

Regular Meeting Of Lansing City Council

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



Agenda for June 8, 2026 at 7:00 PM

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

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

Roll Call

Meditation and Pledge of Allegiance

Approval of Printed Council Proceedings

1. May 18, 2026

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

Tabled Items

Special Ceremonies and Presentations

2. Tribute; in recognition of the Juneteenth Celebration and Holiday (PEND-4496)
3. Obsolete Property Rehabilitation Act (OPRA) District; 2231 W. Willow St., AM Land Holdings LLC (PEND-4460)

Comments by Council Members and the City Clerk

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

Speaker Registration for Public Comment on Legislative Matters

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

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link: <https://events.gcc.teams.microsoft.com/event/964c7c12-92df-4484-84ab-a09203dcbff1@87509dee-095b-4ff8-ba5a-0035cdfc715d>

Mayor's Comments

Show Cause Hearings

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

Speakers must sign up on BLUE form.)

Scheduled Public Hearings

4. Obsolete Property Rehabilitation Act (OPRA) District; 2231 W. Willow St., AM Land Holdings LLC (PEND-4460)
5. Noise Special Permit; Public Service Department request to allow for the Lansing Avenue Pump Station (LAPS) Project (PEND-4454)
6. Special Assessment; Snow and Ice Removal Winter 2025-2026 (PEND-4478)

Council Consideration of Legislative Matters

Referral of Public Hearings

Consent Agenda

7. Tribute; in recognition of the Juneteenth Celebration and Holiday (PEND-4496)
8. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 813 Bement St. (PEND-4409)
9. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 1218 Gordon Ave. (PEND-4467)
10. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 2114 E. Kalamazoo St. (PEND-4469)
11. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 4507 Devonshire Ave. (PEND-4472)
12. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 100 W. Hodge Ave. (PEND-4474)
13. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 708 S. Hayford Ave. (PEND-4476)
14. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 6031 S. Martin Luther King Jr. Blvd. (PEND-4480)
15. Grant Acceptance; Michigan Humanities Council Touring Grant (PEND-4483)

Resolutions for Action

16. Orders to Make Safe or Demolish to the owners of 108 W. Barnes Ave. (PEND-4410)
17. Orders to Make Safe or Demolish to the owners of 1004 Cady Ct. (PEND-4340)
18. Orders to Make Safe or Demolish to the owners of 408 Sawyer Rd. (PEND-4329)
19. Claim Appeal; Claim #2223, Brian and Karen Holmes for \$502 in red tag fees at 420 Sawyer Rd. (PEND-4451)
20. Claim Appeal; Claim #2227, Alexandra Leonard for \$560 in grass violation fees at 425 N. Foster Ave. (PEND-4452)

21. Grant Acceptance; Michigan Transportation Economic Development Fund on behalf of Capital Region Airport Authority for Capital City Blvd. (PEND-4465)
22. Grant Acceptance; Ingham County Housing and Homeless Millage for ModPods for unhoused individuals (PEND-4363)

Reports from Council Committees

Ordinances for Introduction and Setting of Public Hearings

23. Repealing Chapter 886; Tax Exemptions for Multifamily Dwelling Projects (PEND-4484)
24. Adding a new Chapter 886, Service Charge of Four Percent of Annual Shelter Rents for Eligible Housing Development Projects (PEND-4486)

Ordinances for Passage

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

Speaker Registration For Public Comment On City Government Related Matters

Reports Of City Officers, Boards, And Commissions; Communications And

Petitions; And Other City Related Matters (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

Item(s) from the City Clerk re:

26. Minutes of Boards and Commissions placed on file in the Clerk's Office
27. Board of Water and Light Budget Fiscal Year ending June 30, 2027 and Capital Improvement Plan for Fiscal Years 2027-2032
28. Lansing Board of Water and Light Proposed Rate Changes

Item(s) from the Mayor re:

29. Petition for Maintenance and Improvement of Keller Drain (PEND-4493)
30. Ballot Proposal; Essential Services Millage Restoration (PEND-4500)
31. Board of Water and Light Return on Equity Agreement, Amendment #9 (PEND-4501)

Communications and Petitions

32. Claim Appeal; Claim #2244, Sheila Shang for \$550.00 in trash violation fees at 1725 Donora Street. (PEND-4494)
33. Communication from Rayna Morales about concern regarding rising rental costs.
34. Notice from the Michigan Liquor Control Commission; B&A Unicorn, Inc., 327 E Cesar E Chavez Ave, request for Conditional License; Transfer Ownership Escrowed 2026 Class C License From Unicorn, LLC; New SDM License In Conjunction, Issued Under Mcl 436.1533(5)(A), Non-Transferable; New Sunday Sales Permit (AM/PM); For The Class C License - Spirits And Mixed Spirit Drink; New Dance-Entertainment Permit; New Sunday Sales Permit (PM) (RID # RQ-2604-03743)

Motion Of Excused Absence

Remarks By Council Members

Remarks by the Mayor or Executive Assistant

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

Adjournment

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

Chris Swope, City Clerk

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



**Official Proceedings of the City Council
City of Lansing
May 18, 2026**

Tony Benavides Lansing City Council Chambers
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Spadafore.

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

ABSENT: None

A quorum was present.

Council Member Kost asked people to keep Mayor Schor in their thoughts due to some family health issues during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Spadafore.

Approval of Printed Council Proceedings

By Vice President Pehlivanoglu

To approve the printed Council Proceedings of May 11, 2026

Motion Carried

Special Ceremonies

Tribute; Recognizing May 19th as Malcolm X Day in the City of Lansing

Resolution #2026-146

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

WHEREAS, May 19th marks the birth of Malcolm X (El-Haji Malik El-Shabazz), born in 1925, whose life and legacy remain deeply connected to the City of Lansing; and

WHEREAS, Malcolm X spent his formative years on the south side of Lansing, where he attended Pleasant Grove Elementary and West Junior High School. His early education experiences helped shape his worldview and future leadership. In 1958 he married his wife, Betty Shabazz at Lansing City Hall; and

WHEREAS, Malcolm X emerged as a powerful advocate for human rights, dignity, and self-determination for Black Americans, challenging injustice and inspiring generations to confront inequality and systemic oppression; and

WHEREAS, honoring Malcolm X Day provides an opportunity for residents to reflect on the ongoing pursuit of equality, justice, and empowerment for African Americans, and to engage in meaningful dialogue about civil rights and social progress; and

WHEREAS, The Lansing community continues to celebrate diversity, resilience, and the contributions of African American leaders who have advanced the cause of freedom and human dignity.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council by way of the Malcolm X Community Commission hereby recognizes May 19th as Malcolm X Day in the City of Lansing; and that this resolution reaffirms the City's commitment to equity, justice, and the continued work of building a more inclusive and compassionate community for all.

By Council Members Carter

Motion Carried

Council Member Carter recognized The Malcolm X Community Commission and spoke in support of the tribute.

DeLisa Fountain spoke in support of the Malcolm X Day.

Comments by Council Members and the City Clerk

Council Member Martinez thanked the Economic Development and Planning department for sponsoring her and others to attend the Michigan State

Housing Development Authority Elected Officials Leadership training.

Council Member Nevarez Martinez announced the date of the Second Ward Constituent Contact Meeting.

Council Member Carter spoke about the At-Large Constituent Contact Meeting.

Council Member Hussain spoke about the meetings for Churchill Downs Community Association, Colonial Village Neighborhood Association, Lewton Rich Neighborhood Association, and the Southwest Action Group. He recognized the South Martin Luther King Jr. Boulevard Corridor Improvement Authority for their Beautification Day. He spoke about local business owners, Yanelli Lopez of La Mulata, Amanda and James DeFrees of 517 Coffee, and Beth Clark with Eric's Cycling. Council Member Hussain also mentioned other members of the Lansing community, Brent Forsberg with Lansing Growth Fund, Chaz Carillo with the Hispanic Chamber of Commerce, Paul Anderson with the Southwest Action Group, Brad Simtob and Joe Neller of Simtob properties, and Melissa White, Don Sober, and Jeremy Matthews with South Martin Luther King Jr. Boulevard Corridor Improvement Authority. In addition, he mentioned community members Kahleea Washington with the LEDC, and Alex Watkins with the LEDC.

President Spadafore spoke about the Westside Neighborhood Association's St. Joe Park cleanup and the Westside Neighborhood Flea Market. President Spadafore also announced there will be no Committee of the Whole meeting on June 8th.

Community Event Announcements

Nicklas Zande spoke about upcoming Old Everett neighborhood events.

Speaker Registration for Public Comment on Legislative Matters

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

Mayor's Comments

Deputy Mayor Mumby spoke about outages related to a recent storm, reminded residents of the guidelines for the City to pick up fallen tree branches, and congratulated the Board of Water and Light for quickly handling the outages that happen only a couple hours earlier. He also congratulated Fire Marshal Jared Nisch for being selected as 2026 National Fire Protection Association Fire Marshal of the Year.

Public Comment on Legislative Matters

Legislative Matters

Legislative Matters included the following public hearings:

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

Council Member Carter gave an overview of the public hearings.

Public Comment on Legislative Matters:

Frederic Mcloughlin spoke about the City budget resolution.

Nicklas Zande spoke in favor of the resolution regarding the Iran War.

Referral of Public Hearings

Amending Chapter 218 to provide for the creation and semiannual update of a City Tax and Debt Dashboard.
Referred to the Committee on Ways and Means

Consent Agenda

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

Motion Carried

Resolution #2026-147

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

WHEREAS, Lansing Pride requested \$500 to defray costs for special event costs associated with their event, "Lansing Pride Celebration" to be held June 27, 2026; and

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

WHEREAS, the Committee on City Operations met on May 14, 2026, reviewed the request, and approved \$1,000.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to Lansing Pride in the amount of \$1,000 to defray costs associated with their event "Lansing Pride Celebration" to be held on June 27, 2026.

BE IT FURTHER RESOLVED that the Mayor and the Finance Department shall process this request by charging \$1,000 to the Council Community Promotion Account – 101.112101.956289.

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

Adopted as part of the Consent Agenda

Resolution #2026-148

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

WHEREAS, Junior League of Lansing requested \$265 to defray costs for a rental facility associated with their event, "bRUNch and Walk with League 5K" to be held June 7, 2026; and

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

WHEREAS, the Committee on City Operations met on May 14, 2026, reviewed the request, and approved \$500.

THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby approves an allocation from Community Funding Account to the Junior League of Lansing in the amount of \$500 to defray costs for a rental facility associated with their event "bRUNch Walk with League 5K" to be held on June 7, 2026.

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

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

Adopted as part of the Consent Agenda

Resolution #2026-149

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

SNOW AND ICE REMOVAL ASSESSMENT ROLL WINTER 2025-26

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council will hold a public hearing on Monday, June 8, 2026, at 7:00 PM, in the Council Chambers, to review, prior to confirmation, said assessment roll; and

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

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

BE IT FINALLY RESOLVED, that pursuant to the requirement of 1962 PA 162, as amended, a written appeal of the Special Assessment may be made to the Michigan Tax Tribunal, 611 West Ottawa St., P.O. Box 30232, Lansing, MI 48909; if filed within thirty days after confirmation of the special assessment roll and if the Special Assessment was protested at this hearing.

Adopted as part of the Consent Agenda

Resolution #2026-150

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

WHEREAS, the City of Lansing Department of Public Service is constructing the utility and infrastructure improvements associated with the Lansing Avenue Pump Station (LAPS) Project at 1701/1711 Lansing Avenue; and

WHEREAS, the project location is at or on Lansing Avenue between the Grand River and Greenwood Avenue, in the City of Lansing, and

WHEREAS, from June 27, 2026, through June 26, 2027, the Public Service Department, has requested a waiver of the noise ordinance on Saturdays from 8:00 AM to 5:00 PM; and

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

- Reduce the amount of time local access for property owners is impacted;
- Allow the contractor to have the ability to work Saturdays when necessary to recover and accelerate the project schedule, as delays have been caused by severe weather events and existing infrastructure challenges.

NOW THEREFORE BE IT RESOLVED that a public hearing be held on Monday, June 8, 2026, at 7:00 PM in the City of Lansing Council Chambers, 124 W. Michigan Ave., in consideration of the request for granting a waiver of the noise ordinance for construction noise at 1701 Lansing Avenue, between the Grand River and Greenwood Avenue, on Saturdays from 8:00 AM to 5:00 PM from June 27, 2026, through June 26, 2027.

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

Adopted as part of the Consent Agenda

Resolution #2026-151

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

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be held in the City Council Chambers of the City of Lansing, 10th Floor, Lansing City Hall, Lansing, Michigan, on Monday, June 8, 2026, at 7:00 p.m. for the purpose of receiving public comment on the approval of an OPRA District under the provisions of Public Act 146 of 2000 and that the Clerk shall publish once in a publication of general circulation within the community a notice of the scheduled public hearing and that the notice appear not less than 10 or more than 30 days prior to the date of the hearing.

Adopted as part of the Consent Agenda

Resolution #2026-152

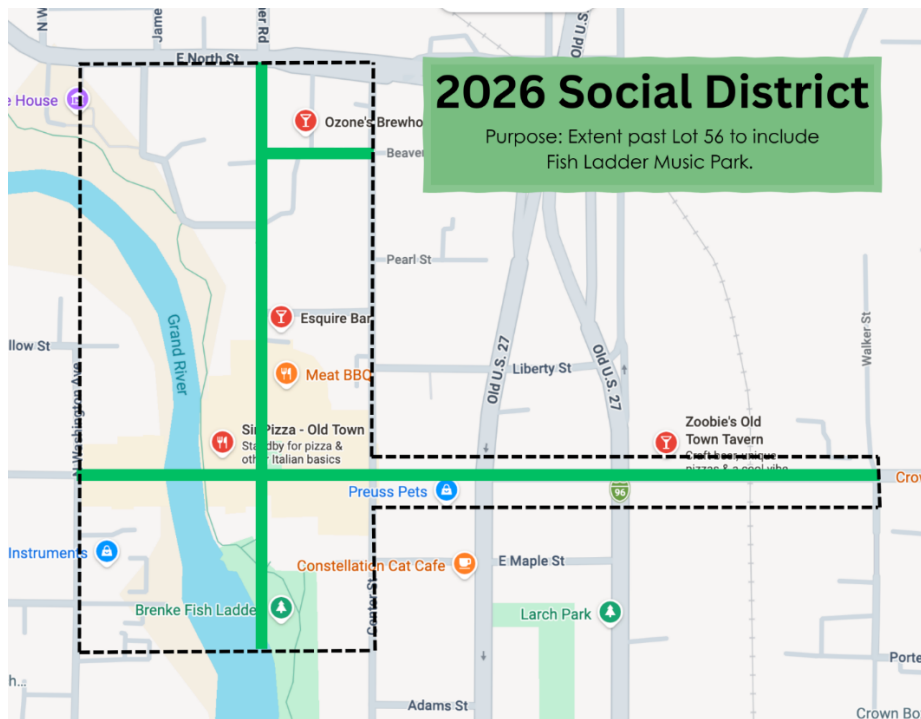
By the Committee on Development and Planning
Resolved by the City Council of the City of Lansing

WHEREAS, in Resolution 2021-093, the City of Lansing established three Social Districts within the City, the Downtown Social District, the REO Town Social District, and the Old Town Social District; and

WHEREAS, the City of Lansing wishes to extend the social district boundary and commons area of the Old Town Social District to include the City of Lansing's Parking Lot 56, and Brenke Fish Ladder Music Park, as depicted in the attached Lansing Social Districts Updated Package; and

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council hereby approves the expansion of the Old Town Social District and commons area to the limits shown on the attached Old Town Social Districts map.

BE IT FINALLY RESOLVED the City Clerk is requested to notify the Michigan Liquor Control Commission of the action taken.



Adopted as part of the Consent Agenda

Resolutions

Resolution #2026-153

By Council Member Kost

Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing City Council recognizes that the people of Lansing are directly impacted by national decisions on war, military spending, and foreign policy; and

WHEREAS, the United States Constitution grants Congress the sole authority to declare war, and any prolonged military conflict undertaken without explicit congressional authorization raises serious constitutional and legal concerns; and

WHEREAS, the Lansing City Council believes that war with Iran would be unlawful absent congressional authorization and a clear legal justification under domestic and international law; and

WHEREAS, the residents of Lansing are already struggling with rising costs of living, including increases in food prices, gasoline, utilities, and other necessities that are often worsened by war and instability in global energy markets; and

WHEREAS, families in Lansing deserve investments in housing, infrastructure, education, healthcare, and public safety instead of endless military escalation abroad; and

WHEREAS, military action without clearly defined objectives, transparency, or an achievable end goal risks unnecessary loss of life and prolonged economic hardship for working people.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council calls for an immediate end to unauthorized military escalation and any unlawful war with Iran.

BE IT FURTHER RESOLVED, that the Council urges the President and the United States Congress to pursue diplomacy, de-escalation, and peaceful resolution instead of continued military conflict.

BE IT FURTHER RESOLVED, that the Council affirms that the people of Lansing should not bear the burden of rising food and gas prices, economic uncertainty, and the human costs of war without any clear mission or defined objective.

BE IT FINALLY RESOLVED, that the City Clerk submit copies of this resolution to the Governor of the State of Michigan, the delegation of the Michigan House of Representatives and Senate, the President of the United States, and leaders of the United States Congress.

By Council Member Kost

Motion Carried

RESOLUTION #2026-154
 BY COMMITTEE OF THE WHOLE
 RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, in conformance with Article 7, Section 7-101 of the City Charter, on March 23, 2026, the Mayor submitted a proposed budget for the 2026/2027 fiscal year, which spans from July 1, 2026 through June 30, 2027; and

WHEREAS, the City Council held a series of televised public hearings to review the Mayor's budget recommendations, and a community input session on May 4, 2026; and

WHEREAS, in accordance with the City Charter and the State Uniform Budgeting and Accounting Act, notice was published and a public hearing was held on May 4, 2026, for the fiscal year 2026/2027 budget and capital improvements program, and the proposed levy for taxation; and

WHEREAS, Public Act 2 of 1968 of the State of Michigan, as amended, provides that the budget resolution of the City shall set forth the total number of mills to be levied under the General Property Tax Act, the estimated revenues by source, and amounts appropriated to defray expenditures and meet the liabilities for the City for the ensuing fiscal year; and

WHEREAS, the City Council desires to establish certain budget policies for the fiscal year 2026/2027, which must include all policies to be carried forward into the current fiscal year;

NOW, THEREFORE, BE IT RESOLVED that 19.44 mills be levied under the General Property Tax Act for the fiscal year for City Operating; and

BE IT FURTHER RESOLVED that 0.26 mills be levied under the Section 475 of Public Act 40 of the State of Michigan, as amended, and such revenue be used to pay for the cost of drain improvements including a portion of the assessment from the Montgomery Drainage District to the City for the Montgomery Drain improvements; and

BE IT FURTHER RESOLVED that 3.9 mills be levied with such revenue to be used to pay for the new Public Safety Buildings, as approved by the voters on November 8, 2022; and

BE IT FURTHER RESOLVED that the following changes to the City's fees and charges be adopted:

Fee Proposed	From Current FY 2026	To Proposed FY 2027
<u>Clerk</u>		
Building Mover/ Wrecker	175.00	200.00
Building Renewal	100.00	115.00
Collection Bin	175.00	200.00
Collection Bin Replace Sticker	25.00	30.00
Health Club	350.00	400.00
Elections Office Common Room Rental		
Office Hours (per hour)	New	30.00
After Hours (per hour)	New	80.00
Fee Proposed (continued)	From Current FY 2026	To Proposed FY 2027
<u>Economic Development and Planning</u>		
<u>Parking Rates</u>		
SCR reserved permit (back lot)	151.00	155.00

SCR covered permit	124.00	128.00
SCR roof permit	98.00	102.00
NGR reserved permit (1st level)	171.00	175.00
NGR Valet/Cage area permit	171.00	175.00
NGR reserved permit (4th level)	150.00	154.00
NGR covered permit	150.00	154.00
NGR roof permit	118.00	122.00
NCR general permit (all levels)	127.00	131.00
Expired Meter Violation - Discount Rate	15.00	25.00
Expired Meter Violation - After 12 Am	25.00	35.00
Expired Meter Violation - 14 Day	35.00	45.00
Expired Meter Violation - 28 Day	45.00	55.00
<u>Credit Card Transaction Fees</u>		
App and Kiosk, Apple Pay, Google Pay, NFC	0.35	0.50
Stripe, Comerica, Square (pass through)	-	4%
Stripe, Comerica, Square (minimum)	1.00	3.00
<u>Planning, Building, Code</u>		
Pilot Application Fee (Workforce PILOT)	850.00	1,100.00
Water Heater (Mechanical)	15.00	20.00
Investigation Fees (Mechanical)	200.00	250.00
Investigation Fees (Electrical)	200.00	250.00
Investigation Fees (Plumbing)	150.00	200.00
Investigation Fees (Building)	200.00	250.00
Ch. 1420 Building Code, 1st offense	150.00	300.00
Ch. 1420 Building Code, 1st repeat offense	250.00	500.00
Ch. 1420 Building Code, 2nd repeat offense	500.00	1,000.00
Ch. 1422 Plumbing Code, 1st offense	150.00	300.00
Ch. 1422 Plumbing Code, 1st repeat offense	250.00	500.00
Ch. 1422 Plumbing Code, 2nd repeat offense	500.00	1,000.00
Ch. 1424 Electrical Code, 1st offense	150.00	300.00
Ch. 1424 Electrical Code, 1st repeat offense	250.00	500.00
Ch. 1424 Electrical Code, 2nd repeat offense	500.00	1,000.00
Ch. 1426 Mech Code, 1st offense	150.00	300.00
Ch. 1426 Mech Code, 1st repeat offense	250.00	500.00
Ch. 1426 Mech Code, 2nd repeat offense	500.00	1,000.00
 <u>Public Service</u>		
Forestry Tree Replacement	New	350.00
Sewer Monthly Fixed Charge	14.92	15.70
Industrial Pretreatment Charge	7.05	7.40

Fee Proposed (continued)	From Current FY 2026	To Proposed FY 2027
<u>Public Service (continued)</u>		
Commodity Charge, inclusive of: City Sewage Charges Westside Water Dist Sewage Industrial Pretreatment Revenue Sewage Charges (GM/Delta)	8.74	9.18
Irrigation Commodity Charge	1.31	1.37
<u>Parks and Recreation, General Fund</u>		
<u>Special Events</u>		
Women's Wellness Day Fee	New	25.00
Road Rally Team Fee	100.00	120.00
Scavenger Hunt Fee	50.00	60.00
Swim Class, per class	New	10.00
Community Centers	3.00	5.00
<u>Parks and Recreation, Cemeteries</u>		
<u>Marker/Monument Cuts</u>		
Single Marker Cut (with foundation)	130.00	250.00
Double Marker Cut (with foundation)	285.00	300.00
Monument Cut (no foundation)	310.00	325.00
Government Marker - Marker Foundation	75.00	70.00
Niche Plate Removal - Mt Hope	65.00	70.00
Niche Plate Removal - Evergreen	80.00	85.00
<u>Interments</u>		
Open & Close Adult Grave	1,365.00	1,435.00
Open & Close Adult Oversized Grave	2,035.00	2,135.00
Open & Close Child Grave	695.00	730.00
Open & Close Cremation	695.00	730.00
Open & Close Infant Grave	515.00	540.00
Open & Close Columbarium Niche	515.00	540.00
Weekday Burials After 2pm, Mon-Fri	620.00	650.00
Saturday Burials before 1pm	745.00	780.00
Saturday Burials after 1pm	925.00	970.00
Sunday/City Holiday Burials	1,235.00	1,295.00

Oversized Burials	2,035.00	2,135.00
-------------------	----------	----------

Fee Proposed (continued)	From Current FY 2026	To Proposed FY 2027
--------------------------	-------------------------	------------------------

Parks and Recreation, Cemeteries (continued)

Burial Spaces

Single Plot, Resident	1,545.00	1,620.00
Single Plot, Non-City Resident	2,315.00	2,430.00
Child Grave	695.00	730.00
Infant Grave	515.00	540.00
2 Grave Monument Lot, Resident	3,835.00	4,025.00
2 Grave Monument Lot, Non-Resident	5,770.00	6,040.00
3 Grave Monument Lot, Resident	5,000.00	5,960.00
3 Grave Monument Lot, Non-Resident	7,500.00	8,395.00
Premium Grave, Single Marker, City Resident	2,300.00	2,415.00
Premium Grave, Single Marker, Non-Resident	3,450.00	3,620.00

Columbarium Niches

First Row, Resident	1,540.00	1,615.00
First Row, Non-Resident	2,330.00	2,445.00
Second & Third Row, Resident	1,670.00	1,755.00
Second & Third Row, Non-Resident	2,490.00	2,615.00
Fourth Row, Resident	1,430.00	1,500.00
Fourth Row, Non-Resident	2,145.00	2,250.00
Fifth Row (Mt. Hope Only), Resident	1,300.00	1,365.00
Fifth Row (Mt. Hope Only), Non-Resident	1,950.00	2,045.00

Cremation Tower Plots

Cremation Tower Plot (Tower not Included)	New	1,755.00
---	-----	----------

Disinterments/Reinterments

Lansing Cemeteries (Adult)	4,065.00	4,270.00
Lansing Cemeteries (Child & Infant)	2,100.00	2,205.00
Lansing Cemeteries (cremains)	2,100.00	2,205.00
Outside Cemetery (Adult)	2,730.00	2,865.00
Outside Cemetery (Child & Infant)	1,415.00	1,485.00
Outside Cemetery (cremains)	1,415.00	1,485.00

Other Cemetery Fees

Cremation Tent (reserved)	260.00	275.00
---------------------------	--------	--------

Cremation Tent (same-day rental)	310.00	325.00
Thaw Fee (cremains)	60.00	75.00
Thaw Fee (full burials)	180.00	215.00

BE IT FURTHER RESOLVED that the following appropriations and revenue projections are adopted as the City's budget for the FY 2026/2027 fiscal year:

I. General Fund

	FY 2027 Proposed	Council Changes	FY 2027 Adopted
<u>Estimated Revenues</u>			
Property Taxes	58,980,000		58,980,000
Income Taxes	50,600,000		50,600,000
Licenses & Permits	1,492,000		1,492,000
State Grants	25,270,000		25,270,000
Contributions	30,446,000		30,446,000
Charges for Services	11,750,000		11,750,000
Fines & Forfeitures	1,690,000		1,690,000
Interest & Rent	1,225,000		1,225,000
Other Revenue	502,000		502,000
Appropriation of Fund Balance	-		-
Total Revenue	181,955,000	-	181,955,000

Appropriations

City Council			
Personnel	701,200		701,200
Operating	405,400		405,400
Total	1,106,600	-	1,106,600
 Mayor's Office			
Personnel	1,174,800		1,174,800
Operating	617,600		617,600
Total	1,792,400	-	1,792,400

I. General Fund (continued)

	FY 2027 Proposed	Council Changes	FY 2027 Adopted
Office of Community Media			
Personnel	675,100		675,100
Operating	163,100		163,100
Total	838,200	-	838,200
 Finance Operations			
Personnel	2,027,100		2,027,100
Operating	702,000		702,000
Total	2,729,100	-	2,729,100

City Clerk's Office			
Personnel	1,388,300		1,388,300
Operating	831,600		831,600
Total	2,219,900	-	2,219,900
I. General Fund (continued)			
	FY 2027 Proposed	Council Changes	FY 2027 Adopted
Office of the Independent Internal Auditor			
Personnel	213,200		213,200
Operating	29,000		29,000
Total	242,200	-	242,200
Treasury/Income Tax			
Personnel	2,174,200		2,174,200
Operating	1,133,800		1,133,800
Total	3,308,000	-	3,308,000
Assessing			
Personnel	1,680,600		1,680,600
Operating	365,700		365,700
Total	2,046,300	-	2,046,300
City Attorney's Office			
Personnel	2,705,800		2,705,800
Operating	566,100		566,100
Total	3,271,900	-	3,271,900
Human Resources			
Personnel	2,080,300		2,080,300
Operating	924,400		924,400
Total	3,004,700	-	3,004,700
Courts			
Personnel	5,143,600		5,143,600
Operating	1,731,400		1,731,400
Total	6,875,000	-	6,875,000
Police			
Personnel	52,183,400		52,183,400
Operating	9,014,500		9,014,500
Total	61,197,900	-	61,197,900
Fire			
Personnel	40,910,600		40,910,600
Operating	7,845,300		7,845,300

Total	48,755,900	-	48,755,900
Public Service			
Personnel	1,226,700		1,226,700
Operating	8,406,700		8,406,700
Total	9,633,400	-	9,633,400
I. General Fund (continued)			
	FY 2027	Council	FY 2027
	Proposed	Changes	Adopted
Human Relations & Community Services			
Personnel	2,185,500		2,185,500
Operating	532,500		532,500
Total	2,718,000	-	2,718,000
Basic Human Services & Racial Equity			
Operating	2,431,000		2,431,000
Total	2,431,000	-	2,431,000
Economic Development and Planning			
Personnel	5,723,200		5,723,200
Operating	3,357,000		3,357,000
Total	9,080,200	-	9,080,200
Parks and Recreation			
Personnel	6,318,500		6,318,500
Operating	5,816,500		5,816,500
Total	12,135,000	-	12,135,000
Neighborhoods, Arts, and Citizen Engagement			
Personnel	564,300		564,300
Operating	273,600		273,600
Total	837,900	-	837,900
City Supported Agencies			
Operating	237,500		237,500
Total	237,500	-	237,500
City Recognitions			
Operating	10,000		10,000
Total	10,000	-	10,000
Non-Departmental			
Vacancy Factor	(1,500,000)		(1,500,000)
South Lansing District Library	171,000		171,000
Debt Service	987,400		987,400

Transfers Out	7,825,500		7,825,500
Total	7,483,900	-	7,483,900
<hr/>			
Total General Fund Appropriation	181,955,000	-	181,955,000

II. Special Revenue Funds

	FY 2027 Proposed	Council Changes	FY 2027 Adopted
Stadium Fund			
<u>Estimated Revenues</u>			
Charges for Services	472,895		472,895
Interest & Rent	5,420		5,420
Other Revenue	156,685		156,685
Interfund Transfers In	226,000		226,000
Total Revenues	861,000	-	861,000
<hr/>			
<u>Estimated Expenditures</u>			
Operating	5,735		5,735
Debt Service	855,265		855,265
Total Appropriations	861,000	-	861,000
<hr/>			
Major Streets Fund			
<u>Estimated Revenues</u>			
Licenses & Permits	665,000		665,000
Federal Grants	500,000		500,000
State Grants	20,300,000		20,300,000
Charges for Services	835,000		835,000
Interest & Rent	350,000		350,000
Other Revenue	125,000		125,000
Appropriation of Fund Balance	1,390,000		1,390,000
Total Revenues	24,165,000	-	24,165,000
<hr/>			
<u>Estimated Expenditures</u>			
Personnel	2,798,800		2,798,800
Operating	5,200,400		5,200,400
Capital	7,725,000		7,725,000
Debt Service	190,800		190,800
Transfers Out	8,250,000		8,250,000
Total Appropriations	24,165,000	-	24,165,000

Local Streets Fund

Estimated Revenues

Property Taxes	155,000		155,000
State Grants	5,950,000		5,950,000
Interest & Rent	100,000		100,000
Interfund Transfers In	10,452,000		10,452,000
Appropriation Of Fund Balance	600,000		600,000
Total Revenues	17,257,000	-	17,257,000

II. Special Revenue Funds (continued)

FY 2027	Council	FY 2027
Proposed	Changes	Adopted

Local Streets Fund (continued)

Estimated Expenditures

Personnel	2,874,200		2,874,200
Operating	3,707,700		3,707,700
Capital	8,555,000		8,555,000
Debt Service	620,100		620,100
Transfers Out	1,500,000		1,500,000
Total Appropriations	17,257,000	-	17,257,000

Public Safety Revenue Sharing Fund

Estimated Revenues

Federal Grants	250,000		250,000
State Grants	1,171,000		1,171,000
Interfund Transfers In	900,000		900,000
Appropriation Of Fund Balance	(432,000)		(432,000)
Total Revenues	1,889,000	-	1,889,000

Estimated Expenditures

Office of Neighborhood Safety

Personnel	169,000		169,000
Operating	425,000		425,000
Total	594,000	-	594,000

Police

Personnel	980,500		980,500
Operating	314,500		314,500
Total	1,295,000	-	1,295,000

Total Appropriations	1,889,000	-	1,889,000
-----------------------------	------------------	----------	------------------

HOME Grant Fund

Estimated Revenues

Federal Grants	630,000		630,000
Other Revenue	116,000		116,000
Total Revenues	746,000	-	746,000

Estimated Expenditures

Personnel	154,000		154,000
Operating	231,500		231,500
Capital	360,500		360,500
Total Appropriations	746,000	-	746,000

**II. Special Revenue Funds
(continued)**

FY 2027	Council	FY 2027
Proposed	Changes	Adopted

**Emergency Solutions Grant
(ESG) Fund**

Estimated Revenues

Federal Grants	175,000		175,000
Total Revenues	175,000	-	175,000

Estimated Expenditures

Operating	175,000		175,000
Total Appropriations	175,000	-	175,000

Building Department Fund

Estimated Revenues

Licenses & Permits	3,925,000		3,925,000
Total Revenues	3,925,000	-	3,925,000

Estimated Expenditures

Personnel	2,942,800		2,942,800
Operating	982,200		982,200
Total Appropriations	3,925,000	-	3,925,000

Community Development Block Grant (CDBG) Fund

Estimated Revenues

Federal Grants	1,900,000		1,900,000
Other Revenue	640,000		640,000
Interfund Transfers In	100,000		100,000
Total Revenues	2,640,000	-	2,640,000

Estimated Expenditures

Personnel	1,160,232		1,160,232
Operating	399,336		399,336
Capital	1,080,432		1,080,432
Total Appropriations	2,640,000	-	2,640,000

Disaster Contingency Fund

Estimated Revenues

Federal Grants	350,000		350,000
Total Revenues	350,000	-	350,000

**II. Special Revenue Funds
(continued)**

FY 2027 Proposed	Council Changes	FY 2027 Adopted
---------------------	--------------------	--------------------

**Disaster Contingency Fund
(continued)**

Estimated Expenditures

Operating	350,000		350,000
Total Appropriations	350,000	-	350,000

**Drug Law Enforcement
Federal Fund**

Estimated Revenues

Interest & Rent	500		500
Total Revenues	500	-	500

Estimated Expenditures

Operating	500		500
Total Appropriations	500	-	500

Drug Law Enforcement State and Local Fund

Estimated Revenues

Fines & Forfeitures	150,000		150,000
Interest & Rent	8,000		8,000
Total Revenues	158,000	-	158,000

Estimated Expenditures

Operating	73,200		73,200
Capital	84,800		84,800
Total Appropriations	158,000	-	158,000

Tri-County Metro Fund

Estimated Revenues

Federal Grants	15,000		15,000
Contributions	400,000		400,000
Fines & Forfeitures	220,000		220,000
Interest & Rent	6,000		6,000
Total Revenues	641,000	-	641,000

Estimated Expenditures

Personnel	85,000		85,000
Operating	556,000		556,000
Total Appropriations	641,000	-	641,000

II. Special Revenue Funds (continued)

FY 2027	Council	FY 2027
Proposed	Changes	Adopted

Opioid Settlement Fund

Estimated Revenues

Other Revenue	210,000		210,000
Total Revenues	210,000	-	210,000

Estimated Expenditures

Police	70,000		70,000
Fire	70,000		70,000
Human Relations & Community Services	70,000		70,000
Total Appropriations	210,000	-	210,000

Downtown Lansing, Inc. Fund

Estimated Revenues

Special Assessments	631,300		631,300
State Grants	1,025,000		1,025,000
Other Revenue	269,500		269,500
Interfund Transfers In	85,000		85,000
Total Revenues	2,010,800	-	2,010,800

Estimated Expenditures

Personnel	459,400		459,400
Operating	1,551,400		1,551,400
Total Appropriations	2,010,800	-	2,010,800

III. Capital Project Funds

Other Capital Projects Fund

Estimated Revenues

Charges for Services	300,000		300,000
Interest & Rent	560,000		560,000
Other Revenue	366,400		366,400
Interfund Transfers In	2,950,000		2,950,000
Appropriation of Fund Balance	989,000		989,000
Total Revenues	5,165,400	-	5,165,400

Estimated Expenditures

Capital	3,300,000		3,300,000
Debt Service	926,400		926,400
Transfers Out	1,254,000		1,254,000
Total Appropriations	5,480,400	-	5,480,400

**III. Capital Project Funds
(Continued)**

FY 2027 Proposed	Council Changes	FY 2027 Adopted
-----------------------------	----------------------------	----------------------------

Parks Millage Capital Projects Fund

Estimated Revenues

Interfund Transfers In	2,862,500		2,862,500
Total Revenues	2,862,500	-	2,862,500

Estimated Expenditures

Capital	2,050,000		2,050,000
Transfers Out	812,500		812,500
Total Appropriations	2,862,500	-	2,862,500

IV. Enterprise Funds

Cemetery Fund

Estimated Revenues

Charges for Services	302,000		302,000
Interest & Rent	8,000		8,000
Other Revenue	162,000		162,000
Interfund Transfers In	760,500		760,500
Total Revenues	1,232,500	-	1,232,500

Estimated Expenditures

Personnel	526,000		526,000
Operating	677,500		677,500
Transfers Out	29,000		29,000
Total Appropriations	1,232,500	-	1,232,500

Municipal Parking System Fund

Estimated Revenues

Charges for Services	4,950,000		4,950,000
Fines & Forfeitures	825,000		825,000
Interest & Rent	1,785,000		1,785,000
Other Revenue	25,000		25,000
Total Revenues	7,585,000	-	7,585,000

Estimated Expenditures

Personnel	2,677,700		2,677,700
Operating	2,110,700		2,110,700
Capital	790,000		790,000
Debt Service	2,006,600		2,006,600
Total Appropriations	7,585,000	-	7,585,000

IV. Enterprise Funds (continued)

FY 2027 Proposed	Council Changes	FY 2027 Adopted
---------------------	--------------------	--------------------

Golf Fund

Estimated Revenues

Interfund Transfers In	72,000		72,000
Total Revenues	72,000	-	72,000

Estimated Expenditures

Operating	72,000		72,000
Total Appropriations	72,000	-	72,000

Sewage Disposal System Fund

Estimated Revenues

Licenses & Permits	50,000		50,000
Charges for Services	45,010,000		45,010,000
Interest & Rent	2,030,000		2,030,000
Other Revenue	10,000		10,000
Appropriation of Fund Balance	12,500,000		12,500,000
Total Revenues	59,600,000	-	59,600,000

Estimated Expenditures

Personnel	8,446,600		8,446,600
Operating	11,191,020		11,191,020
Capital	28,185,000		28,185,000
Debt Service	11,777,380		11,777,380
Total Appropriations	59,600,000	-	59,600,000

**Garbage and Rubbish
Collection Fund**

Estimated Revenues

Charges for Services	4,547,000		4,547,000
Other Revenue	3,000		3,000
Total Revenues	4,550,000	-	4,550,000

Estimated Expenditures

Personnel	1,798,900		1,798,900
Operating	2,321,100		2,321,100
Capital	430,000		430,000
Total Appropriations	4,550,000	-	4,550,000

**IV. Enterprise Funds
(continued)**

FY 2027	Council	FY 2027
Proposed	Changes	Adopted

Recycling Fund

Estimated Revenues

Charges for Services	5,055,000		5,055,000
Interest & Rent	140,000		140,000
Appropriation of Fund Balance	50,000		50,000
Total Revenues	5,245,000	-	5,245,000

Estimated Expenditures

Personnel	1,986,600		1,986,600
Operating	2,578,400		2,578,400
Capital	680,000		680,000
Total Appropriations	5,245,000	-	5,245,000

BE IT FINALLY RESOLVED, that the following policies are hereby established for the 2026/2027 fiscal year:

FY 2026/2027 Budget Policies

In accordance with the State Uniform Budget and Accounting Act (Public Act 2 of 1968), the City of Lansing's annual appropriations, as set forth in the annual budget resolution, shall be made in accordance with Generally Accepted Accounting Principles (GAAP) and shall apply to all funds except internal service funds, debt service funds, permanent funds, and trust and agency funds.

The City's fiscal year is July 1 through June 30. In accordance with the City Charter, on or before the fourth Monday in March, the Mayor submits to the City Council a proposed operating budget for the fiscal year commencing the following July 1. Not later than the third Monday in May, (7-105.1) the Council adopts the budget; at least one week following completion of the final required budget hearing (7-104.2) and sets the property tax rates for the ensuing fiscal year.

Appropriations are set forth in the annual budget resolution. Authority to transfer between appropriations is dictated by City Charter; however, additional administrative budget transfer authority is granted for the following instances. The Council is requesting that the Administration submit quarterly reports of such transfers.

Wastewater Funds – the transfer residual State Revolving Fund (SRF) loan and/or bond proceeds between projects and project segments.

Flood Control – the transfer of funds for flood control and/or storm sewer purposes to address flooding or unanticipated storm sewer maintenance needs.

Major and Local Street (Act 51) Funding – Transfer authority is not limited by departmental allocation, and administrative authority is included for appropriation of MDOT special authorization funding.

Parking System – the transfer of capital project accounts from operating accounts is permitted to meet bid or unforeseen capital needs.

Debt Service Funds – the transfer of residual balances between general obligation bond debt service accounts.

Vacancy Factor – the transfer of estimated vacancy savings between general fund department personnel budgets against the budgeted vacancy factor for the proposes of insourcing contracted positions.

Vacancy Factor/funded and unfilled Positions - The budget includes an attrition vacancy allowance in each department's budget. The Administration is requested to provide Council on a quarterly basis, thereafter, a list of vacant positions by department. The Administration is requested to include in its annual report organization charts to include division and/or site, position titles, bargaining unit, classification level, status, position (FTE, PTE, Contract), and vacancy funding factor for each department but not to include individual employee names.

Any residual funds in the salary line item, that would create a new position after Council has approved this budget, Council requests being notified of changes in positions within sixty (60) days of action. This budget is being approved based on the number of employees provided by the Administration at the time of adoption.

In addition, administrative authority is granted for the transfer of wage and fringe benefit reserves to departmental budgets upon settlement of a collective bargaining agreement.

Carryforwards

Authority is granted to reappropriate available capital project and OPIOD settlement balances as of June 30, 2026 into the FY 2026/2027 budget. All non-capital balances require City Council approval to carryforward, except for encumbered (purchase order) obligations less than \$5,000 and not more than 8 months old.

- Human Services and Community Supported Agencies Funding

The plan for funding Agencies submitted to Council designates particular Agencies. If any agency does not apply for or use their funding, all funds will remain in their respective account(s) for additional appropriation and approval by Council for Human Services and Community Supported Agencies use pursuant to the Charter transfer authority. The Administration/Human Relations Community Services Department is requested to submit to Council a quarterly report on the status of the Human Services and Community Supported Agencies' funding. This report should include the accounting level detail appropriation; amount spent, balance, and a notation as to whether the balance of funds is expected to be spent by the end of the Fiscal Year; if not, why.

General Fund Reserve Policy

The City's General Fund reserves consist of the General Fund balance and the Budget Stabilization Fund. Use of and contributions to the Budget Stabilization Fund are dictated by Ordinance section 218.05.

Unspent Human Services and Community Supported Agencies funding will be considered committed fund balance for purposes of financial reporting pending additional appropriation or reallocation by City Council.

The targeted unrestricted balance for the combination of the General Fund balance and the Budget Stabilization Fund is a minimum of 12% of General Fund expenditure. If events necessitate that the combined balances drop below 12% of General Fund expenditures, a fiscal stabilization plan will be submitted to City Council to restore reserves to the 12% target in a period not to exceed 5 years.

For the purpose of revenue and expenditure thresholds in budget policies and ordinances: general fund expenditures shall be considered to exclude transfers out except when otherwise specified, and general fund revenues shall be considered to exclude transfers in and indirect cost recoveries except when otherwise specified.

Debt Management

Appropriations are made to adequately fund annual debt service obligations. Adherence will be made to required debt service reserves, where applicable, as well as to the provision of annual disclosures as required by outstanding bond obligations.

Investment Policy

Management of cash investments is governed by the City's investment policy and in accordance with State statute, with the objective being the maximization of return on the City's governmental funds through pooling of funds where appropriate and permitted, monitoring of interest rates and fee structures. Investments of the Employee Retirement System, the Police and Fire Retirement System, and the VEBA, are governed those respective boards and dictated by their respective investment policies.

Strategic Planning and Budget Development

In working toward the goal of the incorporation of strategic planning into the budget process, this next year, Administration is encouraged to work towards developing a multi-year budgeting process. This process should align the City's master plan, strategic goals, and performance metrics to short-term and long-term budget priority-setting by Council.

Civil Actions, Claims, and Damages

Whenever a claim is made or any civil action is commenced against the Mayor, a City Council member, a non-bargaining unit employee, a Lansing retirement board trustee, or a member of a City advisory board established by the City Charter or ordinance (collectively in this provision "the Employee or Officer") for damages caused by an act or acts of the Employee or Officer within the scope of his or her authority and while in the course of his or her employment with the City or while performing his or her duties on behalf of the retirement board or advisory board, the City will pay for, engage, or furnish the services of an attorney to advise the Employee or Officer as to the claim and to appear for and represent the Employees or Officers in the action. If the City Attorney does not provide the attorney services, the attorney selection shall be made by the City Attorney in the manner the City Charter requires. The City may compromise, settle, and pay a claim before or after the commencement of any civil action. Whenever any judgment for damages caused by the act or acts of the Employee or Officer covered under this provision is awarded against the Employee or Officer as the result of a civil action, the City will, to the extent not covered by insurance, indemnify the Employee or Officer or will pay, settle, or compromise the judgment. The City's obligations under this provision, however, is contingent upon the Employee or Officer giving prompt notice of the commencement of the action and upon the Employee or Officer cooperating in the preparation, defense, and settlement of the action. The terms "scope of authority" "course of employment" and "performing duties" under this provision do not include any act or acts of Employee or Officer of (i) fraud, (ii) dishonesty, (iii) willful, intentional, or deliberate violation of the law or breach of fiduciary duty, (iv) criminal act, or (v) traffic violation; nor does this provision abrogate or diminish governmental immunity of the City or the Employee or Officer. This provision does not apply to the Lansing Housing Commission nor the Board of Water and Light employees or board/commissioner members.

Grants

In order to receive timely Council consideration of the approval of any grant award, the Administration is encouraged to provide application information for any grant requiring legislative approval to Council, and, upon notification of the award of such a grant, the acceptance shall be submitted to Council with an accompanying form detailing (to extent available) the preferred referral date, grant name, the grant agency, assistance listing number (formally knowns as CDFA), department, contact person, beginning and end date of the grant, total amount, projected object code detail, administrative cost recovery amount, and summary of the grant purpose and allowable uses. Once accepted administrative authority is granted to create necessary accounts and transfers in accordance with the requirements of the grantor. Any grant that can be applied for administratively should be submitted for Council review within 10 days of the application.

Transparency and Accountability in Government

Council will review, and when necessary, pass policies, procedures and ordinances to achieve improved transparency and accountability with respect to economic incentives, outsourcing of service and contracting within City government.

Environmental Stewardship

The City of Lansing is concerned about its environment and strives to be a good steward of such. The City recognizes the importance of sustainability and the need to act. The City recognizes the need to reduce the City's net emissions output, increase its energy efficiency and improve its wastewater treatment and waste management programs.

Lansing Home Ownership Program for Employees (L-Hope)

L-Hope shall cover these groups: all full time and part time year round employees, whose bargaining units have agreed to participate in the program, and the following non-bargaining employee groups: Executive Management Group, Non-Bargaining Group, Mayoral Staff, District Court employees, and the City Council Staff employees, and shall continue as funded.

Training: All Departments should allocate training dollars and follow policies in such a way as to continue their work to improve community relations and reaffirm the City's commitment to ensure equality and freedom for all people regardless of actual or perceived race, sex, religion, ancestry, national origin, color, age, height, weight, student status, marital status, familial status, housing status, military discharge status, sexual orientation, gender identification or expression, mental or physical limitation, and legal source of income.

By Vice President Pehlivanoglu

Motion Carried

Ordinances for Passage

Passage of Ordinance

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

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

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

By Vice President Pehlivanoglu

Ordinance #1357

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

THE CITY OF LANSING ORDAINS:

Section 1. That the Code of Ordinances of the City of Lansing, Michigan, as amended and republished by municipal code corporation through Supplement 64, and all general and permanent legislation of the City from the date of entry through December 31, 2025, except any ordinance repealed as provided by law, as revised, codified, arranged, numbered, edited, and consolidated into component codes, titles, chapters, and sections are hereby approved and readopted as the Codified Ordinances of Lansing, Michigan 2025, complete to December 31, 2025.

Section 2. The readoption of Codified Ordinances shall not be construed to affect a right or liability accrued or incurred under any legislative provision prior to the effective date of such readoption or an action or proceeding for the enforcement of such right or liability. Such readoption shall not be construed to relieve any person from punishment for an act committed in violation of any such legislative provision, nor to affect an indictment or prosecution thereof. For such purposes, any such legislative provision shall continue in full force notwithstanding its repeal for the purpose of revision and codification.

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

Section 4. All ordinance or parts of ordinances in conflict with any of the provisions of this ordinance are hereby repealed.

Section 5. This ordinance shall take effect on the 14th day after enactment unless given immediate effect by City Council.

Speaker Registration for Public Comment on City Government Related Matters

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

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

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

Motion Carried

• Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

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

Placed on File

Item(s) from the Mayor re:

Grant Acceptance; Michigan Humanities Council Touring Grant

Referred to the Committee on Ways and Means

Purchase Price Threshold, Fiscal Year 2026-2027

Referred to the Committee on Ways and Means

• Communications and Petitions, and Other City Related Matters:

Ten communications from Alison Peeler on various City government related matters

Placed on File

Remarks by the Mayor Or Executive Assistant

Deputy Mayor Mumby spoke positively about the collaboration on the budget resolution.

Public Comment on City Government Related Matters

Justin Conklin thanked the council for passing a resolution to add more firefighters to the Lansing Fire Department.

Kenneth Higelmine spoke on a neighborhood issue on Garden Street.

Tasha L. Canty spoke on a neighborhood issue on Garden Street.

Jason Warden spoke on a neighborhood issue on Garden Street.

Kyle Richard spoke in favor of a moratorium on homeless encampment sweeps.

Ivan Droste spoke in favor of a moratorium on homeless encampment sweeps.

Ariana Brown spoke about various City matters.

Shawn Mulholland spoke in favor of a moratorium on homeless encampment sweeps and other City matters.

William Walker spoke about various City matters.

Fredric McLaughlin spoke about various City matters.

Nicklas Zande spoke about a power outage issue.

Lee Scott spoke about various City matters.

Eli spoke in favor of a moratorium on homeless encampment sweeps.

Adjourned Time 8:10 P.M.

Chris Swope, City Clerk

**CITY OF LANSING
NOTICE OF PUBLIC HEARING**

The Lansing City Council will hold a public hearing on Monday, June 8, 2026, at 7:00 p.m. in the Tony Benavides City of Lansing Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Ave. Lansing, MI 48933, for the purpose stated below:

To afford an opportunity for all residents, taxpayers of the City of Lansing, City Assessor, other interested persons and ad valorem taxing units to appear and be heard on the approval of an Obsolete Property Rehabilitation District (the "District"), pursuant to and in accordance with the provisions of the Obsolete Property Rehabilitation Act, Public Act 146 of 2000, for property located at 2231 West Willow in the City of Lansing, Michigan, legally described as:

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

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

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

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

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

May 12, 2026

Lansing City Clerk
City Hall
124 West Michigan Ave
Lansing, MI 48933

Re: Obsolete Property Rehabilitation Act District for 2231 W. Willow Street

Dear Clerk Swope,

Per the Obsolete Property Rehabilitation Act (OPRA), Act 146 of 2000, the undersigned applicant AM Land Holdings, LLC, owner of the property commonly known as 2231 W. Willow (the "Property"), legal description attached, hereby requests the establishment of an OPRA District by the City of Lansing on the Property. The Property has been inspected by the City of Lansing Assessor and determined to suffer from functional obsolescence.

The property is a one-story building constructed in 1929 and historically used for various commercial purposes. The buildings are vacant and exhibit functional obsolescence, including HVAC, roof, restrooms. AM Land Holdings, LLC intends to rehabilitate the facility by completely renovating the building, including new HVAC, plumbing, electrical, and fire suppression systems. The estimated construction cost is approximately \$700,000.

AM Land Holdings, LLC is working closely with the Lansing EDC to bring the full vision to life. The establishment of an OPRA district is a critical step to making this reinvestment feasible.

Sincerely,

Joseph Brooks

[Joseph Brooks \(May 13, 2026 11:37:00 EDT\)](#)

AM Land Holdings, LLC

Legal Description

2231 W WILLOW:

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






OPRA District_Letter_2231 Willow (003)

Final Audit Report

2026-05-13

Created:	2026-05-13
By:	Connor Zook (connor.zook@triterra.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAN7uDqPyHQYe2iu1ZFyZqB9m622BPBcb_

"OPRA District_Letter_2231 Willow (003)" History

-  Document created by Connor Zook (connor.zook@triterra.us)
2026-05-13 - 2:27:25 PM GMT
-  Document emailed to Joseph Brooks (brooksholdingsco@gmail.com) for signature
2026-05-13 - 2:28:28 PM GMT
-  Email viewed by Joseph Brooks (brooksholdingsco@gmail.com)
2026-05-13 - 3:36:32 PM GMT
-  Document e-signed by Joseph Brooks (brooksholdingsco@gmail.com)
Signature Date: 2026-05-13 - 3:37:00 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.
2026-05-13 - 3:37:00 PM GMT

February 18, 2026

Application for Obsolete Property Rehabilitation Exemption Certificate
Public Act 146 of 2000, as amended
2231 W. Willow Street
2231 W. Willow Street, Lansing, Michigan

PART 2: APPLICATION DOCUMENTS

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

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

b. Description of the qualified facility's proposed use

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

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

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

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

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

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

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

f. Statement of the economic advantages expected from the exemption

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

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

g. Legal description of the facility

The legal description of the eligible property is provided below.

2231 W WILLOW:

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

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

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

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

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

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

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



Andy Schor, Mayor

CITY ASSESSING OFFICE

Jennifer Czeiszperger, MMAO
Assessor's Office
3rd Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-7624
FAX: (517) 483-4101
www.lansingmi.gov/City-Assessor

October 6, 2025

Lansing Economic Development Corp

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



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

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

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

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

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

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



Jennifer Czeiszperger, MMAO
City Assessor's Office

Public Hearing Notice on the Noise Special Permit

The Lansing City Council will hold a public hearing on Monday June 8, 2026 at 7 p.m. in the Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 W. Michigan Ave., Lansing, Michigan for the purpose stated below:

To afford an opportunity for all residents of the City of Lansing to appear and be heard with regard to a request for a Noise Special Permit in accordance with the provisions of Chapter 654 of the Code of Ordinances, while Granger Inc., is conducting work as part of the utility and infrastructure improvements associated with the Lansing Avenue Pump Station (TRRPS) Project on Saturdays from 8:00 AM to 5:00 PM for the period of June 27, 2026, through June 26, 2027 . **The project area is generally at 1701 Lansing Ave. between the Grand River Greenwood Ave.**

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

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



Chris Swope
Lansing City Clerk

THIS IS NOT A BILL

May 19, 2026

NOTICE OF PUBLIC HEARING on Assessment Roll #SR-2026, Snow and Ice Removal Assessment Roll Winter 2025-2026; violation of Section 1020.06(a) and/or (b), Snow and Ice Ordinance.

Your failure to comply with Section 1020.06 (a) and/or (b), Snow and Ice, caused the City of Lansing to remove snow and/or ice from sidewalks in front of and adjacent to the property described below:

Parcel Number:
Property Address:
Date of Service:

PROPERTY BENEFITTED: SNOW AND ICE REMOVAL

The records of the Lansing City Assessor indicate that you are the owner or a party of interest in the above-named property. Per Section 1020.06(c)(2), the City is directed to provide you with the following information regarding the removal of snow or ice by the City:

<u>Description of Work</u>	<u>Time Required</u>	<u>Amount</u>
Snow Removal Cost: (\$149 for up to 20 minutes and \$70 for each additional 20-minute period)	B: 21-40 MIN	\$219.00

Your total estimated cost of the work is: \$219.00

Subject to confirmation of the Assessment Roll

THIS IS NOT A BILL

SEE OVER FOR MORE INFORMATION

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

PUBLIC HEARING INFORMATION

The City Council will hold a Public Hearing to review, prior to confirmation, said assessment roll, and consider any complaints or objections that there may be with respect to this assessment.

When: June 8, 2026 at 7:00 P.M.

Where: Tony Benavides Council Chambers, 10th Floor City Hall, 124 W. Michigan Ave., Lansing, MI 48933

HOW TO APPEAL

A property owner or party in interest, or his or her representative, may protest the special assessment in one of the following ways:

- Send a letter appealing the assessment to: City Clerk's Office, 9th Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933; *-or-*
- Send an email appealing the assessment via email to: city.clerk@lansingmi.gov; *-or-*
- Appear in person at the Public Hearing and either hand deliver an appeal letter or speak at the Public Hearing (must sign in at meeting to speak).

Written appeals must be received before the close of the public hearing on **June 8, 2026**.

Those appealing will be encouraged to appear in person at a subsequent Public Service Committee meeting (time and date to be determined), where cases will be further considered.

Further appeal of the Special Assessment may be made to the Michigan Tax Tribunal, *if* filed within 35 days after confirmation of the special assessment roll *and* that special assessment was protested at the hearing. Visit www.michigan.gov/taxtrib for more information.

PAYMENT AND PENALTY INFORMATION

Bills will be mailed by the City Treasurer within 10 days of the Council confirmation of this roll. The City Council typically confirms an assessment roll one to two weeks after the hearing, providing there is concurrence.

The total assessment if due, must be paid within 60 days from the billing date to avoid a 5% penalty. Any unpaid special assessment or portion thereof will be included on the semi-annual property tax statement.

If you have any questions regarding this assessment, please contact the Public Service Department at (517) 483-4455.

Sincerely,



Chris Swope
Lansing City Clerk

Special Assessment; Snow and Ice Removal Winter 2025-2026

WOID	PARCEL ID	SITE ADDRESS	OWNER CITY	DATE OF SERVICE	SERVICE TIME	COST
1013210	23500436278041	4100 HEATHGATE DR	EAST LANSING	01/30/2026	D: 61-80 MIN	\$359.00
1010512	33010104102211	3511 TURNER ST	WILLIAMSTON	12/17/2025	A: 0-20 MIN	\$149.00
1011118	33010104452121	247 E THOMAS ST	LANSING	12/18/2025	A: 0-20 MIN	\$149.00
1010911	33010105280002	N M L KING JR BLVD	JACKSONVILLE	12/15/2025	B: 21-40 MIN	\$219.00
1011525	33010106128251	4913 N GRAND RIVER AVE	LANSING	12/18/2025	B: 21-40 MIN	\$219.00
1013717	33010106429071	2414 DILLINGHAM AVE	LAINGSBURG	02/09/2026	A: 0-20 MIN	\$149.00
1010924	33010108128081	1315 COMFORT ST	OKEMOS	12/12/2025	B: 21-40 MIN	\$219.00
1010916	33010108176051	1422 COMFORT ST	LANSING	12/12/2025	D: 61-80 MIN	\$359.00
1010913	33010108176072	1410 COMFORT ST	LANSING	12/12/2025	D: 61-80 MIN	\$359.00
1010917	33010108176101	1340 COMFORT ST	LANSING	12/12/2025	B: 21-40 MIN	\$219.00
1013723	33010108276012	1430 N M L KING JR BLVD	WEST BLOOMFIELD	02/10/2026	B: 21-40 MIN	\$219.00
1011128	33010108376271	831 CAWOOD ST	MASON	12/17/2025	A: 0-20 MIN	\$149.00
1011139	33010108377091	830 CAWOOD ST	LANSING	12/17/2025	B: 21-40 MIN	\$219.00
1011136	33010108377101	826 CAWOOD ST	MASON	12/17/2025	B: 21-40 MIN	\$219.00
1010940	33010108451122	818 N JENISON AVE	LANSING	12/12/2025	D: 61-80 MIN	\$359.00
1013603	33010108458372	1100 W SAGINAW ST	SPRING LAKE	02/09/2026	F: 101-120 MIN	\$499.00
1010517	33010109255002	1428 TURNER ST	LANSING	12/17/2025	D: 61-80 MIN	\$359.00
1014237	33010109360131	801 N CHESTNUT ST	LANSING	02/13/2026	D: 61-80 MIN	\$359.00
1011307	33010109404022	314 E CESAR E. CHAVEZ AVE	LANSING	12/17/2025	C: 41-60 MIN	\$289.00
1011305	33010109404031	308 E CESAR E. CHAVEZ AVE	LANSING	12/17/2025	D: 61-80 MIN	\$359.00
1011498	33010111426131	1301 COOLIDGE RD	EAST LANSING	12/18/2025	C: 41-60 MIN	\$289.00
1011513	33010111430321	3331 MELODY LANE	LANSING	12/18/2025	B: 21-40 MIN	\$219.00
1011507	33010111430401	1101 COOLIDGE RD	TROY	12/18/2025	B: 21-40 MIN	\$219.00
1010906	33010114137001	434 N FRANCIS AVE	BAY CITY	12/15/2025	C: 41-60 MIN	\$289.00
1013223	33010114153201	2201 E MICHIGAN AVE	SAINT JOHNS	01/29/2026	D: 61-80 MIN	\$359.00
1013221	33010114153211	2205 E MICHIGAN AVE	EAST LANSING	01/29/2026	A: 0-20 MIN	\$149.00
1010131	33010114303441	2116 E MICHIGAN AVE	EAST LANSING	12/17/2025	F: 101-120 MIN	\$499.00
1013217	33010114303441	2116 E MICHIGAN AVE	EAST LANSING	01/29/2026	B: 21-40 MIN	\$219.00
1010129	33010114304411	2208 E MICHIGAN AVE	EAST LANSING	12/17/2025	F: 101-120 MIN	\$499.00
1010714	33010114308081	2113 E KALAMAZOO ST	EAST LANSING	12/17/2025	F: 101-120 MIN	\$499.00
1010741	33010114310091	329 S HAYFORD AVE	LANSING	12/17/2025	F: 101-120 MIN	\$499.00
1010723	33010114353211	406 S MAGNOLIA AVE	MUSKEGON	12/17/2025	D: 61-80 MIN	\$359.00
1010727	33010114353221	E KALAMAZOO ST	LANSING	02/16/2026	F: 101-120 MIN	\$499.00
1010728	33010114353231	2114 E KALAMAZOO ST	LANSING	12/16/2025	F: 101-120 MIN	\$499.00
1010722	33010114354001	401 S MAGNOLIA AVE	LANSING	12/17/2025	F: 101-120 MIN	\$499.00

Special Assessment; Snow and Ice Removal Winter 2025-2026

1014244	33010114358181	623 S FAIRVIEW AVE	LANSING	02/13/2026	A: 0-20 MIN	\$149.00
1014257	33010114358301	647 S FAIRVIEW AVE	LANSING	02/13/2026	A: 0-20 MIN	\$149.00
1013266	33010115259122	1433 E MICHIGAN AVE	JACKSON	02/03/2026	D: 61-80 MIN	\$359.00
1011597	33010115277121	1811 JEROME ST	LANSING	12/19/2025	F: 101-120 MIN	\$499.00
1013836	33010115277121	1811 JEROME ST	LANSING	02/10/2026	A: 0-20 MIN	\$149.00
1010167	33010115280042	1703 E MICHIGAN AVE	EAST LANSING	12/16/2025	E: 81-100 MIN	\$429.00
1010140	33010115280071	1717 E MICHIGAN AVE	EAST LANSING	12/16/2025	D: 61-80 MIN	\$359.00
1010139	33010115280081	1723 E MICHIGAN AVE	EAST LANSING	12/16/2025	D: 61-80 MIN	\$359.00
1011459	33010115332122	332 BINGHAM ST	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1014246	33010115334191	312 S HOLMES ST	SAN DIEGO	02/10/2026	B: 21-40 MIN	\$219.00
1014243	33010115334210	304 S HOLMES ST	SAN DIEGO	02/10/2026	C: 41-60 MIN	\$289.00
1014239	33010115334215	300 S HOLMES ST	SAN DIEGO	02/12/2026	D: 61-80 MIN	\$359.00
1010157	33010115402003	1438 E MICHIGAN AVE	DEARBORN	12/06/2025	C: 41-60 MIN	\$289.00
1010903	33010115403091	1315 PROSPECT ST	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1011577	33010115403171	1314 EUREKA ST	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1010764	33010115407071	1301 E KALAMAZOO ST	OKEMOS	12/18/2025	F: 101-120 MIN	\$499.00
1010163	33010115426451	1504 E MICHIGAN AVE	SAINT JOHNS	12/05/2025	B: 21-40 MIN	\$219.00
1010146	33010115427562	1620 E MICHIGAN AVE	EAST LANSING	12/06/2025	C: 41-60 MIN	\$289.00
1013534	33010115452011	1410 E KALAMAZOO ST	OKEMOS	02/05/2026	D: 61-80 MIN	\$359.00
1013535	33010115452232	400 LATHROP ST	LANSING	02/05/2026	B: 21-40 MIN	\$219.00
1013541	33010115478001	401 SHEPARD ST	LANSING	02/05/2026	A: 0-20 MIN	\$149.00
1013541	33010115478001	401 SHEPARD ST	LANSING	02/05/2026	A: 0-20 MIN	\$149.00
1013547	33010115479001	401 LESLIE ST	LANSING	02/05/2026	B: 21-40 MIN	\$219.00
1012259	33010115479201	536 REGENT ST	LANSING	01/05/2026	A: 0-20 MIN	\$149.00
1013584	33010115479221	532 REGENT ST	LANSING	02/05/2026	A: 0-20 MIN	\$149.00
1013586	33010115479251	518 REGENT ST	LANSING	02/05/2026	A: 0-20 MIN	\$149.00
1013588	33010115479271	510 REGENT ST	LANSING	02/05/2026	A: 0-20 MIN	\$149.00
1013559	33010115480081	435 REGENT ST	LANSING	02/05/2026	A: 0-20 MIN	\$149.00
1013576	33010115480101	505 REGENT ST	GRAND LEDGE	02/05/2026	A: 0-20 MIN	\$149.00
1013582	33010115480121	513 REGENT ST	FOWLER	02/05/2026	A: 0-20 MIN	\$149.00
1010534	33010116103081	504 W LAPEER ST	AURORA	12/05/2025	D: 61-80 MIN	\$359.00
1010537	33010116107211	513 W LAPEER ST	LANSING	12/05/2025	A: 0-20 MIN	\$149.00
1010537	33010116107211	513 W LAPEER ST	LANSING	12/05/2025	A: 0-20 MIN	\$149.00
1013602	33010116157071	233 N CHESTNUT ST	SHELBY TWP	02/05/2026	B: 21-40 MIN	\$219.00
1013602	33010116157071	233 N CHESTNUT ST	SHELBY TWP	02/05/2026	B: 21-40 MIN	\$219.00
1010595	33010116456021	533 S GRAND AVE	LANSING	12/17/2025	F: 101-120 MIN	\$499.00

Special Assessment; Snow and Ice Removal Winter 2025-2026

1010578	33010116457171	341 E HILLSDALE ST	OKEMOS	12/17/2025	F: 101-120 MIN	\$499.00
1010581	33010116457181	E HILLSDALE ST	LANSING	12/16/2025	B: 21-40 MIN	\$219.00
1010169	33010117130241	518 N VERLINDEN AVE	LANSING	12/05/2025	B: 21-40 MIN	\$219.00
1014139	33010117181121	1615 INVERNESS AVE	LANSING	02/10/2026	A: 0-20 MIN	\$149.00
1013621	33010117215021	420 N JENISON AVE	SAINT JOHNS	02/09/2026	F: 101-120 MIN	\$499.00
1013616	33010117215191	1415 S GENESEE DR	LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013192	33010117217081	411 BARTLETT ST	LANSING	01/29/2026	A: 0-20 MIN	\$149.00
1012222	33010117231211	902 W SHIAWASSEE ST	LANSING	01/05/2026	A: 0-20 MIN	\$149.00
1013197	33010117231211	902 W SHIAWASSEE ST	LANSING	01/29/2026	B: 21-40 MIN	\$219.00
1013196	33010117232031	824 W SHIAWASSEE ST	HOLT	01/29/2026	B: 21-40 MIN	\$219.00
1013422	33010117251021	320 N JENISON AVE	LANSING	02/04/2026	A: 0-20 MIN	\$149.00
1013659	33010117251071	1428 W IONIA ST	LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013660	33010117251091	1420 W IONIA ST	LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013653	33010117251121	317 WESTMORELAND AVE	LAKE MARY	02/09/2026	F: 101-120 MIN	\$499.00
1013655	33010117252021	322 WESTMORELAND AVE	DEWITT	02/09/2026	F: 101-120 MIN	\$499.00
1013650	33010117252031	318 WESTMORELAND AVE	LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013651	33010117252061	300 WESTMORELAND AVE	EAST LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013668	33010117256011	224 N JENISON AVE	LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013828	33010117256161	229 WESTMORELAND AVE	EAST LANSING	02/10/2026	A: 0-20 MIN	\$149.00
1013833	33010117257181	1315 W IONIA ST	DEWITT	02/10/2026	A: 0-20 MIN	\$149.00
1013832	33010117257191	1319 W IONIA ST	LANSING	02/10/2026	A: 0-20 MIN	\$149.00
1013189	33010117378001	405 EVERETT DR	LANSING	01/29/2026	B: 21-40 MIN	\$219.00
1009974	33010117385031	1608 W ST JOSEPH ST	LANSING	12/02/2025	B: 21-40 MIN	\$219.00
1011146	33010120376011	1610 WELLINGTON RD	LANSING	12/16/2025	B: 21-40 MIN	\$219.00
1011147	33010120376021	1620 WELLINGTON RD	KEY BISCAYNE	12/16/2025	D: 61-80 MIN	\$359.00
1011148	33010120376031	1630 WELLINGTON RD	DENVER	12/16/2025	E: 81-100 MIN	\$429.00
1013106	33010120381161	1524 W MT HOPE AVE	LANSING	01/28/2026	A: 0-20 MIN	\$149.00
1013105	33010120381171	1520 W MT HOPE AVE	LANSING	01/28/2026	A: 0-20 MIN	\$149.00
1013102	33010120381181	1516 W MT HOPE AVE	LANSING	01/28/2026	A: 0-20 MIN	\$149.00
1011238	33010120426003	1021 MOORES RIVER DR	LANSING	12/16/2025	D: 61-80 MIN	\$359.00
1014696	33010120428001	819 MOORES RIVER DR	LANSING	03/04/2026	F: 101-120 MIN	\$499.00
1011245	33010120432082	1000 SPARROW AVE	LANSING	12/16/2025	C: 41-60 MIN	\$289.00
1011248	33010120434023	816 SPARROW AVE	LANSING	12/15/2025	D: 61-80 MIN	\$359.00
1011153	33010120456231	1115 GEORGE ST	LANSING	12/15/2025	F: 101-120 MIN	\$499.00
1010078	33010120476002	1028 W BARNES AVE	LANSING	12/04/2025	F: 101-120 MIN	\$499.00
1011125	33010120478062	906 W BARNES AVE	LANSING	12/16/2025	F: 101-120 MIN	\$499.00

Special Assessment; Snow and Ice Removal Winter 2025-2026

1011233	33010120478111	821 SPARROW AVE	LANSING	12/16/2025	E: 81-100 MIN	\$429.00
1009983	33010120479001	819 SPARROW AVE	LANSING	12/04/2025	B: 21-40 MIN	\$219.00
1011137	33010120482001	917 W BARNES AVE	LANSING	12/15/2025	F: 101-120 MIN	\$499.00
1011131	33010120482131	901 W BARNES AVE	LANSING	12/16/2025	F: 101-120 MIN	\$499.00
1011127	33010120482141	905 W BARNES AVE	LANSING	12/16/2025	F: 101-120 MIN	\$499.00
1011133	33010120482161	915 W BARNES AVE	LANSING	12/15/2025	F: 101-120 MIN	\$499.00
1011124	33010121451001	S WASHINGTON AVE	FOWLerville	12/15/2025	D: 61-80 MIN	\$359.00
1014481	33010122177171	1104 S HOLMES ST	WEST BLOOMFIELD	02/11/2026	B: 21-40 MIN	\$219.00
1014480	33010122177181	1100 S HOLMES ST	GRAND BLANC	02/13/2026	B: 21-40 MIN	\$219.00
1013357	33010122257102	1239 DAKIN ST	GRAND BLANC	02/02/2026	B: 21-40 MIN	\$219.00
1014487	33010122257232	1206 MCCULLOUGH ST	OKEMOS	02/16/2026	A: 0-20 MIN	\$149.00
1009964	33010122258242	1432 PERKINS ST	LANSING	12/06/2025	C: 41-60 MIN	\$289.00
1009968	33010122258251	1430 PERKINS ST	LANSING	12/05/2025	B: 21-40 MIN	\$219.00
1013407	33010127186101	2520 DEVONSHIRE AVE	LANSING	02/04/2026	B: 21-40 MIN	\$219.00
1014178	33010128179301	2402 FOREST AVE	LANSING	02/13/2026	B: 21-40 MIN	\$219.00
1013344	33010128284003	2423 S CEDAR ST	LANSING	01/31/2026	F: 101-120 MIN	\$499.00
1013342	33010128287054	2521 S CEDAR ST	LANSING	01/31/2026	F: 101-120 MIN	\$499.00
1013737	33010128302091	510 DUNLAP ST	EAST LANSING	02/09/2026	A: 0-20 MIN	\$149.00
1013704	33010128304101	600 W HODGE AVE	LANSING	02/09/2026	B: 21-40 MIN	\$219.00
1013775	33010128327082	FOREST AVE	LANSING	02/13/2026	B: 21-40 MIN	\$219.00
1013775	33010128327091	FOREST AVE	LANSING	02/13/2026	B: 21-40 MIN	\$219.00
1013692	33010128336091	122 W HODGE AVE	LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013690	33010128336121	100 W HODGE AVE	LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013710	33010128351351	615 W HODGE AVE	SHERIDAN	02/09/2026	B: 21-40 MIN	\$219.00
1013822	33010128376021	3229 PALMER ST	LANSING	02/10/2026	A: 0-20 MIN	\$149.00
1013827	33010128376031	3241 PALMER ST	LANSING	02/10/2026	B: 21-40 MIN	\$219.00
1013830	33010128378001	435 W BERRY AVE	LANSING	02/10/2026	B: 21-40 MIN	\$219.00
1013199	33010128379011	226 W HOLMES RD	LANSING	02/02/2026	B: 21-40 MIN	\$219.00
1013341	33010128426003	2701 S CEDAR ST	COMMERCE TOWNSH	01/31/2026	F: 101-120 MIN	\$499.00
1014201	33010128426003	2701 S CEDAR ST	COMMERCE TOWNSH	02/12/2026	F: 101-120 MIN	\$499.00
1013335	33010128433032	2919 S CEDAR ST	LANSING	01/31/2026	F: 101-120 MIN	\$499.00
1013343	33010128452223	3120 S CEDAR ST	LANSING	02/09/2026	F: 101-120 MIN	\$499.00
1013345	33010128454173	3200 S CEDAR ST	LANSING	02/04/2026	F: 101-120 MIN	\$499.00
1013333	33010128476021	3133 S CEDAR ST	SOUTHFIELD	01/31/2026	E: 81-100 MIN	\$429.00
1013330	33010128480001	3205 S CEDAR ST	NOVI	01/30/2026	F: 101-120 MIN	\$499.00
1013330	33010128480011	3213 S CEDAR ST	NOVI	01/30/2026	F: 101-120 MIN	\$499.00

Special Assessment; Snow and Ice Removal Winter 2025-2026

1011229	33010129129111	1620 GORDON AVE	LANSING	12/15/2025	D: 61-80 MIN	\$359.00
1013398	33010129201172	1301 W MT HOPE AVE	LANSING	02/04/2026	D: 61-80 MIN	\$359.00
1013396	33010129201191	1313 W MT HOPE AVE	SAN BERNARDINO	02/04/2026	B: 21-40 MIN	\$219.00
1013308	33010129205091	2118 MARION AVE	LANSING	02/02/2026	B: 21-40 MIN	\$219.00
1013808	33010129207041	1410 GORDON AVE	LANSING	02/09/2026	A: 0-20 MIN	\$149.00
1013753	33010129208031	1222 GORDON AVE	LANSING	02/10/2026	A: 0-20 MIN	\$149.00
1013751	33010129208041	1218 GORDON AVE	LANSING	02/09/2026	B: 21-40 MIN	\$219.00
1013785	33010129209001	1427 GORDON AVE	LANSING	02/09/2026	B: 21-40 MIN	\$219.00
1010395	33010129231141	2112 S RUNDLE AVE	LANSING	12/05/2025	B: 21-40 MIN	\$219.00
1010391	33010129231162	2104 S RUNDLE AVE	EAST LANSING	12/05/2025	B: 21-40 MIN	\$219.00
1010388	33010129231181	811 COOPER AVE	BATTLE CREEK	12/05/2025	B: 21-40 MIN	\$219.00
1014116	33010129477012	3229 S M L KING JR BLVD	ATLANTA	02/13/2026	D: 61-80 MIN	\$359.00
1014452	33010130206001	2201 LEWTON PLACE	LANSING	02/13/2026	F: 101-120 MIN	\$499.00
1013218	33010130303201	2901 MERSEY LANE	LANSING	01/30/2026	C: 41-60 MIN	\$289.00
1013216	33010130303205	3715 SANDHURST DR	LANSING	01/29/2026	B: 21-40 MIN	\$219.00
1014133	33010130355041	3800 W HOLMES RD	LANSING	02/10/2026	A: 0-20 MIN	\$149.00
1010525	33010130355071	3700 W HOLMES RD	LANSING	12/18/2025	A: 0-20 MIN	\$149.00
1010692	33010131101201	3611 W HOLMES RD	SWARTZ CREEK	12/18/2025	C: 41-60 MIN	\$289.00
1010385	33010132176191	1500 MARY AVE	LANSING	12/05/2025	B: 21-40 MIN	\$219.00
1010368	33010132177121	1607 MARY AVE	EAST GRAND RAPIDS	12/05/2025	B: 21-40 MIN	\$219.00
1011574	33010132475777	827 VINCENT CT	CENTREVILLE	12/18/2025	F: 101-120 MIN	\$499.00
1011376	33010133227121	653 VERNON AVE	LANSING	12/16/2025	F: 101-120 MIN	\$499.00
1011403	33010133227121	653 VERNON AVE	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1011380	33010133229111	652 VERNON AVE	LANSING	12/16/2025	D: 61-80 MIN	\$359.00
1011384	33010133229131	642 VERNON AVE	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1010192	33010133283011	4113 S CEDAR ST	LANSING	12/03/2025	E: 81-100 MIN	\$429.00
1010115	33010133283121	4100 WILDWOOD AVE	LANSING	12/04/2025	C: 41-60 MIN	\$289.00
1013181	33010133284001	600 FENTON AVE	MASON	01/29/2026	A: 0-20 MIN	\$149.00
1009997	33010133284061	625 JESSOP AVE	LANSING	12/03/2025	B: 21-40 MIN	\$219.00
1010002	33010133284071	629 JESSOP AVE	LANSING	12/03/2025	A: 0-20 MIN	\$149.00
1010007	33010133284111	647 JESSOP AVE	LANSING	12/03/2025	C: 41-60 MIN	\$289.00
1014445	33010133284111	647 JESSOP AVE	LANSING	02/16/2026	A: 0-20 MIN	\$149.00
1011477	33010133378131	4811 ORA ST	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1011379	33010134103021	714 VERNON AVE	WEST BLOOMFIELD	12/16/2025	F: 101-120 MIN	\$499.00
1011386	33010134104001	702 GLENDALE AVE	LANSING	12/17/2025	F: 101-120 MIN	\$499.00
1011358	33010134105061	3603 PARKWAY DR	LANSING	12/16/2025	D: 61-80 MIN	\$359.00

Special Assessment; Snow and Ice Removal Winter 2025-2026

1011371	33010134105091	809 IRVINGTON AVE	LANSING	12/17/2025	D: 61-80 MIN	\$359.00
1011201	33010134105171	3526 HOMEWOOD AVE	LANSING	12/16/2025	C: 41-60 MIN	\$289.00
1011203	33010134105181	3520 HOMEWOOD AVE	LANSING	12/16/2025	F: 101-120 MIN	\$499.00
1011353	33010134108011	3713 PARKWAY DR	LANSING	12/16/2025	C: 41-60 MIN	\$289.00
1011369	33010134108291	808 IRVINGTON AVE	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1011191	33010134109151	843 MAPLEHILL AVE	JACKSON	12/15/2025	F: 101-120 MIN	\$499.00
1014437	33010134157141	810 FENTON AVE	OKEMOS	02/16/2026	A: 0-20 MIN	\$149.00
1013622	33010135178081	2518 SOLOMON DR	LANSING	02/09/2026	B: 21-40 MIN	\$219.00
1010538	33010503177101	5445 S PENNSYLVANIA AVE	WARREN	12/19/2025	F: 101-120 MIN	\$499.00
1013241	33010504451112	101 E MILLER RD	LANSING	01/30/2026	B: 21-40 MIN	\$219.00
1013242	33010504451122	115 E MILLER RD	LANSING	01/30/2026	B: 21-40 MIN	\$219.00
1011186	33010505306091	5950 S M L KING JR BLVD	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1010618	33010505431321	820 W MILLER RD	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1010615	33010505431331	800 W MILLER RD	LANSING	12/18/2025	F: 101-120 MIN	\$499.00
1013248	33010509128131	117 W MILLER RD	LANSING	01/30/2026	B: 21-40 MIN	\$219.00
1013246	33010509201001	109 W MILLER RD	LANSING	01/30/2026	B: 21-40 MIN	\$219.00
1013245	33010509201181	101 W MILLER RD	LEHIGH ACRES	01/30/2026	A: 0-20 MIN	\$149.00
1013256	33010509401004	172 E EDGEWOOD BLVD	HOLT	01/30/2026	E: 81-100 MIN	\$429.00
1014167	33010509401004	172 E EDGEWOOD BLVD	HOLT	02/10/2026	B: 21-40 MIN	\$219.00
1013255	33010509401012	134 E EDGEWOOD BLVD	WALLED LAKE	01/30/2026	D: 61-80 MIN	\$359.00
1013254	33010510301034	S CEDAR ST	COLDWATER	02/02/2026	E: 81-100 MIN	\$429.00
1014243	UNATTACHED WO	304 S HOLMES ST, LANSING,	SAN DIEGO	02/10/2026	C: 41-60 MIN	\$0.00
1010119	33010133284001	600 FENTON AVE	MASON	12/05/2025	F: 101-120 MIN	\$499.00



FOR LEASE

 **VLAHAKIS**
COMPANIES

vlahakis.com

COLEEN KARAKITSOS
(517) 927-9702

(517) **381.4900**

Swope, Chris

From: chkarr@aol.com
Sent: Thursday, May 28, 2026 1:46 PM
To: Clerk, City
Cc: Lino Pretto
Subject: [EXTERNAL] Snow removal assessment Date of service 12/17/25

Dear Mr. Swope,

I am writing to dispute the \$499 snow removal assessment date of service 12/17/25. The snow was shoveled off, in a timely manner by my tenant , Lino Pretto, and should not be charged to my account.

Also, as a matter of accuracy, the charges assume a 2 hour snow removal job (\$149 for 1st 20 minutes and \$70 for each additional 20 minutes. Even if hand shoveled, which is highly unlikely, the sidewalk is 72.5 ft long. and there is no way it took 2 hours to clean. Someone made a mistake. Either it was another property they are charging or they misrepresented the time it took. I asked my snow removal professional how much time it would take to remove snow from that length of sidewalk and he said 10 minutes tops. Something is off.

Either way, we feel this charge should be removed.

Please reassess and let me know.

Respectfully,
Coleen Karakitsos
517-927-9702



BARYAMES

C L E A N E R S

JUN 1'26 12PMCLERK

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

May 28, 2026

Dear Mr. Swope,

I am appealing the \$499 snow/ice removal fee for 1/31/2026 on my property at 2423 S Cedar St. for the following reasons:

1. To my knowledge I have never been warned about clearing snow/ice from this property that I have owned for over 35 years.
2. We had a tremendous amount of snow this past winter.
3. It snowed almost daily on and around 1/31/2026.
4. Someone from the City came to our store at 2423 S. Cedar St. sometime around 1/31/2026 and told us we needed to clear the snow/ice. After being told this, we cleared the snow/ice as soon as possible.

For the reasons listed above, I am requesting you please remove the \$499 fine.

With Regards,

Art Baryames
Baryames Family LLC, Manager

Swope, Chris

From: Mcgrath, Trevor David <mcgra1td@cmich.edu>
Sent: Monday, June 1, 2026 9:20 AM
To: Clerk, City
Subject: [EXTERNAL] Snow / Ice removal for parcel number 33010127186101

Trevor McGrath

RE: Citation Dispute

Parcel number 33010127186101

Dear Lansing Code Enforcement Officer or City Magistrate,

I am writing to formally dispute the snow removal citation issued to the property at [Your Address] on [Date citation was issued].

I am contesting this ticket for the following reason(s) [Choose the bullet points that apply and delete the rest]:

- **Within the Grace Period:** According to Lansing ordinance, property owners have 24 hours to clear sidewalks after a winter weather event. The snow stopped falling at approximately 2/6. The citation was issued on 2/3 and service done on 2/4 , which is within the allowed timeframe. it snowed as shown below via the national weather data tracking the whole week. I did remove snow every Night that week but it can not be possible to have kept the snow off the sidewalks when it was snowing everyday and I had to go to and from work during the day

Day	Observations
Mon, Feb 2	Snow, Light Snow
Tue, Feb 3	Snow, Light Snow
Wed, Feb 4	Light Snow

Given these circumstances, I respectfully request that this citation be dismissed. Please let me know if you need any additional information or if I am required to appear at a hearing to resolve this matter.

Thank you for your time and assistance.

Sincerely,

Swope, Chris

From: Johnni Cagle <perennialpropertiesmi@gmail.com>
Sent: Tuesday, May 26, 2026 4:37 PM
To: Clerk, City
Subject: [EXTERNAL] 3715 Sandhurst/2901 Mersey Snow/Ice assessment

The property was purchased on 10/31/2025. We never received any notification that there ever was an issue with the snow/ice removal for this property. I am guessing it may have been sent to the previous owners. Without proper notification we had no way to comply so this matter should be dismissed. I am surprised because we had a dedicated team maintaining the snow and ice removal and we were complimented on many occasions by the residents at what a great job they were doing. I can obtain testimony from over a dozen residents if needed. Please let me know if this matter is to be dismissed or if there is something further I need to do. Thank you! Johnni (Manager)

Swope, Chris

From: Mike Wonch <mikewonch@gmail.com>
Sent: Monday, June 1, 2026 5:45 PM
To: Clerk, City
Subject: [EXTERNAL] 3133 s cedar st

I currently own 3133 s cedar st, Lansing, MI 48910 and recieved the attached letter for snow shoveling on 1/31/2026 but i bought the property on 2/2/2026 so i didn't own said property on day snow removed.



May 19, 2026

Swope, Chris

From: Alex Fang <alexlf2010@gmail.com>
Sent: Monday, June 1, 2026 11:18 AM
To: Clerk, City
Subject: [EXTERNAL] Appeal / Request for Review – Snow Removal Assessment for 3511 Turner St

Dear Lansing City Council / City Clerk,

I respectfully request a review of the snow removal assessment issued for the property located at 3511 Turner St, Lansing, MI.

The property has been under construction for several years and is currently vacant. No one is residing at the property, and we were unaware that the sidewalk in front of the property required maintenance during this period.

We also did not receive any prior warning notice or communication regarding sidewalk snow removal responsibilities before receiving this assessment notice.

Had we been aware of the issue, we would have promptly addressed it ourselves.

We respectfully ask the city to consider reducing or waiving this assessment due to the circumstances and our lack of prior notice. We fully understand the City's concern for public safety and will ensure compliance going forward.

Thank you for your time and consideration.

Sincerely,

Li Fang

Swope, Chris

From: Christian <cstoinski1997@gmail.com>
Sent: Saturday, May 23, 2026 8:10 PM
To: Clerk, City
Subject: [EXTERNAL] Bill for snow removal

Good evening,

I received a letter stating that the city removed snow from an area that was the responsibility of the property owner. However, we did not own or reside at this property at the time the snow removal occurred which was 12/18/2025. We did not take ownership of the property until March of 2026.

Sincerely,

Christian Stoinski

HEIBING LLC
P.O. BOX 12315
LANSING, MI 48901

5/27/2026

SCANNED
6-3-26

CITY CLERKS OFFICE
9TH FLOOR
CITY HALL
124 W. MICHIGAN AVE
LANSING, MI 48933

RE: PARCEL NUMBER: 33010106138257
4913 N. GRAND RIVER AVE
LANSING, MI 48906

THIS IS MY WRITTEN APPEAL OF THE PROPOSED ASSESSMENT FOR THE ABOVE CAPTIONED PROPERTY. THE LETTER STATES IN PART THAT FAILURE TO COMPLY CAUSED THE CITY OF LANSING TO REMOVE SNOW &/OR ICE FROM SIDEWALKS IN FRONT OF & ADJACENT TO SAID PROPERTY. THIS APPEARS TO BE AN ERROR AS THE CITY DID NOT REMOVE ANY SNOW & ICE FROM THE SIDEWALKS IN FRONT OF THIS PROPERTY OR THE ADJACENT

PROPERTY AS A PRIVATE SNOW
PLOW SERVICE PLOWED, SHOVELED &
CHISELED ICE OFF THE SIDEWALK
& PARKING LOT ON 12/18/25.

ALSO PLEASE NOTE THAT WE ARE
NOT RESPONSIBLE FOR THE ADJACENT
PROPERTY, AS WE ARE NOT THE
OWNERS & HAVE NO OWNERSHIP
INTEREST. HOWEVER, AS A SIDE
NOTE WE DID OBSERVE THEM
REMOVING THE SNOW & ICE ON THE
SIDEWALK IN FRONT OF THEIR
BUILDING THEMSELVES.

PLEASE REVIEW YOUR RECORDS &
REMOVE THIS EXPENSE FROM THE
ASSESSMENT ROLL AS THE CITY OF
LANSING DID NOT / SHOULD NOT HAVE
INCURRED ANY EXPENSES FOR
REMOVAL OF SNOW & ICE ON THE
SIDEWALKS IN FRONT OF THIS BUILDING

SINCERELY

Clyde L. Allen

PAGE 2

Swope, Chris

From: Koty Fluke-Henry <kotyflukehenry@nexcess.com>
Sent: Thursday, May 21, 2026 3:55 PM
To: Clerk, City
Subject: [EXTERNAL] Snow and ice removal #SR-2026

Dear Public Service Director,

I am writing to formally appeal the snow removal charge of \$219.00 assessed to my property at 101 E Miller Rd, which references an alleged violation on January 30, 2026.

I take my responsibilities as a Lansing property owner seriously and diligently maintain my walkways. Throughout this past winter, my driveway and sidewalk were shoveled nightly whenever a snow event occurred. While I did have to travel for work at certain points during the winter season, I was explicitly at home and actively maintaining my property on and around the January 30, 2026 date in question. Because I consistently cleared my walkway during this timeframe, I believe this enforcement action was made in error.

Furthermore, please be advised that I am unable to pay this charge as I am currently in an active Chapter 13 Bankruptcy. Under federal law, the automatic stay is in effect, which prohibits municipal entities from pursuing collection actions, assessing penalties, or attaching liens to my property for outstanding debts.

I respectfully request a formal review of the city crew's dispatch log for this date and a total waiver of the \$219.00 assessment fee. I have also forwarded a copy of this invoice to my bankruptcy counsel for their records.

Thank you for your time, consideration, and administrative review of this matter. I look forward to your response.

Sincerely,

Koty Fluke-henry

--



Koty Fluke-Henry
kotyflukehenry@nexcess.com

Swope, Chris

From: Benjamin Kauma <benkauma2014@icloud.com>
Sent: Sunday, May 24, 2026 1:09 AM
To: Clerk, City
Subject: [EXTERNAL] APPEAL

Hi ,my name is Benjamin Kauma I live at 115 E Miller Rd, Lansing MI 48911 I live by myself and work full time from 8 am to 6 pm daily I pay for my health insurance monthly Im not have free health insurance and I pay 4000 every 3 months to IRS for my work and I pay above 8000 for taxes for my house and addition to that I pay monthly for my medication for my chronic disease and addition to that I pay BWL and consumers energy and food, personal needs and clothes and car insurance ...etc and my work not give me benefits therefore I need to work to pay all these and my situation miserable therefore please you can forgive me because it's first time because I came late from my work to clean it and I find it clean or you can please make it payments monthly 10 dollars per month without interest until pay off to not affect of my budget .Thanks Parcel Number: 33010504451122
property Address :115E Miller Rd. Date of Service: 01/30/2026

Swope, Chris

From: nick york <nickyork19@yahoo.com>
Sent: Tuesday, June 2, 2026 2:56 PM
To: Clerk, City
Subject: [EXTERNAL] 233 N Chestnut St Snow Removal Appeal

Good afternoon,

I am writing to appeal the \$219 charge for snow removal on 02/05/2026. I am in charge of paying the service to shovel the sidewalks during this time and I take full responsibility for it not being completed. I am asking for any leniency because \$219 is a lot of money for the service and I just lost my job. I am up to date on all of my taxes/ bills and never have any issues. I have owned this property for 4 years and this is my first issue with snow removal. Due to dosing my job, I am in a tough financial situation because I also totaled my vehicle. Any consideration would be greatly appreciated. I will ensure the side walks are clear of snow in the future to avoid the community being inconvenienced by my lack of maintenance.

Thanks for your understanding & consideration,

Nicholas York
P. 586-295-2360

Sent from my iPhone

Swope, Chris

From: Cierra Hartman <cierramoriah@gmail.com>
Sent: Friday, May 22, 2026 9:10 AM
To: Clerk, City
Subject: [EXTERNAL] Snow/ice removal

To whom it may concern,

I am writing to inquire about a letter received by my husband, Junior Brown, regarding snow and ice removal services rendered at our residence, 247 E Thomas Street, Lansing, MI 48906. The letter alleges that we are responsible for the costs incurred due to our failure to clear the sidewalks. Could you please provide the specific dates when these services were allegedly performed? My husband, Junior Brown, has always taken care of clearing the sidewalks himself. Given his third-shift work schedule, the sidewalks might not be cleared until later in the afternoon after he wakes up.

Thank you,
Cierra Hartman

Swope, Chris

From: Spencer Gerber <spencer.b.gerber@gmail.com>
Sent: Wednesday, May 27, 2026 11:30 PM
To: Clerk, City
Subject: [EXTERNAL] Snow Removal assessment roll

City of Lansing

City Clerk's Office

124 W. Michigan Ave.

Lansing, MI 48933

RE: Formal Appeal of Special Assessment / Municipal Fee for Snow Removal

Property Addresses & Parcel IDs (if known):

1. 300 S. Holmes St., Lansing, MI 48912 33010115334215
2. 304 S. Holmes St., Lansing, MI 48912 33010115334210 and i received a second notice for this address with the parcel number UNATTACHED WO
3. 312 S. Holmes St., Lansing, MI 48912 33010115334191

To the Members of the Committee / Assessing Department,

Please accept this letter as a formal appeal and protest of the snow removal assessment fees added to the rolls for the three contiguous properties listed above.

I am requesting a full reversal and dismissal of these charges based on a severe lack of due process and administrative documentation. Specifically, **none of the notices, invoices, or supporting documents provided by the City indicate the actual dates on which the alleged snow removal violations or city-contracted work took place.**

It is fundamentally unfair and exceptionally difficult to appeal an assessment when the city fails to provide the critical information required to verify or dispute the claim. Without specific dates and times, I am entirely prevented from checking my own maintenance records, reviewing historical weather data for those specific days, or confirming whether proper municipal notice was ever posted to the properties prior to the city taking action.

A proper enforcement action requires verifiable transparency. Because the city has failed to establish a clear timeline or present documentation showing exactly when these alleged offenses occurred, I request that these snow removal assessments be removed from the tax rolls for 300, 304, and 312 S. Holmes St. immediately.

Thank you for your time and prompt attention to correcting this matter. I look forward to your written response regarding the resolution of these accounts.

Sincerely,

Spencer Gerber

231-287-5522

spencer.b.gerber@gmail.com

--

Spencer Gerber

spencer.b.gerber@gmail.com

Swope, Chris

From: Rachel H <rachelharper333@gmail.com>
Sent: Friday, May 22, 2026 7:22 PM
To: Clerk, City
Subject: [EXTERNAL] Parcel # 3301 -011 -545-2232 400 Lathrop St

Hello,

I am writing to appeal the notice dated May 19th regarding a sidewalk snow and ice violation allegedly occurring on February 5th, 2026, at 400 Lathrop St.

While I did still own the property at that time, I had already moved out of Michigan in mid-October 2025, and the home sat vacant until it was sold earlier this month. Before leaving, I made arrangements with a neighbor to handle snow removal. I had given them my old snowblower when I moved, and they assured me they would continue clearing the sidewalks for me. My realtor also informed me that he periodically drove by the property and saw that the sidewalks were being maintained.

Based on these arrangements and the information I received, I believed the sidewalks were being properly taken care of. I had no reason to think there were any issues, and I acted in good faith to ensure the property remained compliant while I was out of state.

Given these circumstances, I respectfully request that the violation and associated fine be reconsidered. I am happy to provide documentation of my move date and the recent sale of the property if needed.

Thank you for your time and understanding.

Sincerely,

Rachel C. Harper

Swope, Chris

From: Leon Parker <leonparker1984@gmail.com>
Sent: Monday, June 1, 2026 11:30 AM
To: Clerk, City
Subject: [EXTERNAL] APPEAL SNOW AND ICE REMOVAL REMOVAL NEED AND COST

Dear [Chris Swope],

I am writing to formally contest the notice I received in late May regarding a \$499.00 charge for snow and ice removal at my property, 420 N. Jenison, which is slated to be added to my tax bill.

- Inconsistency and Neighborhood Conditions: The photos appear to be taken on different days. While one shows the sidewalk covered, the cleanup day photo shows the walk had been shoveled, though ice remained a persistent issue throughout the entire neighborhood. Furthermore, another property just two blocks north was cited that same day, yet those conditions would not be visible in the "city pictures" provided. If my address was the only one cited despite similar conditions at neighboring properties, I find this selective enforcement unacceptable.

- Response Time: Neither I nor my tenant, who is responsible for maintenance, received a timely notification of a complaint. Had we been notified promptly after the initial inspection on February 3, 2026, we could have addressed the specific ice issue immediately. My tenant maintains that he cleared the walk regularly.

- Excessive Costs: I find the \$499.00 fee for the time and labor of removal to be excessive.

Based on these points, I am requesting information on how many other citations were issued on this specific block during the same period.

As a property owner who has consistently paid taxes and inspection fees—even when the block faced multiple foreclosures—I strongly disagree with the city placing this burden on my property without proper notice or equitable enforcement. I look forward to your response regarding this matter.

Best regards,

Leon Parker

Swope, Chris

From: Kevin Schumacher <schumacher@glassenrhead.com>
Sent: Wednesday, May 27, 2026 9:12 AM
To: Clerk, City
Subject: [EXTERNAL] appeal of may 19, 2026 assessment #24-2026
Attachments: snow violation notice 12.4.25.pdf

I appeal the Snow and Ice Removal Assessment violation notice dated May 19, 2026.

The property I own at 533 South Grand Avenue received a Snow Violation notice dated December 4, 2025, copy attached. That is the only snow violation notice ever received.

I was hospitalized at Edward Sparrow Hospital on December 5, 2025. I'm not going to share all the details of that experience, but here's documentation from the Explanation of Benefits from Blue Cross Blue Shield:

THIS PATIENT. WE EXPECT THIS PROVIDER WILL ASK YOU TO PAY THIS CHARGE. (E477)

Provider Name:	EDWARD W SPARROW HOSPITA	Total Charge	\$ 29,757.05
Provider Status:	PARTICIPATING		
Service Dates:	12/05/25 to 12/06/25	Amount approved by Blue Cross for this service	3,383.77
Service Type:	HOSPITAL SERVICES		
Procedure:	HOSPITAL SERVICES	Amount other insurance paid	3,383.46
Procedure Code:	00000	Blue Cross paid this provider on 01/30/26	+ 0.00
Claim Received:	01/14/26	Total Covered	\$ 3,383.46
Claim Number:	20260141983700		
		Amount You Pay	\$ 29,757.05

Not that my medical issues are the City's problem, but the nature of what happened physically prevented me from doing my own walks for a month long recovery process.

As soon as I received the snow violation notice for December 4, 2025, I notified the service I use for doing my sidewalks and driveway. See attached email exchange with C and B Lawncare. It is correct that the service I use didn't do the city sidewalks on 12/4/25, but they did do them on 12/6/25 and on 12/6/25 evening, we also received some new snow which was then removed at night on 12/7/25. My walks were salted and plowed as of December 8, 2025.

I never received another snow violation notice after December 4, 2025.

The snow that had fallen and for which I received a violation notice was cleared by 12/8/25.

The City wants to assess my property for snow that fell after December 8, 2025.

The City never issued a snow violation notice for snow that fell after December 8, 2025.

The ordinance requires that the property owner be given the opportunity to clear the snow prior to the city removing it at the property owner's expense. This was not done and the City's assessment should be denied.

I've been on this corner since 1978 and have had a snow removal service do this for me for that entire period of time.

The December 4 "snow" was timely removed.

I was at my property on December 17, 2025 and dispute that any work was done on that date pursuant to a snow violation notice.

Kevin V.B. Schumacher

Established 1917

Glassen, Rhead,] Campbell & Schu

533 South Grand Avenue

Lansing, MI 48933

(517) 482-3800

(fax) 482-8253

Confidentiality Notice

This electronic message is confidential and may contain attorney privileged information intended only for the use of the addressee or the employee or agent responsible to deliver it to the addressee. Any dissemination, distribution, or copying of this communication is strictly prohibited. If you are not the intended recipient and you received this communication in error, please immediately reply to us that fact so that we may correct our records. Thank you.



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

7th Floor City Hall—124 West Michigan Avenue—Lansing, MI 48933

Office: 517-483-4455

https://www.lansingmi.gov



SNOW VIOLATION NOTICE

Failure to comply within 24 hours may result in one or both of the following:

- 1) The City clearing the sidewalk with fees charged to the property owner (\$149 for up to 20 minutes and \$70 for each additional 20 minute period)

- 2) The issuance of a Municipal Civil Infraction

533 S Grand 12/4/25, 1:42 a.m. (p.m.)
Address of Violation Inspector Date Time

You are in violation of City Ordinance Section 1020.06 at the above location in one or more of these following ways:

No person shall permit any snow or ice to remain on any PUBLIC sidewalk adjacent to any house, building or lot owned or occupied by that person, for more than twenty-four hours after the same has fallen or formed.

No person shall place or cause to be placed ice or snow upon a right-of-way so as to impair vehicular or pedestrian traffic.

Sidewalks, including corner ramps need to be completely cleared of snow and ice from edge to edge.

Please Note - 24 hours after the date and time noted above the City of Lansing may remove or cause to have the snow removed from your sidewalk with the charges being assessed to your property.

You can read more about the snow ordinance and how we are working to help keep pedestrians safe during the winter here:

www.lansingmi.gov/wintersidewalks

Kevin Schumacher

From: Kevin Schumacher
Sent: Sunday, December 7, 2025 5:05 PM
To: Brock Janes
Subject: Re: snow removal

Thx brock

Get [Outlook for iOS](#)

From: Brock Janes <candblawncare11@gmail.com>
Sent: Sunday, December 7, 2025 4:25:41 PM
To: Kevin Schumacher <schumacher@glassenrhead.com>
Subject: Re: snow removal

We will be back around tonight and clean everything
Sent from my iPhone

On Dec 7, 2025, at 3:28 PM, Kevin Schumacher <schumacher@glassenrhead.com> wrote:

Some areas are clear from the salt and some may be covered from the bit of snow we got last night. I'm not keen on the city sending notices out but sounds like they sent hundreds of notices.

Thanks!

Kevin V.B. Schumacher
<image001.jpg>
533 South Grand Avenue
Lansing, MI 48933
(517) 482-3800
(fax) 482-8253

Confidentiality Notice

This electronic message is confidential and may contain attorney privileged information intended only for the use of the addressee or the employee or agent responsible to deliver it to the addressee. Any dissemination, distribution, or copying of this communication is strictly prohibited. If you are not the intended recipient and you received this communication in error, please immediately reply to us that fact so that we may correct our records. Thank you.

From: Brock Janes <candblawncare11@gmail.com>
Sent: Sunday, December 7, 2025 3:26 PM
To: Kevin Schumacher <schumacher@glassenrhead.com>
Subject: Re: snow removal

Will do. I have a quad that does the city sidewalks and was there yesterday and salted ect.
Sent from my iPhone

*New
SNOW
12-6-25*

IE 12-6-25

On Dec 7, 2025, at 2:34 PM, Kevin Schumacher
<schumacher@glassenrhead.com> wrote:

Still need them to do the sidewalks between my building and the street, not just the ones to the building

Kevin V.B. Schumacher
<image001.jpg>
533 South Grand Avenue
Lansing, MI 48933
(517) 482-3800
(fax) 482-8253

Confidentiality Notice

This electronic message is confidential and may contain attorney privileged information intended only for the use of the addressee or the employee or agent responsible to deliver it to the addressee. Any dissemination, distribution, or copying of this communication is strictly prohibited. If you are not the intended recipient and you received this communication in error, please immediately reply to us that fact so that we may correct our records. Thank you.

From: Kevin Schumacher
Sent: Thursday, December 4, 2025 5:29 PM
To: 'candblawncare11@gmail.com' <candblawncare11@gmail.com>
Subject: snow removal

Your guys did the drive and the walks to the building, but not the city sidewalks which need to be done. Can you send someone out to do some shoveling and to spread ice remover on the sidewalks? I received the attached notice today for failure to keep the sidewalks clear.

Thanks.

Kevin V.B. Schumacher
<image001.jpg>
533 South Grand Avenue
Lansing, MI 48933
(517) 482-3800
(fax) 482-8253

Confidentiality Notice

This electronic message is confidential and may contain attorney privileged information intended only for the use of the addressee or the employee or agent responsible to deliver it to the addressee. Any dissemination, distribution, or copying of this communication is strictly prohibited. If you are not the intended recipient and you received this communication in error, please immediately reply to us that fact so that we may correct our records. Thank you.

Swope, Chris

From: Teresa Gribi <gribit1961@gmail.com>
Sent: Thursday, May 28, 2026 1:23 PM
To: Clerk, City
Subject: [EXTERNAL] Appealing City of Lansing Snow Removal on 1 Sidewalk on My Vacant Lot

653 Vernon Ave. Parcel # 33010133227121 Dates 12/16/2025 and 12/18/2025

There is 1 sidewalk on Vernon, no sidewalk on Southgate. It would take about 20 minutes to clear.

I'm livid that you are saying 1 sidewalk would take 101-120 mins to do. No way. I can't believe I'm being charged \$499 twice!

Me and my roommate can't physically shovel, we hired it done.

Don't you give a warning before you clear a sidewalk? You should! I never received a warning.

I just talked to a person at the city clerk's office, she said a notice was mailed to me in December. I never received it.

I am just seeing notice of this now.

We keep our yard and home nice, unlike a lot of places in Lansing.

Teresa Gribi 3416 Southgate Ave, 48910 517-290-2634

Swope, Chris

From: Gene F. Turnwald P.C. <gturnwaldlaw@hotmail.com>
Sent: Friday, May 29, 2026 2:33 PM
To: Clerk, City
Subject: [EXTERNAL] Appeal Snow Removal - 810 Fenton Ave

Appeal Snow Removal \$149.00

Parcel Number: 33010134157141
Property Address: 810 Fenton Ave

Hamilton Rd Ltd formally objects to the assessment of \$149.00 for snow removal on or about February 16, 2026, at 810 Fenton, Lansing, as there was not appropriate notice provided despite the City ordinance imposing a statutory duty on the Public Service Department to give statutory notice to every owner, possessor, or occupier of land. No such notice was received. Further, while Hamilton Rd Ltd held an interest in the property on February 16, 2026, that interest was limited to equitable title, not possessory title, due to the six-month redemption period following mortgage foreclosure sales. The full title did not vest with Hamilton Rd Ltd until April 16, 2026, when the redemption period expired.

Gene Turnwald
Hamilton Rd. Ltd.

Amy Omans

Legal Assistant to Gene F. Turnwald, Esq.
2160 Hamilton Rd., Ste. 100
Okemos, MI 48864
Ph: (517) 347-6700 / Fax: (517) 347-6716
E:gturnwaldlaw@hotmail.com

CONFIDENTIAL: The information in this e-mail and any attachments is confidential and is subject to attorney-client privilege. It is intended solely for the attention and use of the named addressee(s). If you are not the intended recipient or the person responsible for delivering this information to the intended recipient, please notify the sender immediately. Unless you are the intended recipient or his/her representative, you are not authorized to read, copy, distribute, use, or retain this message or any part of it.

Swope, Chris

From: Donna Izzo <izzo.donnajo@gmail.com>
Sent: Wednesday, May 27, 2026 8:37 AM
To: Clerk, City
Subject: [EXTERNAL] Snow removal appeal

Dear City Clerk,

This email is in regards to a notice dated May 19,2026 that states I owe \$359.00 because the city removed snow on my property at 816 Sparrow Ave on 12/15/25.

I would like to appeal this bill. At that time, I was not able to move because of a hip replacement surgery. I had a snow removal service booked, but they did not come. As a retired person who can barely get by, the city's penalty would be a great hardship for me, and I did all that I could to keep the snow off of my sidewalks this winter, despite not being able to move and having no one close I could call on to help.

Please consider my appeal. I am available to answer any further questions at this email address or over the phone at 517 862 9401.

Thank you,
Donna Izzo
816 Sparrow Ave.
Lansing MI 48910

Swope, Chris

From: Jamie Rice <ricejamie66@yahoo.com>
Sent: Wednesday, June 3, 2026 8:26 AM
To: Clerk, City
Subject: [EXTERNAL] 905 West Barnes Avenue, Lansing MI 48910, Parcel # 33010120482141

To whom this may concern:

I received a bill indicating that City of Lansing removed snow/ice from my sidewalk on 12/16/25 in the amount of 499.00.

I am disputing this due to the fact it did not happen. I work from home and am at home daily. Never has City of Lansing come to my home to remove snow or ice. My household keeps up with the snow removal in a timely matter and has always. Perhaps, they may have the wrong address. Even if it did happen, my sidewalk is less that 50 feet long. 101-120 minutes for that length of sidewalk does not add up to the 149.00 for 20 minutes and 70.00 for each additional 20 minutes equaling 499.00. That amount is preposterous.

I am disputing the fact the snow removal by City of Lansing did not happen. Please send proof other than this bill the alleged snow removal or please retract this bill.

Thank you,
Jamie Stegall, homeowner.
905 West Barnes Avenue
Lansing MI 48910
517-648-7641

Swope, Chris

From: Victor Matelske <mateldvictor33@gmail.com>
Sent: Friday, June 5, 2026 11:08 AM
To: Clerk, City
Subject: [EXTERNAL]

Dear [Recipient Name],

I am writing regarding a snow and ice removal notice for Parcel # 33010120432082, dated 12/16/25.

I would like to clarify the circumstances regarding the snow removal at my property at 1000 Sparrow Ave. I had been away driving my uncle to Florida and had my mail held from 12/8 to 12/15/25. Upon my return on 12/16, I immediately began shoveling the hardened, compacted snow. While I was in the process of clearing the walk, city trucks arrived to apply blue ice. One of the workers informed me that I was on a tagged list but noted that they saw me actively shoveling. I did not initially see a "Blue tag" as it was later discovered tucked under a shrub near my entrance.

I have lived in this house for 32 years and have always maintained my responsibility for snow removal. This was simply a case of unfortunate timing due to my travel. I called the city twice that week to provide this update as suggested by the crew on-site.

While I am prepared to pay what is due, I ask that you please consider the fact that I did perform the shoveling myself. I apologize for any trouble this has caused.

Thank you for your time and consideration.

Best regards,

Victor Matelske

Swope, Chris

From: Ruben Torrez <rtorrez1952@gmail.com>
Sent: Thursday, May 28, 2026 4:34 PM
To: Clerk, City
Subject: [EXTERNAL] Appeal for parcel 33010108176072

To whom it may It may concern,

I recently received a letter regarding failure to comply with section 1020.06 at home address 1410 Comfort St. In Lansing, Michigan.

Please receive this email as appeal for snow removal cost of \$359.00. Please note that I have had some medical issues since September 29, 2025 that resulted in hospitalization multiple times. I am a 74 year old diabetic on a fixed income with a left foot amputation. Between the dates of September 29, 2025 through March 19, 2026, I was treated for a foot blister that resulted in me being admitted into the hospital, diagnosed with a highly contagious intestinal condition and follow up surgery on my left foot at UofM Health Sparrow. I did my best to ensure the sidewalk was plowed this winter. I recall the sidewalk being plowed when I received a letter stating I had 24 hours to remove the snow. This was done, but unfortunately another snow fall came down in which I thought the 24 hours would restart.

I greatly appreciate your consideration in my personal health situation and consider waiving the fee.

Respectfully,

Ruben Torrez.

Swope, Chris

From: Dimitri Brown <dbrealtyinvestments@yahoo.com>
Sent: Thursday, May 21, 2026 5:25 PM
To: Clerk, City
Subject: [EXTERNAL] Appeal of Snow and Ice Removal Assessment – 1430 Perkins St – Assessment Roll #SR-2026

Hello City Clerk's Office,

I am writing on behalf of DB Realty Investments LLC to formally appeal/protest the proposed snow and ice removal assessment for:

Property: 1430 Perkins St, Lansing, MI
Parcel Number: 33010122258251
Assessment Roll: #SR-2026
Date of Service Listed: 12/05/2025
Proposed Assessment Amount: \$219.00

I respectfully request that this assessment be reviewed and reconsidered.

The notice I received in May appears to be the first communication I have received regarding this matter, even though the listed service date was nearly six months earlier. To the best of my knowledge, no warning or violation notice was posted at my property located at 1430 Perkins St before the City performed the work.

I was at and/or checking on the property each day that week, including December 5, 2025. On December 5, I was personally at 1430 Perkins St meeting with my insurance adjuster, and I did not observe any posted notice, warning, door tag, or other visible notice at my property at that time.

I did observe that a notice was posted on the door of the neighboring property at 1432 Perkins Street, Lansing, MI 48912, but there was no notice posted on the door or anywhere visible at my property, 1430 Perkins St. I also spoke with an individual who was cleaning/removing snow at the neighboring property, 1432 Perkins Street. Based on what I observed, this raises concern that the notice and/or work may have been associated with the neighboring property rather than properly noticed and documented for 1430 Perkins St.

Had I been made aware of any issue at 1430 Perkins St, I would have promptly arranged for the snow and/or ice to be removed. Because I was actively present at and checking the property that week, I believe I would have seen a posted notice if one had been properly placed at 1430 Perkins St.

I would appreciate the opportunity to review any documentation showing that the required notice and reinspection procedures were followed before the work was completed and the assessment was issued.

Please provide any supporting documentation related to this assessment, including:

1. Photographs of the alleged violation before removal
2. Any photographs or records of notices posted at 1430 Perkins St
3. The exact date, time, and location where any notice was posted
4. Records indicating whether notice was mailed
5. Reinspection notes or records showing the property was checked again after notice was allegedly provided
6. Work order details, contractor notes, time records, and completion photos
7. Any related complaint or inspection records
8. Any documentation showing whether the notice was posted at 1430 Perkins St or mistakenly posted at 1432 Perkins Street
9. Any documentation confirming which property was actually serviced and charged for the snow/ice removal

Because I was present at and checking 1430 Perkins St throughout that week, was physically present there with my insurance adjuster on the listed service date, did not observe any notice at my property, observed a notice posted at the neighboring address instead, and spoke with an individual removing snow at the neighboring property, I respectfully request that this assessment be removed unless the City can provide documentation showing that proper notice was actually posted at 1430 Perkins St and that the required reinspection process was completed before the work was performed.

Please accept this email as my written protest/appeal prior to the June 8, 2026 public hearing.

Thank you for your time and consideration. I look forward to your response and any supporting documentation you are able to provide.

Sincerely,
DB Realty Investments LLC

Swope, Chris

From: Carlson Crew <carlsoncrew1@gmail.com>
Sent: Friday, May 29, 2026 12:54 PM
To: Clerk, City
Subject: [EXTERNAL] Parcel Number: 33010120376031 Property Address: 1630 Wellington Rd.

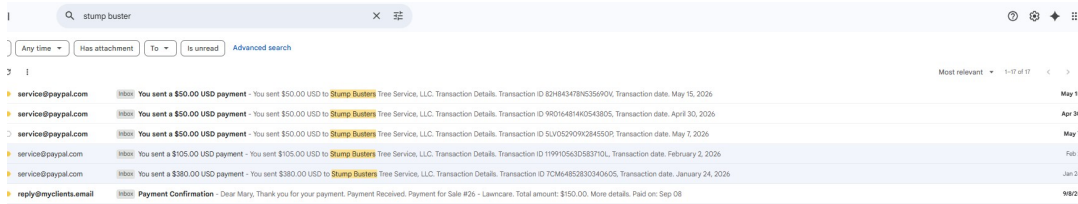
Parcel Number: 33010120376031
Property Address: 1630 Wellington Rd.

Dear City Clerk,

I am appealing this snow removal assessment, and am attaching my ledger of payments to Stump Busters who take care of our lawn and snow removal needs at 1630 Wellington Rd. We are older and retired and have hired this company to meet our needs and believe they have done excellent and timely work. We have a local neighbor who encouraged us to hire a different snow removal company..We feel the neighbor is determined to prove Stump Busters is not a good choice. It's not true. They have done a wonderful job and are very responsive whenever the weather dictates.

Please consider this information when determining the outcome of this assessment.
Thank you,

Mary E. Carlson



Swope, Chris

From: Yumi Reyko <yumireyko@gmail.com>
Sent: Wednesday, June 3, 2026 9:42 AM
To: Clerk, City
Subject: [EXTERNAL] A property owner appealing the special assessment

My name is Yun Redko.

I am a owner of a property of 1811 Jerome St, Lansing, MI 48912.

Recently I received a letter of assessment from Lansing City clerk's office. It is about snow removal cost.

Parcel number: 33010115277121

Property address: 1811 jerome st

Date of serive: 12/19/2025

Time required F: 101-120 Min

Amount \$499

Date of service: 02/10/2026

Time required. A: 0-20 Min

Amount \$149

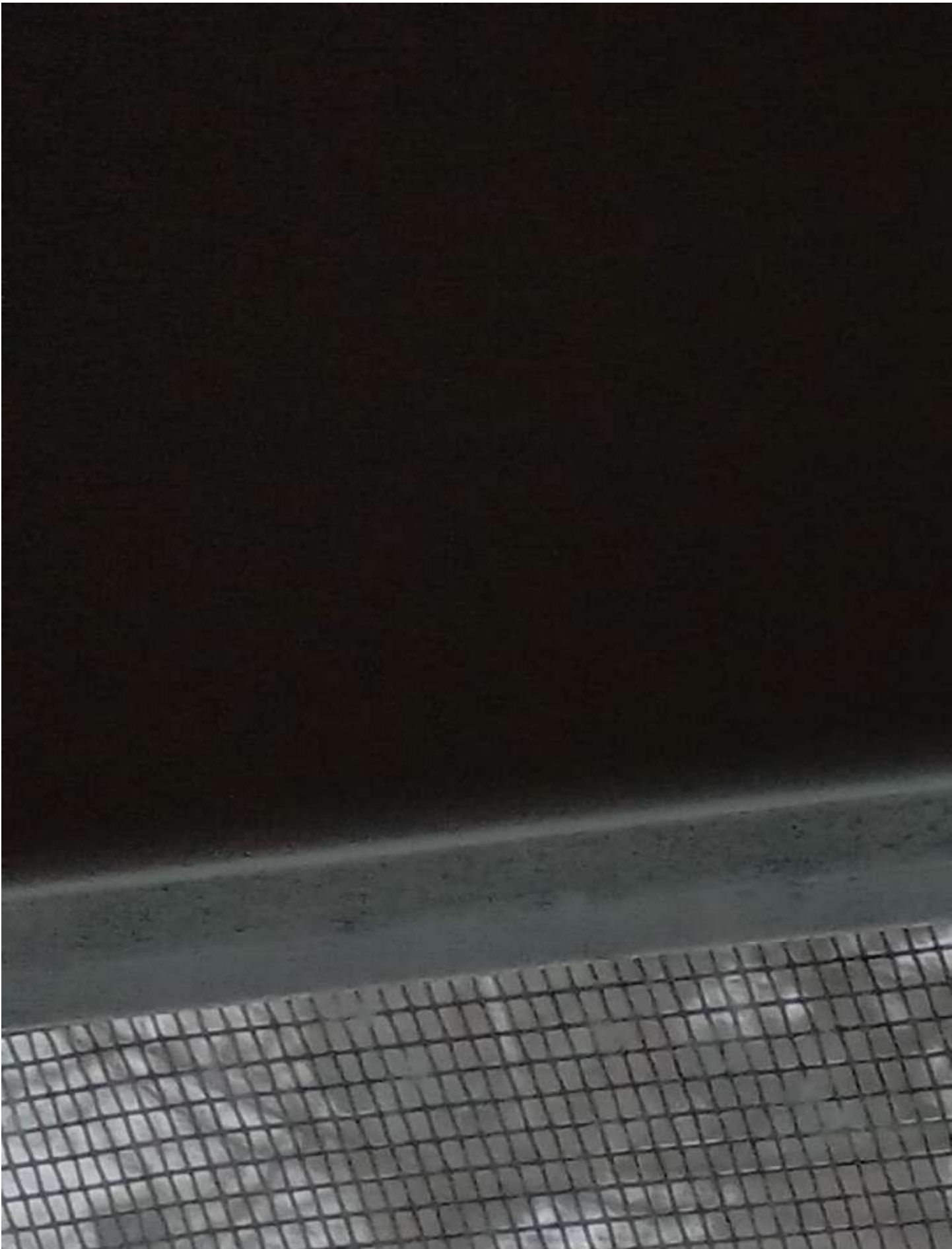
I want to appeal this assessment for the following reasons.

In December when I received a warning notice I removed the snow myself. I shoveled the snow on the sidewalk in front of my house and sprinkled salt to prevent people from slipping on the street. After shoveling I took a picture of the sidewalk in front of my house. I attached the photo to this email. This photo was taken from the window of the 2nd floor of my house.

I cannot afford to own a car so for my driveway I shoveled snow to make a clear walkway for myself and mailman.

Since I was charged \$499 on December 19th, supposedly it took 120 minute (two hours) to remove the snow on my sidewalk. \$149 for the first 20 minutes and then \$70 for each additional 20 minutes.

As you see in the photo I present, my house is small so the sidewalk in front of it is not



long enough to demand 2 hours of shoveling work. There is no way that it took 2 hours to shovel the snow on that short sidewalk.

And as a stay-at-home person I didn't see anyone shoveling the snow on my sidewalk for 2 hours of long time. If I saw anyone shoveling snow I would have come out of my house and told the person that I would do the work to prevent paying awful amount of fine because I am aware how the fine adds up every 20 minutes.

Regarding \$149 fine for 20 minute snow removal work supposedly done on February 10th, I remember the weather was so warm the day before that the snow melted and there was no snow to be removed on the sidewalk. The following is the weather report of February 9, 2026 anyone can find on Google. I copied and pasted it here.

On Monday, February 9, 2026, Lansing experienced a significant warming trend after a period of bitter arctic air, with daytime temperatures reaching near the 40-degree mark. The day saw most of lower Michigan climb above freezing as southwesterly air flowed in. A more localized and historical breakdown of the conditions on that day includes:

Temperature: Midday highs in Lansing peaked near 40-degree Fahrenheit well above the freezing mark.

Precipitation & Skies: While the Upper Peninsula received accumulating snow (3 to 6 inches) and faced a winter weather advisory, Lower Michigan and the Lansing area remained primarily dry with a slight chance of a light rain/snow mix overnight.

Conditions: Because temperatures rose above freezing, it helped melt lingering snow and ice on area roads and sidewalks.

In Lansing, MI on February 10, 2026, the weather was relatively mild for winter, featuring a daytime high reaching the upper 30s to around 40°F.

As you see the weather report above, Lansing weather on February 9 was so warm to melt the snow away that on February 10th there was no snow to be shoveled on the sidewalk. And as a stay-at-home person I didn't see anyone shoveling the snow on my sidewalk.

For the reasons described above I protest the awful amount of \$648 fine assessed to me.

These days due to the war in the Middle East, the price of gas and food and other necessities went up very high. Most people seem to be struggling. I am struggling cause I am a 59 year old woman with very low income. Due to my low income I used to get some food assistance help but due to one big beautiful bill act I don't get any help anymore since last March. They cut food assistance help for people between the age of 55-64. I am 59.

As a result I don't even have much money to buy food. \$648 fine is out of the question for me. Last winter all i received was warning notice paper stuck on the door. I didn't get any notice of snow removal supposedly done on the sidewalk in front of my house. And as I mentioned above, I didn't see anyone shoveling the snow on the sidewalk. Then suddenly after more than 3 months of last winter's snow I received letters of total \$648 fine. It is something totally unexpected.

INGHAM COUN
PO BOX 30088
LANSING MI 48

*Save time - go o
Go to www.mich
access your case*

Swope, Chris

From: rhett Kalat <rhettkalat@gmail.com>
Sent: Thursday, May 21, 2026 4:36 PM
To: Clerk, City
Cc: Kendall Kalat
Subject: [EXTERNAL] Snow and Ice Removal

Good evening,

I received a letter about a removal of snow and ice for \$499 at 2201 Lewton.

I think this must be a mistake/wrong address. I'm a super particular person plus I love manual labor..I'm the guy that will shovel twice during while it's snowing to stay on top of it.

Also I know this has to be the wrong house because it takes me 15-20 minutes to shovel, even if there's ice.

One last thing, I reached out to the city almost 2 years ago...the end of Lewton Place got missed when they paved the entire road and dead ends. Who can I talk to directly about that?

Thanks!

Rhett

Swope, Chris

From: Lino Pretto <boxmanink@gmail.com>
Sent: Sunday, May 31, 2026 8:40 PM
To: Clerk, City; chkarr@aol.com
Subject: [EXTERNAL] In regards to snow and ice removal charge at 2208 East Michigan Ave on 12/17/25
Attachments: Screenshot_20260531-203058.png; Screenshot_20260531-203106.png

Dear Mr. Swope

I'm the current downstairs tenant at 2208 East Michigan Ave, I writing to follow of on the building owners previous email to dispute the charge of \$499 for snow removal from the property on 12/17/25.

I've attached photos of the sidewalk I received from the snow removal service that I use sent on 12/10/25 as you can see from the time stamp in the upper left corner. The National Oceanic and Atmospheric Administration Climatology Network station Lansing 1.0 ENE registered little more than trace amounts of snow in the area between the 10th and the date the Assessment on 12/17/25.

Here's the link to the website for reference,

<https://www.ncei.noaa.gov/access/monitoring/daily-snow/MI/snowfall/20251212>

During this period I was salting and scraping the areas by hand daily. I was not given any notice that additional clearing had taken place.

I would like to request removal or reassessment of the charge.

Please let me know if I can provide any additional information.

Thank you for your time,
Lino T. Pretto
517-214-8606

BY COUNCIL MEMBER CARTER, GARZA, HUSSAIN, KOST, MARTINEZ
NEVAREZ MARTINEZ, PEHLIVANOGLU & SPADAFORE
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the oldest African American Holiday was first recognized on June 19, 1865 and is now an official state holiday in 30 states across the country. It was on June 19, 1865, that news of the Emancipation Proclamation, which President Lincoln signed on January 1, 1863, reached the slaves of Texas; and

WHEREAS, learning of their freedom, June 19, 1865, became the true Independence Day for African Americans in the United States. The slaves immediately left the plantations, congregated in the cities, and began celebrating their freedom by praying, feasting, dancing, and singing; and

WHEREAS, this day was named “Juneteenth Day”, representing the joys of freedom and new beginnings, commemorating the end of slavery in the United States by celebration of liberty, educating the community about the heritage, and promoting positive cultural interaction; and

WHEREAS, The 33rd Annual Lansing Celebration of Juneteenth and the 22nd year recognition of “Juneteenth Day” as a State of Michigan holiday will kick off on June 4th at Lansing Community College with Keynote Speaker Dr. Toni Glasscoe, Ed.D. Associate Vice President, External Affairs, Development & K-12 Operations at LCC; and

WHEREAS, in honor of the memory of its founder, the late Rev. Dr. Michael C. Murphy, the 2026 Juneteenth African American Parade will take place on Saturday, June 20th at J.W. Sexton High School with this year’s Grand Marshals, Gregory Eaton and Surae Eaton-Sangster.

THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, recognizes the 33rd Annual Lansing Celebration of Juneteenth and the 22nd year recognition of the State of Michigan Juneteenth holiday. We extend our appreciation to the Juneteenth Committee for all of their work in continuing the founding theme, “Juneteenth Continues America’s Celebration of Freedom. The 4th of July freed the land; Juneteenth freed the People” We wish you continued success!

Resolution #2026-###

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 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 for Monday, June 22, 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 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.

Resolution #2026-###

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1218 Gordon Ave, 33-01-29-208-041, E ½ Lots 17 & 18 Block 11 Elmhurst Sub, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on APRIL 4, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by APRIL 24th, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, June 22, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 1218 Gordon Avenue, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Resolution #2026-###

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 2114 E. Kalamazoo Street, 33-01-01-14-353-231, E 3 R Of W 5 R Lots 277 & 278 Leslie Park Sub, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on MAY 27TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by APRIL 24th, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, June 22, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 2114 E. Kalamazoo Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Resolution #2026-###

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 4507 Devonshire Ave, 33-01-01-34-378-091, Lot 94 Pleasant Ridge Sub No 3, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on JULY 5TH, 2017 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by APRIL 24th, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, June 22, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 4507 Devonshire Ave, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Resolution #2026-###

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 100 West Hodge Avenue, 33-01-01-28-336-121, Lot 36 Exc N 120 Ft Half Acre Land Co's Sub, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on JANUARY 11TH, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by APRIL 24th, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, June 22, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 100 West Hodge Avenue, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Resolution #2026-###

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 708 S. Hayford Avenue, 33-01-01-23-104-151, Lot 132 Lansing Addition Companys Sub Rec L 5 P 20, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on JULY 21ST, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by APRIL 24th, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, June 22, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 708 S. Hayford Avenue, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Resolution #2026-###

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 6031 S. MLK Jr. Blvd, 33-01-05-05-356-162, COM NE COR LOT 22 DEKAU HEIGHTS, TH N 01DEG 30MIN W 432 FT, N 44DEG 15MIN W 362.1 FT TO SE'LY LINE HWY M-99, S 44DEG 19MIN W ON SAID R/W 316.67 FT, N 45DEG 40MIN W 7 FT, S 44DEG 19MIN W 231 FT, S 45DEG 40MIN E 7 FT, S 44DEG 19MIN W 90.5 FT TO NEWARK AVE, SE'LY ON NEWARK 273.3 FT, SW'LY TO NW COR LOT 31 SAID PLAT, S 44DEG 15MIN E 35.1 FT, E 564.9 FT TO BEG, INCLUDING VAC NEWARK AVE, ALSO LOTS 22 THRU 31 INCL DEKAU HEIGHTS, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on MARCH 11TH, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24th, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by APRIL 24th, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, June 22, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 6031 S. MLK Jr. Blvd, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

Resolution #2026-###

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

WHEREAS, the Michigan Humanities Council has available funding for supporting touring arts and humanities professionals;

WHEREAS, the grant will be used to provide payment to Guy Sferlazza to perform on the Capitol steps on the 4th of July

WHEREAS, the grant will be carried through by Lansing Parks and Recreation; and

WHEREAS, the grant provides \$300 to offset a total payment of \$600; and

WHEREAS, the performance will be in conjunction with the Lansing Parks and Recreation 4th of July Parade on July 4, 2026.

NOW, THEREFORE BE IT RESOLVED that the City Council approves the acceptance of the Grant from the Michigan Humanities Council for \$300 for July 4, 2026; and

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

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 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 21 days from the date of this resolution, June 8, 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.

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 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 60 days from the date of this resolution, _____.

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.

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 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 60 days from the date of this resolution, June 8, 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.

Resolution #2026-###

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

WHEREAS, Brian and Karen Holmes sought to eliminate a special assessment of \$502 for red tag fees, on the property tax bill for 420 Sawyer Road, Lansing, MI 48911, (Tax ID #33-01-05-09-176-191); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on May 28, 2026, and denied the claim in the amount of \$502.

THEREFORE, BE IT RESOLVED, the City Council, hereby denies the claim in the amount of \$502 for red tag fees on the property tax bill for 420 Sawyer Road, Lansing, MI 48911 (Tax ID #33-01-05-09-176-191).

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

Resolution #2026-###

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

WHEREAS, Alexandra Leonard sought to eliminate a special assessment of \$560 for grass violation fees, on the property tax bill for 425 N. Foster Avenue, Lansing, MI, (Tax ID #33-01-01-14-110-412); and

WHEREAS, upon filing a claim to the Committee on City Operations, the Committee met on May 28, 2026, and granted the claim in full in the amount of \$560.

THEREFORE, BE IT RESOLVED, the City Council, hereby grants the claim in full in the amount of \$560 for grass violation fees on the property tax bill for 425 N. Foster Avenue, Lansing, MI (Tax ID #33-01-01-14-110-412).

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

Resolution #2026-###

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

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

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

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

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

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

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

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

Resolution #2026-###

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

WHEREAS, the Ingham County Board of Commissioners allocated \$400,000 in 2024 Housing and Homeless Millage and \$200,000 in 2025 Housing and Homeless Millage funds on September 23, 2025 to the City of Lansing for the acquisition, site preparation, and other activities associated with the setup of 50 Modular Pods to be used for unhoused individuals in the City of Lansing; and

WHEREAS, Ingham County prepared a grant agreement and proposed it to the City of Lansing on December 11, 2025 for a total award amount of \$600,000.

NOW, THEREFORE, BE IT RESOLVED, that the Lansing City Council approves the acceptance of the Ingham County funds in the amount of \$600,000.

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

INTRODUCTION OF ORDINANCE

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

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

Resolution #2026-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, June 22, 2026, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, to repeal Chapter 886 of the Lansing Codified Ordinances, Tax Exemptions for Multifamily Dwelling Projects, as the incentive and project described therein has expired and the Chapter is no longer needed.

INTRODUCTION OF ORDINANCE

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

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

Resolution #2026-###

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

Resolved by the City Council of the City of Lansing that a public hearing be set for Monday, June 22, 2026, at 7 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, to amend Chapter 886 of the Lansing Codified Ordinances, Sections 886.01-886.07, to authorize a property tax exemption for certain eligible properties in exchange for a service charge in lieu of taxes rate of four percent of annual shelter rents for up to 18 years, in conformity with the State of Michigan property tax exemption alternative, authorized under 1966 PA 346, as amended; specifically MCL 125.1415a, which permits a city to authorize by ordinance a rate below 10 percent of annual shelter rents.

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

3 **886.02 Definitions.**

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

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

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

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

16 (d) Housing Development or Development means a development that reserves at
17 least 30% of the total housing units for persons of Low or Moderate Income and such
18 elements of other housing, commercial, recreational, industrial, communal and educational
19 facilities as the Authority may determine will improve the quality of the development as it
20 relates to housing for persons of low and moderate income; for purposes of this Chapter,
21 the Development may not be located on property currently or previously receiving a tax
22 exemption under the Act; for purposes of any Development utilizing the tax exemption

1 provided by this Chapter, the Development shall be identified and described in the
2 Agreement.

3 (e) HUD means the Department of Housing and Urban Development of the United
4 States Government.

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

7 (g) Low or Moderate Income means low- or moderate-income eligibility under the
8 Authority Act or rules.

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

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

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

19 **886.03 Establishment of annual service charge.**

20 (a)The City acknowledges that for Developments utilizing the tax exemption
21 provided by this Chapter, and subject to the Authority’s review and approval of an
22 Agreement, Sponsor and the Authority will have established the economic feasibility of the

1 **Housing Development in reliance upon the enactment and continuing effect of this section**
2 **and upon the qualification of the units of housing in the Housing Development for**
3 **exemption from all property taxes as established in this section.**

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

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

13 **(d) The exemption provided under this section shall commence when the Sponsor**
14 **complies with Section 15a(2) of 1966 PA 346, as amended, codified as MCL 125.1415a(2),**
15 **which provides: the owner of a housing project eligible for the exemption shall file with the**
16 **local assessing officer (the City Assessor) a notification of the exemption, which shall be in**
17 **an affidavit form as provided by the Authority. The completed affidavit form first shall be**
18 **submitted to the Authority for certification by the Authority that the project is eligible for**
19 **the exemption. The owner then shall file or cause to be filed the certified notification of the**
20 **exemption with the local assessing officer before November 1 of the year preceding the tax**
21 **year in which the exemption is to begin.**

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

- 5 **1. The annual audited accounting report for the payment in lieu of taxes; and**
- 6 **2. A certified statement identifying all the units rented to persons of Low or**
7 **Moderate Income; and**
- 8 **3. If requested by the City, proof that the Housing Development units have**
9 **not increased, decreased, or been altered in any form.**

10 **886.04 Limitation on the payment of the annual service charge.**

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

16 **886.05 Payment of annual service charge.**

17 **The service charge in lieu of taxes, as established under this section, shall be payable**
18 **in the same manner as general property taxes are payable to the City, except that the**
19 **annual payment shall be made on or before July 1 of the year following the year upon**
20 **which such charge is calculated. Collection procedures shall be in accordance with the**
21 **provisions of the General Property Tax Act (1893 PA 206 as amended; MCL 211.1 et seq.)**

22 **886.06 Contractual effect.**

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

6 **886.07 Duration.**

7 **Any such Agreement entered into under this Chapter shall remain in effect and**
8 **shall not terminate for 18 years, commencing with and including the first eligible tax year**
9 **as described in Subsection 886.03, provided that the Sponsor complies with the**
10 **requirements of the Act and this Chapter, and further provided that the Housing**
11 **Development continues to be rented to Low or Moderate Income persons at rents**
12 **determined under the low-income housing tax credit program, as the same maybe further**
13 **amended or superseded, or there is an Authority-aided or Federally-aided mortgage on the**
14 **Housing Development as provided in the Act, or the Authority or HUD has an interest in**
15 **the property; but in no event beyond December 31 of the 18th consecutive year, once**
16 **commenced. If: (a) the construction of the Housing Development project does not**
17 **commence or the Sponsor fails to obtain a Mortgage Loan within two years from the date**
18 **an Agreement is entered; or (b) transfer of title is not effectuated to Sponsor within two**
19 **years from the date an Agreement is entered; or (c) if the Sponsor changes the scope or**
20 **purpose of the number of units of housing within the Housing Development, identified in a**
21 **specific Agreement, without the consent of the City, by and through its representatives, and**
22 **in accordance with the requirements of the Lansing City Charter, and the Sponsor or other**

1 **responsible party does not cure the violation within 90 days after written notice is given to**
2 **the Sponsor, then that specific Agreement shall automatically expire, terminate and be of**
3 **no further effect.**

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

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

9 Section 4. This ordinance shall take effect on the 30th day after enactment, unless given
10 immediate effect by City Council.

11

PASSAGE OF ORDINANCE

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

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

COUNCIL MEMBER	YEA	NAY
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

ORDINANCE NO. _____

1
2 **An ordinance of the City of Lansing, Michigan to conform the Lansing Codified**
3 **Ordinances to the 2026 revised Lansing City Charter by amending Chapter 218, adding**
4 **Section 218.06 to provide for the creation and semiannual update of a City Tax and Debt**
5 **Dashboard.**

6 **THE CITY OF LANSING ORDAINS:**

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

9 **218.06 – Tax and Debt Dashboard:**

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

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

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

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

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

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

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

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

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



Chris Swope

Lansing City Clerk

June 5, 2026

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

Dear Councilmembers:

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

<u>BOARD NAME</u>	<u>DATE OF MEETING</u>
Board of Police Commissioners	April 21, 2026
BWL Board of Commissioners	March 24, 2026
Capital Area District Libraries Board	April 22, 2026
Diversity Equity and Inclusion Advisory Board	May 5, 2026
Human Relations and Community Services Advisory Board	April 28, 2026
Lansing Entertainment and Public Facilities Authority	April 28, 2026
Tri-County Office on Aging	March 16, 2026

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

Sincerely,

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

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



Chris Swope
Lansing City Clerk

June 4, 2026

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

Dear President and Councilmembers:

Pursuant to Article 5, Chapter 2, Section 5-203.5, Section 5-203.6 and 5.205.2 of the Lansing City Charter, on May 22, 2026 my office received and placed on file:

Board of Water and Light Budget for Fiscal Year Ending June 30, 2026 and Capital Forecast for Fiscal Years 2027-2032

Proposed Election, Water, Steam, Hot Water and Chilled Water Rates to go into effect on October 1, 2026

These documents are available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

A handwritten signature in black ink that reads "Chris Swope".

Chris Swope, MMC/MiPMC
Lansing City Clerk



Chris Swope
Lansing City Clerk

June 4, 2026

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

Dear President and Councilmembers:

Pursuant to Article 5, Chapter 2, Section 5-203.5, Section 5-203.6 and 5.205.2 of the Lansing City Charter, on May 22, 2026 my office received and placed on file:

Board of Water and Light Budget for Fiscal Year Ending June 30, 2026 and Capital Forecast for Fiscal Years 2027-2032

Proposed Election, Water, Steam, Hot Water and Chilled Water Rates to go into effect on October 1, 2026

These documents are available for review at the office of the City Clerk and on the City Clerk's website (www.lansingmi.gov/clerk).

Sincerely,

A handwritten signature in black ink that reads "Chris Swope".

Chris Swope, MMC/MiPMC
Lansing City Clerk

Resolution #2026-###

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

**AUTHORIZATION TO PETITION FOR MAINTENANCE
AND IMPROVEMENT OF KELLER DRAIN**

WHEREAS, the City requests the maintenance and improvement of a drain, located in Eaton County, pursuant to Chapter 8 of Public Act 40 of 1956, as amended; and

WHEREAS, the City has determined that the maintenance and improvement of the drain benefits the public health in the City; and

WHEREAS, the City will be liable for an assessment at large against it for a percentage of the cost of the proposed maintenance and improvement.

NOW, THEREFORE BE IT RESOLVED THAT, the City Council does authorize the filing of a petition for maintenance and improvement of the drain.

BE IT FURTHER RESOLVED THAT the Mayor is authorized to execute the petition for maintenance and improvement of the drain.

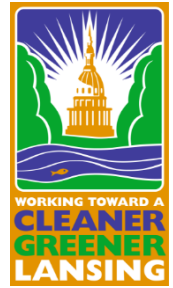
BE IT FINALLY RESOLVED that the Clerk shall forward to the Eaton County Drain Commissioner a copy of this Resolution for the petition for maintenance and improvement of the drain.



Andy Schor, Mayor

PUBLIC SERVICE DEPARTMENT

7th Floor City Hall
124 West Michigan Avenue
Lansing, Michigan 48933
(517) 483-4455
www.lansingmi.gov/pubserv



To: Andy Schor, Mayor
From: Daniel E. Danke, P.E., Project Engineer
Date: May 11, 2026
**Subject: Eaton County Drain : Keller Drain
Petition for Maintenance and Improvements**

The Public Service Department is requesting, per MCL 280.191.2 (Chapter 8 of the Drain Code of 1956), that Lansing City Council authorize the Mayor to submit a petition to the Eaton County Drain Commissioner to perform the necessary work to reestablish flow in the Keller Drain. This is necessary for the purpose of public health.

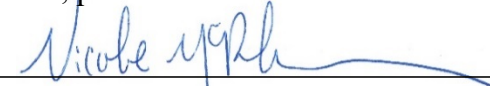
The Keller Drain was constructed in 1931 of clay field tile and is under the jurisdiction of the Eaton County Drain Commissioner. Rainfall events this spring have caused flooding issues in the Old Farm Lane neighborhood in the City of Lansing. It is believed that the flooding is the result of a failure in this field tile.

The Old Farm Lane detention pond has surcharge by 2 to 3 feet. The resultant ponding reached the foundation of 3926 Old Farm Lane and caused basement flooding. The inability of the detention pond to drain has allowed the accumulation of water, which can result in mosquito or other vector breeding or proliferation. Additionally, portions of Old Farm Lane flooded.

The Eaton County Drain Commissioner noted a formal petition needs to be submitted for Keller Drain maintenance and improvements to be made. The Drain Commissioners' Office provided the attached draft documents to be reviewed and approved by the Lansing City Council and signed by the Mayor and City Clerk.

The City of Lansing will be liable for an assessment at large against it for a percentage of the cost of the proposed maintenance and improvement.

The Public Service Department recommends this action be taken to begin the process of having the Eaton County Drain Commissioner address the documented flooding concerns. If you have any questions, please let me know.



Nicole McPherson, PE, City Engineer

Date: 5-13-26



Andy Kilpatrick, PE, Director of Public Service

Date: 5-13-26

CITY OF LANSING

**PETITION FOR MAINTENANCE
AND IMPROVEMENT OF A DRAIN**

KELLER DRAIN

To the Eaton County Drain Commissioner:

The undersigned is the City of Lansing, Eaton County, Michigan. This petition has been duly authorized by the governing body of the City of Lansing and requests that the Keller Drain be maintained and improved as provided in Chapter 8 of Public Act 40 of 1956, as amended, to alleviate drainage issues in the Drainage District.

The Keller Drain is located in Windsor Township, Delta Township, and the City of Lansing, Eaton County, Michigan.

The proposed maintenance and improvement is necessary for the public health, convenience or welfare and benefits the public health in the City of Lansing.

The City of Lansing will be liable for an assessment at large against it for a percentage of the cost of the proposed maintenance and improvement.

Dated: _____, 20_____

By: Andy Schor
Its: Mayor

By: Chris Swope
Its: Clerk

Resolution #2026-###

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

WHEREAS, the Lansing City Charter (the “Charter”), pursuant to the Home Rule City Act, being MCL 117.1 et seq. (the “Act”), limits the City’s authority to levy property taxes to a rate of 20 mills (\$20 for every \$1,000 of a property’s taxable value); and

WHEREAS, the Headlee Amendment, being Section 31 of Article IX of the State Constitution, has resulted in a reduction of the City’s authorized 20 mills limit to a millage rate known as the “Headlee Cap” but the State Constitution provides that this Headlee Cap is subject to override by the voters; and

WHEREAS, since November, 2011 the voters of Lansing have approved the Headlee Cap overrides to restore the authorized millage to the maximum 20 mills authorized under the Charter and the Act, for consecutive periods of five (5) years to the present; and

WHEREAS, the current Headlee Cap override permits the City to levy the current 19.44 mills but is set to expire December 31, 2026, unless the voters approve a new Headlee override; and

WHEREAS, if the Headlee Cap override is not voter approved, the City’s millage rate in 2027 will be reduced and limited to **19.2214** mills; and

WHEREAS, the City intends to continue to levy the current 19.44 mills tax rate in the 2027-2028 fiscal year budget that includes essential services, including current police protection, fire protection, road and sidewalk needs and maintenance; and

WHEREAS, a property tax rate of 19.44 mills would exceed the City’s 2027 Headlee Cap, and therefore, requires approval by the voters to override the Headlee Cap, as provided by the State Constitution; and

WHEREAS, if approved, three (3) mills of the proposed 19.44 millage would permit the continuation of essential services that include police protection and fire protection; and

WHEREAS, if approved, one (1) mill of the proposed 19.44 millage would permit the continuation of essential services that include road and sidewalk maintenance; and

WHEREAS, the continuation of the 4 mills for essential services, including police protection, fire protection, and road and sidewalk maintenance funding beginning in fiscal year 2027/2028 at the 19.44 mills rate will result in property tax revenues at a similar level to those projected for fiscal year 2026/2027;

NOW, THEREFORE, BE IT RESOLVED that at the election to be held on Tuesday, November 3, 2026, the following ballot proposal shall be submitted to the qualified electors of the City of Lansing in a manner and form substantially as follows:

CITY OF LANSING ESSENTIAL SERVICES MILLAGE RESTORATION PROPOSAL

For the purpose of funding essential services, including police protection, fire protection, and local road and sidewalk maintenance, shall the authorized charter millage for the City of Lansing, established at 20 mills (\$20.00 per \$1,000 of taxable value) and reduced to 19.2214 (\$19.2214 per \$1,000 of taxable value) by the millage rollbacks required under the Michigan Constitution, be restored to 20 mills (\$20.00 per \$1,000 of taxable value), which is an increase of .7786 mills (\$.7786 per \$1,000 of taxable value) over the reduced millage, for the next five (5) years (from January 1, 2027 through December 31, 2031 inclusive)?

If approved and levied in full, this renewed millage restoration would generate approximately \$2,585,101 in its first year.

Yes _____

No _____

**CITY OF LANSING ESSENTIAL SERVICES MILLAGE
RESTORATION PROPOSAL**

For the purpose of funding essential services, including police protection, fire protection, and local road and sidewalk maintenance, shall the authorized charter millage for the City of Lansing, established at 20 mills (\$20.00 per \$1,000 of taxable value) and reduced to 19.2214 (\$19.2214 per \$1,000 of taxable value) by the millage rollbacks required under the Michigan Constitution, be restored to 20 mills (\$20.00 per \$1,000 of taxable value), which is an increase of .7786 mills (\$.7786 per \$1,000 of taxable value) over the reduced millage, for the next five (5) years (from January 1, 2027 through December 31, 2031 inclusive)?

If approved and levied in full, this renewed millage restoration would generate approximately \$2,585,101 in its first year.

Yes _____

No _____

Resolution #2026-

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

WHEREAS, the City of Lansing ("City") and the Lansing Board of Water and Light ("BWL") entered into an agreement dated June 30, 1992, regarding return on equity payments (the "Agreement"); and

WHEREAS, the Agreement has been amended from time to time for a total of eight amendments; and

WHEREAS, the City and BWL desire to enter into an ninth amendment (the "Ninth Amendment") to extend the term of the Agreement for an additional 2 years commencing July 1, 2026, and terminating on June 30, 2028; and

WHEREAS, the City and BWL agree that the recommended amendment to the Agreement and the payment provided for therein represents a mutual balancing of the financial burden of the payment on BWL's ratepayers, the financial burden of the use of services and property on the City or its taxpayers, and of the shared services and infrastructure between BWL and the City; and,

WHEREAS, the BWL shall make return on equity payments to the City for FY 2027 and FY 2028 at a rate of 6% of total budgeted BWL operating revenues, excluding inter-utility sales, as in effect at the start of each respective fiscal year. Or, if actual operating revenues are higher than the budgeted amount, 6% of BWL total actual operating revenues, excluding inter-utility sales; and,

WHEREAS, the first three quarter payments shall be made by the 20th of September, December, and March, and the fourth quarter payment shall be made by July 31st and accrued back to June 30th, except where any date falls on a weekend or City Holiday to be paid the following business day; and,

NOW, THEREFORE BE IT RESOLVED, that the Ninth Amendment is hereby approved and the Mayor is authorized to execute the same, subject to approval by the City Attorney as to form.

RESOLUTION 2026-05-01

Return on Equity (ROE) Renewal Amendment No. 9

WHEREAS, the City of Lansing has expressed a desire to continue the Agreement Between the City of Lansing and the Board of Water & Light dated June 30, 1992 (the Agreement), which has been subsequently extended by means of eight Amendments thereto in 2001, 2012, 2013, 2018, 2020, 2022, 2024, and 2025, respectively; and

WHEREAS, the City of Lansing and the Board of Water & Light agree that the recommended amendment to the Agreement and the payment provided for therein represents a mutual balancing of the financial burden of the payment on the Board of Water & Light's ratepayers, the financial burden of the use of services and property on the City of Lansing or its taxpayers, and of the shared services and infrastructure between the Board of Water & Light and the City of Lansing; and

WHEREAS, the Board of Commissioners Committee of the Whole (COW) considered the City of Lansing's request on May 7, 2026; and

WHEREAS, the General Manager recommended the Agreement be amended and extended for 2 years at a rate of 6% of total budgeted Board operating revenues, excluding inter-utility sales, as is in effect at the start of each respective fiscal year. If actual operating revenues are higher than budgeted operating revenues, the return on equity payments will be calculated in the amount of 6% of actual operating revenues, effective July 1, 2026, and will be memorialized as Amendment No. 9; and

WHEREAS, the COW has considered the proposed Amendment No. 9, agreed with the General Manager's recommendation and approved the Amendment, including authorization for the General Manager to execute the Amendment, and the Amendment shall be forwarded to the Board of Commissioners for approval at the May 19, 2026 Board meeting.

THEREFORE, be it:

RESOLVED, the proposed Amendment No. 9 to the Agreement Between the City of Lansing and The Board of Water & Light dated June 30, 1992 is approved, including authorization for the General Manager to execute the Amendment.

Motion by Commissioner Dale Schrader, Seconded by Commissioner Chris Harkins to approve the Return on Equity (ROE) Renewal at a Board meeting held on May 19, 2026.

Action Motion Carried.



Chris Swope
Lansing City Clerk

June 5, 2026

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

Dear President and Council Members:

My office has received and placed on file this document:

Board of Water and Light Return on Equity Agreement, Amendment #9

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

Sincerely,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, MMC/MiPMC Level 3
Lansing City Clerk

Shelia Shang
1725 Donora st
Lansing, MI 48910
May, 20 2026

Dear

Lansing city council, I would like to appeal the decision for the trash violation. I was new in the city of Lansing and was unaware of the rules and regulations. The bags that were on my front porch weren't garbage it was old carpet that was put there because of renovations. I was planning to throw all the bags away after I came back from getting my dumpster from Grand Rapids MI. But due to the weather and me getting the flu it took a little longer than expected. Please take this letter into consideration and please consider this one time as a warning.

Sincerely,
Shelia Shang
616-375-6076

MAY26'26 3PMCLERK



City of Lansing

OFFICE OF THE CITY ATTORNEY

Gregory S. Venker, City Attorney

May 13, 2026

Sheila Shang
5700 Gentian Court SE
Kentwood, MI 49508

Re: Claim – **1725 Donora St.**

Dear Ms. Shang:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$550.00 for a trash violation for property located at 1725 Donora St., Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you wish to appeal, you must submit your appeal in writing no later than thirty (30) days from the date of this letter. Appeals received after the 30-day deadline cannot be accepted.

Submit your written appeal to:
Lansing City Clerk
124 W. Michigan Ave, 9th Floor
Lansing, MI 48933

Your appeal will then be placed on the Council's agenda. You will be contacted regarding the review of your appeal.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Claim: 2244

DATE: 03/24/2026

PPN: 33-01-01-22-353-171
 DATE SUBMITTED: 03/17/2026
 ADDRESS OF VIOLATION: 1725 DONORA ST
 LISTED TAXPAYER OF RECORD: SHANG SHEILA
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: SHANG SHEILA M
 CLAIMANT'S ADDRESS: 1725 DONORA ST
 LANSING MI 48910

TYPE OF ACTIONS CONTESTED: TRASH VIOLATION
 VIOLATION DATE: FEBRUARY 9, 2026
 NOTIFICATION DATE: FEBRUARY 9, 2026

2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$550.00

CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM: \$550.00

MEMO DATE – INVOICE NO.:

ADDITIONAL ACTIONS CONTESTED:
 VIOLATION DATE:

NOTIFICATION DATE:
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT:

CONTRACTOR NAME - INVOICE NO. - DATE: CRUTCHER-INVOICE
 #00305853 – 03/06/2026-
 \$550.00

AMOUNT OF CLAIM:

MEMO DATE – INVOICE NO.:

HISTORY: NONE

CITATIONS IN PREVIOUS YEAR: NONE

CLAIMANT'S CIRCUMSTANCES: **See Attached**

CODE OFFICER'S NOTES: This property was cited for a trash violation 02/09/2026 with a compliance due date of 02/17/2026. The officer returned on 02/19/2026 and the property was still out of compliance. The trash was then submitted to the contractor to abate. The contractor arrived on 02/20/2026 and the trash was still in violation, the contractor then cleaned up the trash. This office recommends denial of the claim.

2244



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Shelia Stung DATE: 3/16/26
 MAILING ADDRESS: 1725 Dorica St EMAIL: Shelia.stung@general.com
 CITY: Lansing STATE: MI ZIP CODE: 48910
 TELEPHONE: Home () 375-6076 Work () _____

Please provide the following information on the incident(s) for which you are filing a claim. WE MAY NOT BE ABLE TO PROCESS YOUR CLAIM IF YOU DO NOT PROVIDE ALL OF THE INFORMATION BELOW.

ADDRESS: 1725 Dorica St Lansing PARCEL NO. 33-01-01-22-353-171
 DATE OF INCIDENT: 2/9/26 AMOUNT YOU WERE BILLED: \$ 550⁰⁰
 TOTAL AMOUNT YOU ARE CONTESTING: \$ 550⁰⁰
 TYPE OF ASSESSMENT: Trash and debris

Please give a detailed description of the circumstances surrounding the incident, including why you feel the City should not have charged you this fee. You may attach additional pages or documentation to this form as needed.

A couple bag of cut up carpet was removed from my porch and I was charged. I shouldn't be charged because I just got (bought) this home and renovating the home. I went out of town and got stranded due to weather and illness. I was unaware that bags couldn't be on my porch. I am new to Ingham County.

Mailing address 5700 Gordon Ct SE Grand Rapids 49508

A description of the claims review process is available on our website at: <https://www.lansingmi.gov/211/Claims-Against-Lansing>

Kentwood



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

TRASH AND DEBRIS CORRECTION NOTICE

SHANG SHEILA
1725 DONORA ST
LANSING, MI 48910-1773

Violation Date: 2/9/2026
Violation Location: 1725 DONORA ST
Parcel No: 33-01-01-22-353-171
Compliance Due Date: 2/17/2026

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Trash found in bags/boxes/barrels

INSPECTOR COMMENTS:

Please remove & dispose of trash bags on front porch.

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$250.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess a fee of \$215.00 for each time there is an additional premise violation at the violation address above, during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Eric Lewandowski at Eric.Lewandowski@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Andy Scherf, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
1725 DONORA ST
LANSING, MI 48910-1773

Violation Date: 2/9/2026
Violation Location: 1725 DONORA ST
Parcel No: 33-01-01-22-353-171
Compliance Due Date: 2/17/2026

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Trash found in bags/boxes/barrels

INSPECTOR COMMENTS:

Please remove & dispose of trash bags on front porch.

Under Section 107.7, any person with a legal interest, who receives or has actual or constructive notice, may appeal the violation and compliance order. Appeals under Section 308 shall be filed in writing to the Office of the City Attorney within 3 days after the compliance due date.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **Please be advised that moving the items to another area on the property does not bring the violation into compliance. If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$250.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess a fee of \$215.00 for each time there is an additional premise violation at the violation address above, during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM for any questions or extensions.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Eric Lewandowski at Eric.Lewandowski@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



**Economic Development & Planning
Code Enforcement Office**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361

Trash Authorization Form – East Side

Submitted to: Eric Crutcher on 2/19/2026

TAXPAYER: SHANG SHEILA, 1725 DONORA ST LANSING, MI 48910-1773

Location of Work:

Enf Num: E26-23544

Address: 1725 DONORA ST

Lot No:

Description:

Parcel No: 33-01-01-22-353-171

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes/barrels

INSPECTOR COMMENTS:

Please remove & dispose of trash bags on front porch.

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 3

Warning Comment: trash bags on porch

Submitted By: Eric Lewandowski (517) 483-6078

This action is authorized by the Manager of Code Compliance

CITY OF LANSING

316 N CAPITOL SUITE C2
LANSING, MI 48933

Print Date: 03/24/2026

Enforcement Number: E26-23544

Enforcement Category: Trash

Location: 1725 DONORA ST

Pay by Account in Full



Total Balance Due: \$550.00

SHANG SHEILA
1725 DONORA ST
LANSING, MI 48910-1773

Invoice



Number	Date	Due	Adjustments	Payments	Balance
00305853	3/6/2026 12:0	4/5/2026 12:0	\$0.00	\$0.00	<u>\$550.00</u>

Service date was 2/20/2026

Quantity	Category	Description	Billed
1.00	Code Compliance	Trash - Admin Fee	\$250.00
300.00	Code Compliance	Trash - Contractor Charge	\$300.00
Total Balance Due:			\$550.00

Payment Information:

- Pay online at: www.bsasonline.com
- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
City of Lansing Code Compliance Office
316 N Capitol Suite C1
Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment
- Payment in full is due within 30 days from the billing date.
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claim forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. Return completed claim to: Lansing City Attorney's Office, 124 West Michigan Ave 5th Fl, Lansing MI 48933

Other Information:

- July property taxes are due and payable on or before August 31st. December property taxes are due and payable on or before February 14th.
- For Red Tag Monitoring Fees Only: Invoices not paid within 30 days are subject to a 5% penalty which will be applied on the 31st day.

By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

Payments may be made Monday thru Friday 8:00 a.m. - 4:30 p.m., at the above address or by mail

INVOICE

Eric's Refuse LLC
P.O. Box 16035
Lansing, MI 48901

Runway38@comcast.net
+1 (517) 290-7350

City of Lansing Code Enforcement Section

Bill to

Economic Development & Planning Code

Enforcement Office

316 N Capitol, Ste. C-1

Lansing, MI 48933-1238

Invoice details

Invoice no.: 8113

Terms: Net 30

Invoice date: 02/28/2026

Due date: 03/30/2026

property address: 1725 Donora St

Parcel number: 33-01-01-22-353-171

#	Date	Product or service	Description	Qty	Rate	Amount
1.		1hour 3 yards	first hour and 3 cubic yards	1	\$300.00	\$300.00
2.			2/20/26 Eric Lewandowski 3 yards 4 man crew 20yd trucks			

Ways to pay

BANK

Total

\$300.00

View and pay















Swope, Chris

From: Rayna Morales <rraayynnaa517@icloud.com>
Sent: Thursday, May 21, 2026 8:48 PM
To: Clerk, City
Subject: [EXTERNAL] Urgent Concern Regarding Rising Rental Costs

Dear Members of the City Council,

I hope this message finds you well. I am writing to express my deep concern regarding the ongoing rise in rental costs within our community, driven significantly by increasing taxes. As a single mother, I have felt the impact of these changes acutely, and it's crucial for you to understand the personal toll this situation has taken on my life and the lives of many other residents.

Over the past few years, I have observed rental prices escalating to levels that seem increasingly unattainable for families like mine. The surge in taxes has directly contributed to this inflation, forcing landlords to pass increased costs onto tenants. As a result, I have found myself working two jobs, averaging 75 hours per week, just to keep a roof over my children's heads. This relentless grind is neither sustainable nor healthy.

Despite my efforts, I am continually reminded of the sacrifices I am making. I am often absent from my home, spending countless hours away to afford rent for a house that I am hardly ever in. The irony is not lost on me: I am working tirelessly to provide for my children, yet I am missing the very moments that make being a parent so rewarding. My kids often express their disappointment when I am unable to attend their school events or sporting activities. They deserve a mother who can be present, who can support them, and who can share in their milestones. Instead, I feel like a mere provider, trapped in a cycle that leaves little room for family time or personal well-being.

The current trajectory of rental costs, driven by increased taxation, is not just a financial issue; it is a matter of community well-being. Families are being stretched to their limits, and I fear that the consequences of this situation will ripple through our community in ways that are difficult to quantify. When parents are forced to work excessively long hours, it negatively impacts not only their health but also the emotional and developmental well-being of their children.

I urge you to take a closer look at the policies contributing to this issue. While taxes are necessary to fund our city's services, the current approach disproportionately affects working families, particularly single parents. It is imperative that we find a balanced solution—one that allows the city to generate necessary revenue without crippling the very families that are the backbone of our community.

I implore you to consider measures that could alleviate the burden of rising rental costs, such as tax relief for landlords who provide affordable housing options or initiatives aimed at creating more affordable housing developments. We need a commitment from our city leaders to address this pressing issue with urgency and empathy.

Thank you for taking the time to read my concerns. I hope you will consider the personal stories behind the statistics and work towards solutions that foster a thriving community where families can flourish, rather than merely survive.

Below are some examples which are hopefully worthwhile:

Here are several effective strategies that city councils in other areas have implemented to help control taxes and rising rents, which could serve as excellent examples for your city:

1. Property Tax Relief Programs

- **Homestead Exemptions:** Cities like San Francisco have implemented homestead exemptions that reduce property taxes for primary residences, enabling homeowners to keep their housing costs down, which can lead to lower rents.
- **Tax Freeze Programs:** Some cities offer tax freezes for low-income residents, ensuring that property taxes do not increase for qualifying households, thereby stabilizing rental prices.

2. Incentives for Affordable Housing Development

- **Tax Credits for Developers:** Cities like New York provide tax credits and other financial incentives to developers who commit to building affordable housing units. This encourages the creation of more low-income housing options.
- **Density Bonuses:** Allowing developers to build more units than typically permitted in exchange for dedicating a percentage of those units to affordable housing can increase the overall supply of available rentals.

3. Rent Control and Stabilization

- **Rent Control Policies:** Several cities, including Los Angeles and Berkeley, have enacted rent control laws that limit the amount landlords can increase rent each year, protecting tenants from sudden spikes in housing costs.
- **Just Cause Eviction Policies:** These policies prevent landlords from evicting tenants without a legitimate reason, thereby providing stability and security for renters.

4. Community Land Trusts

- **Establishing Community Land Trusts (CLTs):** Cities such as Burlington, Vermont, have successfully implemented CLTs that acquire and hold land for the benefit of the community. This model helps ensure long-term affordability and prevents speculative price increases.

5. Increased Funding for Housing Assistance Programs

- **Emergency Rental Assistance:** Cities can allocate funds for emergency rental assistance programs to help families in crisis avoid eviction. Examples include programs in Minneapolis that provide short-term rental assistance to those facing financial hardships.
- **Housing Choice Vouchers:** Expanding voucher programs that assist low-income families in affording housing can help mitigate the impact of rising rents.

6. Zoning Reforms

- **Upzoning Initiatives:** Cities like Minneapolis have implemented upzoning to allow for higher-density housing in certain areas, promoting the development of more affordable housing near transit and employment centers.
- **Mixed-Use Development:** Encouraging mixed-use developments that combine residential, commercial, and retail spaces can create more vibrant, affordable neighborhoods while sustaining local economies.

7. Public-Private Partnerships

- **Collaboration with Nonprofits:** Partnering with nonprofit organizations to develop affordable housing projects can leverage additional funding and resources while ensuring that the housing remains affordable.
- **Tax Increment Financing (TIF):** Some cities utilize TIF to fund infrastructure improvements that attract new developments, including affordable housing, without raising taxes for current residents.

8. Transparent and Engaged City Planning

- **Community Engagement in Planning:** Cities like Portland have seen success by involving the community in development planning, ensuring that the needs and desires of residents are prioritized in housing initiatives.
- **Regular Assessments of Housing Needs:** Conducting regular assessments to understand housing needs and adjusting policies accordingly can help cities respond effectively to changing market conditions.

Implementing a combination of these strategies can help stabilize rental prices, create more affordable housing options, and ensure that families are not burdened by rising costs. It is essential for city councils to consider the unique context of their communities when adapting these successful models.

Warm regards,
Rayna Morales
517-303-8171
Lansing Resident



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

Friday, May 15, 2026

B&A Unicorn, Inc.
c/o David Brake, attorney
drbrake@kblawpc.com

RID # RQ-2604-03743 **Reference/Transaction:** Conditional License; Transfer Ownership Escrowed 2026 Class C License From Unicorn, LLC; New SDM License In Conjunction, Issued Under Mcl 436.1533(5)(A), Non-Transferable; New Sunday Sales Permit (AM); New Sunday Sales Permit (PM) For The Class C License - Spirits And Mixed Spirit Drink; New Dance-Entertainment Permit; New Sunday Sales Permit (PM) For The SDM License located at 327 E Cesar E Chavez Ave, Lansing, MI 48906.

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: B&A Unicorn, Inc.

Business address and phone number: 327 E Cesar E Chavez Ave, Lansing, MI 48906

Home address and phone number of partner(s)/subordinates:

Robert Fata; 4731 Malpaso Lane, Lansing, MI 48917; C: 517-285-9555
Ashley Sevenski; 1156 Northcrest Rd., Lansing, MI 48906; C: 517-512-3927

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Lansing District Office (517) 284-6330

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

A copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

ZS

cc: B&A Unicorn, Inc. – mangiorob@aol.com
Unicorn, LLC - mbrown@cebhlaw.com
Lansing City - city.clerk@lansingmi.gov

MICHIGAN LIQUOR CONTROL COMMISSION
KRISTIN BELTZER, CHAIR
P.O. BOX 30005 • LANSING, MICHIGAN 48909
www.michigan.gov/lcc • 866-813-0011