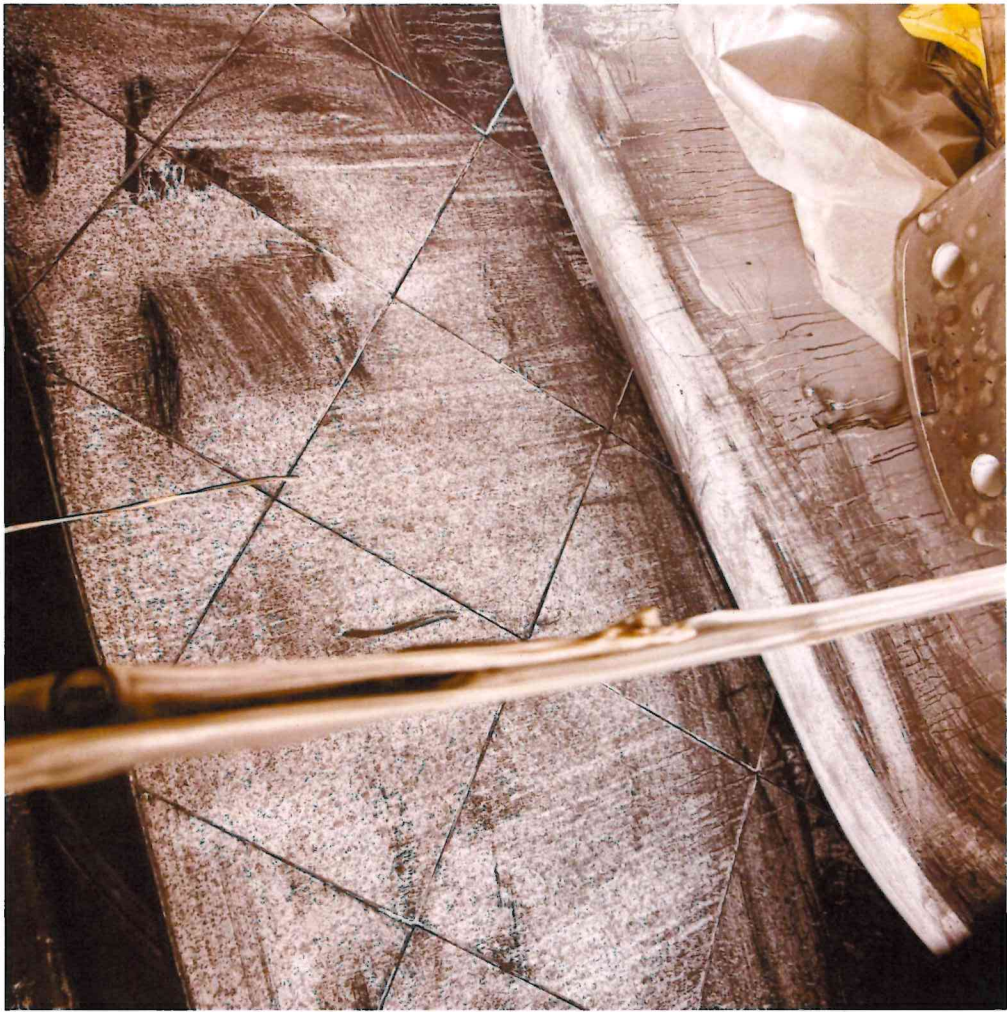


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9

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 , 108 W. Barnes Ave, 33-01-01-21-378-091, W 2 R Lot 5 & s 6 FT of W 2 R Lot 4 Block 2 Park Place, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, 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 NOVEMBER 29TH, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 19th, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by JANUARY 20TH, 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 April 20, 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 108 W. Barnes 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 ____ days from the date of this resolution, _____, 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:	904 E Kalamazoo
PARCEL NUMBER:	33-01-01-15-352-251

LISTED TAXPAYER:	Adam Valleau & Eugene Valleau
INTERESTED PARTIES:	
SEV INFORMATION:	\$50,900.00
LAND VALUE:	\$7,200.00
BUILDING VALUE:	
LOT SIZE:	39.50x120

LEGAL DESCRIPTION:	LOT 7 BLOCK 3 LANSING IMPROVEMENT COMPANYS ADD
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CURRENT BLDG SAFETY PERMIT ACTIVITY

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

DELINQUENT TAXES		Per County
2023		3613.76
2024		2960.04
2025		6217.03

MSD HEARING DATE:	11/18/2025
MSD HEARING RESULTS:	MSD 12/18/25

HOUSING CODE VIOLATION LTR:	7/11/2019, 8/25/23
ORIGINAL RED TAG DATE:	10/11/2024
ZONING:	R-MX
ESTIMATE OF REPAIRS:	\$142,873.80
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Adam & Eugene Valleau	904 E. Kalamazoo St Lansing MI 48912	

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	1/26/2026	Referral
Comm. on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Comm. on Public Safety	3/5/2026	No action per request from Director
Comm. on Public Safety	5/21/2026	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday, 11/18/2025 @ 5:00 PM



Andy Schor, Mayor

904 E Kalamazoo

Title Information:

- Adam Valleau & Eugene Valleau

Original Red Tag Date:

- 10/11/24

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- No current repairs being made.

SEV & Cost of Repairs:

- SEV is \$50,900
- Cost of repairs is \$142,873.80

City Recommendation:

- 30 days to make safe or demolish.



Inspection Photos





Inspection Photos





Inspection Photos



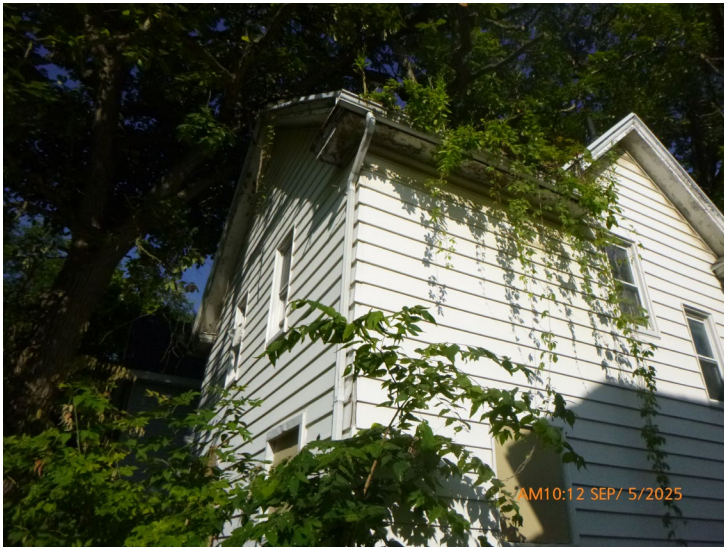


Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **904 E. Kalamazoo St.** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 904 E. Kalamazoo St**
 - **City, State, Zip, county: Lansing, MI 48912**
 - **Legal Description: LOT 7 BLOCK 3 LANSING IMPROVEMENT COMPANYS ADD**
 - **Parcel #: 33-01-01-15-352-251**

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 November 18, 2025**
- **Time: 4:00 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.

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 - 11.18.25 #1
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Matter of the building/structure at 904 E KALAMAZOO, which is a dwelling garage other

1. Date of hearing: NOVEMBER 18, 2025 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 \$50,900.00
7. The cost to repair the building or structure to make it safe is \$142,873.80
8. The real estate is described as follows:

Parcel Number: 33-01-01-15-352-251

LOT 7 BLOCK 3 LANSING IMPROVEMENT COMPANYS ADD

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 Dec. 18 2025

11/18/25
Date

David Muelle
Hearing Officer

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 , 904 E. Kalamazoo St, 33-01-01-15-352-251 , Lot 7 Block 3 Lansing Improvement Companys Add, 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 OCTOBER 11TH, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 18th, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECEMBER 18th, 2025 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 February 23, 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 904 E. Kalamazoo St, 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 _____ days from the date of this resolution, _____, 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:	408 Norman
PARCEL NUMBER:	33-01-01-21-463-052

LISTED TAXPAYER:	D'Haene Management Group
INTERESTED PARTIES:	
SEV INFORMATION:	\$29,500.00
LAND VALUE:	\$2,300.00
BUILDING VALUE:	
LOT SIZE:	46x49

LEGAL DESCRIPTION:	COMM NE COR LOT 67, TH W ALONG N LOT LINE 57.9FT, S TO PT ON S'LY LINE LOT 67 46.6FT NW'LY OF SE COR. SE'LY TO SE COR. NE'LY
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CURRENT BLDG SAFETY PERMIT ACTIVITY

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

DELINQUENT TAXES	Per County
2023	6069.48
2024	9200.63
2025	3491.96

MSD HEARING DATE:	11/19/2025
MSD HEARING RESULTS:	MSD 12/19/25

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	9/4/2019
ZONING:	R-3
ESTIMATE OF REPAIRS:	\$77,815.19
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
D'Haene Management Group Inc	6971 W. Willow Hwy Lansing MI 48917	

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	1/26/2026	Referral
Committee on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Committee on Public Safety	3/5/2026	No action per request from Director
Committee on Public Safety	5/21/2026	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Friday, 10/25/2024 @ 5:00 PM



Andy Schor, Mayor

408 Norman St

Title Information:

- D'HAENE MANAGEMENT GROUP INC

Original Red Tag Date:

- 9/4/2019

Reasons for Red Tag

- This dwelling constitutes threats to the life, health, and/or safety of the persons living near or visiting the dwelling. It was tagged on 9/4/2019 for unsafe, dilapidated, and unsanitary dwelling.

Property Activity:

- No activity to repair has been done .
- No permits have been pulled to start repairs.

SEV & Cost of Repairs:

- SEV is \$29,500
- Cost of repairs is estimated at \$ 77,815.19

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

Inspection Photos

Damage Report Information:

Leaking roof, water damaged drywall in various parts of house

Permits needed:

- Building
- Electrical
- Mechanical

Other violation activity

- 15 Grass/Weed Enforcements since 2019 – 1 Complied/14 Resolved
- 11 Trash Enforcements since 2019 – 3 Complied/ 8 Resolved
- 4 Board Ups since 2019 –



Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos

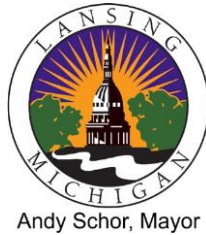




Andy Schor, Mayor

Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **408 Norman St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 408 Norman St**
 - **City, State, Zip, county: Lansing, MI 48910**
 - **Legal Description: COM NE COR LOT 67, TH W ALONG N LOT LINE 57.9 FT, S TO PT ON S'LY LINE LOT 67 46.6 FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY TO BEG; REO PARK ADD**
 - **Parcel #: 33-01-01-21-463-052**

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: Wednesday November 19, 2025**
- **Time: 5:00 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.

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 – 11.19.25 #3
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Matter of the building/structure at 408 NORMAN ST., which is a dwelling garage other

1. Date of hearing: NOVEMBER 19, 2025 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 \$29,500.00
7. The cost to repair the building or structure to make it safe is \$77,815.19
8. The real estate is described as follows:

Parcel Number: 33-01-01-21-463-052

COM NE COR LOT 67, TH W ALONG N LOT LINE 57.9 FT, S TO PT ON S'LY LINE LOT 67 46.6 FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY TO BEG; REO PARK ADD

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 Dec. 1st 2025

11/19/25
Date

David L Muelle
Hearing Officer

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 , 408 Norman Street, 33-01-01-21-463-052, COM NE COR LOT 67, TH W ALONG N LOT LINE 57.9 FT, S TO PT ON S'LY LINE LOT 67 46.6 FT NW'LY OF SE COR, SE'LY TO SE COR, NE'LY TO BEG; REO PARK ADD, 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 SEPTEMBER 4TH, 2019; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 19TH, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECEMBER 19TH, 2025 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 February 23, 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 408 Norman 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 _____ days from the date of this resolution, _____ 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:	408 Sawyer
PARCEL NUMBER:	33-01-05-09-176-211

MSD HEARING DATE:	11/19/2025
MSD HEARING RESULTS:	MSD 12/19/2025

LISTED TAXPAYER:	Jacob Bryce Kolonich
INTERESTED PARTIES:	
SEV INFORMATION:	\$36,713.00
LAND VALUE:	\$7,200.00
BUILDING VALUE:	
LOT SIZE:	70X127.50

HOUSING CODE VIOLATION LTR:	Exterior 7/11/24
ORIGINAL RED TAG DATE:	7/12/2024
ZONING:	R-1
ESTIMATE OF REPAIRS:	\$139,078.67
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	W 70 FT OUTLOT E SUPERVISORS PLAT OF ELMWOOD FARMS
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PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Jacob Bryce Kolonich	408 Sawyer Rd Lansing MI 48911	N/A

CURRENT BLDG SAFETY PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	1/26/2026	Referral
Committee on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Committee on Public Safety	3/5/2026	No action per request from Director
Committee on Public Safety	5/21/2026	

DELINQUENT TAXES		Per County
2024		7434.46
2025		5483.5

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Wednesday, 11/19/25 @ 5:00 PM



Andy Schor, Mayor

408 SAWYER RD

Title Information:

- Jacob Bryce Kolonich
- 33-01-05-09-176-211
- W 70 FT OUTLOT E SUPERVISORS PLAT OF ELMWOOD FARMS

Original Red Tag Date:

- 7/12/2024

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- Home appears abandoned. Considerable structural damage to the home. The outer shell of the house is mostly all that remains. 75% of the floor joists are completely missing exposing the dirt crawl below.

SEV & Cost of Repairs:

- SEV is \$36,713.00
- Cost of repairs is \$139,078.67

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

Inspection Photos

Permits needed:

- Building
- Electrical
- Plumbing
- Mechanical

Other violation activity since red tagged

- 2025
 - 2 board ups
 - 4 grass violations – all resolved
- 2024
 - 3 grass violations – all resolved



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos



Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **408 Sawyer Rd** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 408 Sawyer Rd**
 - **City, State, Zip, county: Lansing, MI 48911**
 - **Legal Description: W 70 FT OUTLOT E SUPERVISORS PLAT OF ELMWOOD FARMS**
 - **Parcel #: 33-01-05-09-176-211**

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: Wednesday November 19, 2025**
- **Time: 5:00 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.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 – 11.19.25 #1</p>
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Matter of the building/structure at 408 SAWYER RD., which is a dwelling garage other

1. Date of hearing: NOVEMBER 19, 2025 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 \$36,713.00
7. The cost to repair the building or structure to make it safe is \$139,078.67
8. The real estate is described as follows:

Parcel Number: 33-01-05-09-176-211

W 70 FT OUTLOT E SUPERVISORS PLAT OF ELMWOOD FARMS

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 12/19/2025.

11/19/25
Date

David L. Muelle
Hearing Officer

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 , 408 Sawyer Rd, 33-01-05-09-176-211, W 70 Ft Outlot E Supervisors Plat of Elmwood Farms, 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 12th, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 19TH, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECMEBER 19TH, 2025 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 February 23, 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 408 Sawyer Rd, 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 _____ days from the date of this resolution, _____, 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:	1004 Cady
PARCEL NUMBER:	33-01-01-10-329-131

MSD HEARING DATE:	11/24/2025
MSD HEARING RESULTS:	MSD 12/29/25

LISTED TAXPAYER:	Tarshua Evans
INTERESTED PARTIES:	
SEV INFORMATION:	\$39,000.00
LAND VALUE:	\$6,000.00
BUILDING VALUE:	
LOT SIZE:	49.50x48

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	9/26/2018
ZONING:	R-2
ESTIMATE OF REPAIRS:	\$80,366.52
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	E 3 R LOT 4 BLOCK 2 NARMORES ADD
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PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Tarshua Evans	1004 Cady Ct Lansing MI 48906	

CURRENT BLDG SAFETY PERMIT ACTIVITY

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	1/26/2026	Referral
Committee on Public Safety	2/5/2026	Set Show Cause Hearing
City Council	2/9/2026	Set Show Cause Hearing
City Council	2/23/2026	Show Cause Hearing
Committee on Public Safety	3/5/2026	No action per request from Director
Committee on Public Safety	5/21/2026	

DELINQUENT TAXES	Per County
2023	7799.56
2024	7280.63
2025	3438.46

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Monday 11/24/2025 @ 5:00 PM



Andy Schor, Mayor

1004 Cady Ct

Title Information:

- Tarshua Evans
- 33-01-01-10-329-131
- E 3 R LOT 4 BLOCK 2 NARMORES ADD

Original Red Tag Date:

- 9/26/2018
- 8/1/2019 – entered into red tag monitoring. Invoiced 10,365.00.

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- No permits have been pulled.
- No work being done

SEV & Cost of Repairs:

- SEV is \$39,000.00
- Cost of repairs is \$80,366.52

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Andy Schor, Mayor

1004 Cady

Damage Report Information:

- Property has been abandoned, dilapidated and damaged by critters.
- Has serious sanitation issues

Permits needed:

- Licensed electrical, plumbing and mechanical contractors will need to review all systems and obtain permits as needed.

Owner interaction:

- Request to Inspect on 6/13/2025 with owner

Other violation activity:

- Since being red tagged the property has received eight grass violations, nine trash violations, and six board ups

City Recommendation:

- 30 days to make safe or demolish



Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





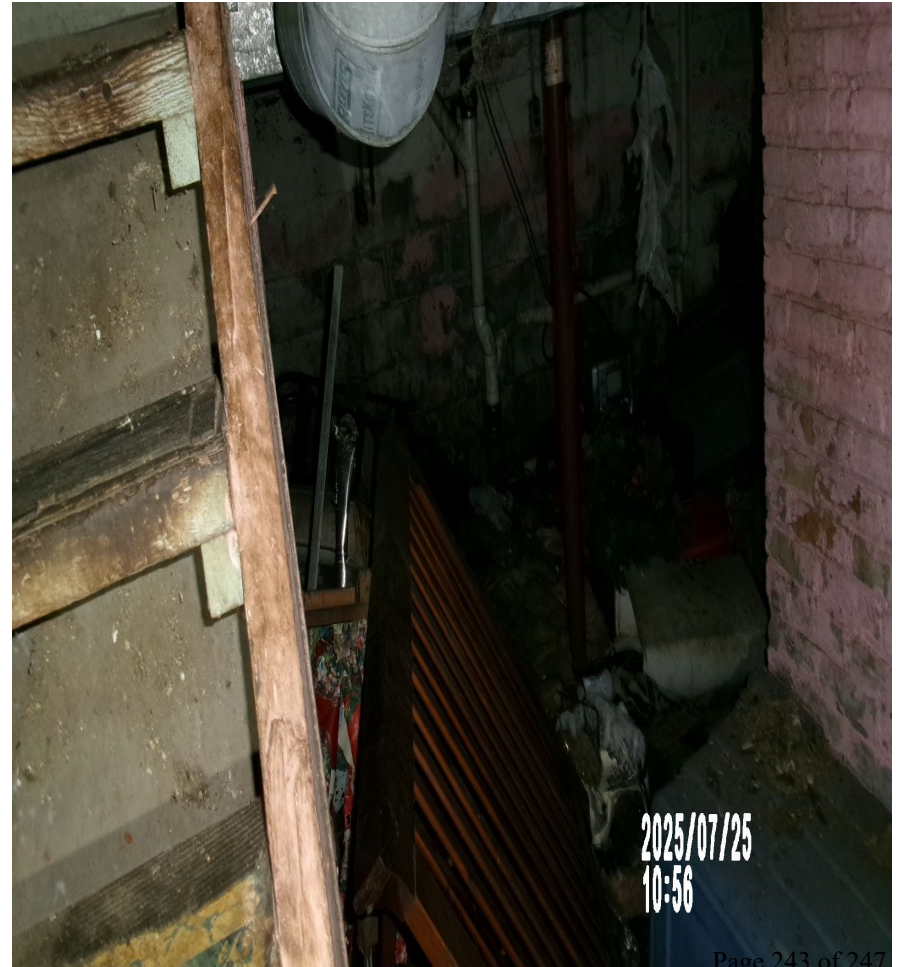
Andy Schor, Mayor

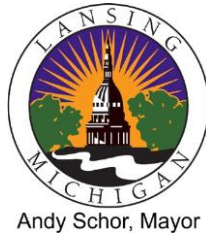
Inspection Photos





Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **1004 Cady Ct** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 1004 Cady Ct**
 - **City, State, Zip, county: Lansing, MI 48906**
 - **Legal Description: E 3 R LOT 4 BLOCK 2 NARMORES ADD**
 - **Parcel #: 33-01-01-10-329-131**

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: Monday November 24, 2025**
- **Time: 5:00 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.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 - 11.24.25 #2</p>
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Matter of the building/structure at 1004 CADY CT. which is a dwelling garage other

1. Date of hearing: NOVEMBER 24, 2025 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 \$39,000.00
7. The cost to repair the building or structure to make it safe is \$80,366.52
8. The real estate is described as follows:

Parcel Number: 33-01-01-10-329-131
E 3 R LOT 4 BLOCK 2 NARMORES ADD

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 December 29, 2025

11/24/25
Date


Hearing Officer

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 , 1004 Cady Ct, 33-01-01-10-329-131, E 3 R Lot 4 Block 2 Narmores Add, 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 SEPTEMBER 26TH, 2018; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 24TH, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by DECEMBER 29TH, 2025 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 February 23, 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 1004 Cady Ct, 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 ___ days from the date of this resolution, ____, 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.