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MINUTES
Committee on Public Safety
Thursday, May 21, 2026 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

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

PRESENT

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

OTHERS PRESENT

Sherrie Boak, Council Legislative Office Manager
Patrick Abood, OCA
Rawley Van Fossen, Code Compliance
Council Member Kost
Marsha Quenby
Tasha Canty
Michael Massie
Anton Hadad
Germaine Redding
Najah Nona

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM APRIL 16, 2026, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Ms. Canty with 140 Garden Street, spoke on neighborhood issues, threats from the neighbors, debris encroachment from neighbors. She appealed for Council assistance. Council Member Spadafore stated there are a couple council members, LPD and the EDP Director working on this. Ms. Canty stated again her desperation for her family's safety and would not be opposed to a camera at her property. Council Member Hussain stated he and Council Member Kost have spoken to the Deputy Mayor and he was supposed to reach out to all departments to address her concerns she brought to their attention Monday night. Council Member Kost stated they are working on every aspect, have seen the videos and will continue to work with Christopher Mumby and the Police Chief. It is an unfortunate situation and they will continue to work for a resolution.

DISCUSSION

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1218 Gordon Avenue
Mr. Van Fossen stated agenda items B. – H. are the first time for the Committee, and they are before Committee to set the show cause hearing. He then went through the spreadsheet for this property. The demolition order was issued and in non-compliance and therefore referred to council. This is a recommendation a 60 day make safe.

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Mr. Massie spoke briefly on the home, his mothers health conditions, noting she has paid the back taxes, the roof needed repair and she has statements from the contractor. He appealed on her behalf and as owner, and she does have someone interested in purchasing. Their next plan of action is to sell.

The Committee moved through the agenda and will come back for this item when Ms. Quenby arrives.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 813 Bement
MOTION BY COUNCIL MEMBER HUSSAIN TO REMOVE FROM THE TABLE. MOTION CARRIED 3-0.

Mr. Van Fossen stated this is a fire damaged property, which led to it being tagged. The demo hearing was in 2025 and has not been complied with. They recommend setting the hearing and a 21 day order. The plans that were submitted in April were disapproved.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 813 BEMENT FOR JUNE 22, 2026. MOTION CARRIED 3-0.

RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 708 S Hayford Avenue
Mr. Van Fossen that this was red tagged in 2025, fire damaged, the demolition hearing was held in March 2026, and they have not made action to make safe or demolish, and because of the fire he would recommend a 21 day make safe.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 708 S. HAYFORD AVENUE FOR JUNE 22, 2026. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 6031 S Martin Luther King Jr. Blvd

Mr. Van Fossen stated this was red tagged, and the Committee would recall it was the former Maple Grove School. The hearing was held in March 2026, and when tagged in 2025 they met with ownership 2-3 times until the demolition hearing. There were attempts on demolition work, and since then they have been working to try to raise the funds, but since their last meeting in early 2026 they were not successful in raising the funds to demolish on their own. It was ordered and no attempts to make safe or formally demolish with permits, and if the Committee determines the order to demolish, he would recommend a 60 day make safe. Council Member Hussain acknowledged Kingdom Life for what they wanted to do, the reality is they could not put the capital together and it appears they realize it is a demolition project. The neighborhood has been patient but it is time.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 6031 S MARTIN LUTHER KING JR. BLVD FOR JUNE 22, 2026. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 2114 E Kalamazoo St
Mr. Van Fossen stated it was red tagged in May 2024 due to fire, and a hearing was held in March 2026. They have not made attempts to pull permits for making safe or demolition. If the Committee moves forward to demolition he would ask a 21 day make safe or demolish due to fire damage.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 2114 E. KALAMAZOO STREET FOR JUNE 22, 2026. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 4507 Devonshire

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Mr. Van Fossen stated to the Committee that this was red tagged in July 2017 for a variety of reasons, materials, roof leak, and the investigation resulted in determining there was water damage. Since 2017 have not seen any remedy and presented for demolition hearing in March 2026 with order to demolish, and if comes back to Council for order to make safe or demolish, he would recommend 60 day order.

Council Member Hussain stated this property has been discussed in the neighborhood, and this impacts the property values, the attraction and retention of residents and new residents.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 4507 DEVONSHIRE FOR JUNE 22, 2026. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 100 W. Hodge Avenue
Mr. Van Fossen informed the Committee that this was red tagged in 2025, and had fire damage. This was duplex with water damage due to fire, and after hearing it was ordered. The permit was pulled but still recommend moving forward and if no activity recommend moving forward.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 100 W HODGE AVENUE FOR JUNE 22, 2026. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1218 Gordon Avenue
Ms. Quenby arrived at 4:22 p.m. and the Committee continued the discussion from the beginning of the agenda on this property.

Ms. Quenby stated she had someone work on the roof, paid him, and he never came to the house. (Cooper Roofing), paid for the permit and they never did the work. It was water damaged, and she is approaching that in court. She is attempting to empty the house and asking Council for time to do that because she a buyer who will take care of the house. She is making every attempt, but if stated that if Council is recommending the City tear down it is not worth her spending time on dumpster. She appealed for more time to clean the house out.

Council Member Spadafore explained that this is to set a hearing for June 22, and if by June 22 she is moving forward on the sale, she should bring the purchase documents to the hearing, and then Council can look at the steps forward. Council Member Spadafore expanded that after the hearing it will be back to Committee on July 2, 2026. Ms. Quenby asked for something to allow them to work on the sale.

Mr. Van Fossen clarified that this is Make Safe or Demolish, so they have time to “make it safe”. Ms. Quenby stated they are going to pursue. Council Member Spadafore stated again that the hearing is June 22nd at 7 pm, then July 2nd it will come back to this Committee and they can talk about the progress and movement. Mr. Massie asked what needs to be made safe, and Mr. Van Fossen stated the whole home, building permit, electrical permit and mechanical permits. He added they will need to get his office something in writing on what they are doing, when, if includes a sale, the timelines from buyer and verification on financial security. Mr. Van Fossen then That final order would be at Council July 13th, then 60 days, which would be September. Mr. Massey asked why previous property was tagged in 2017 and had all that time. Mr. Van Fossen stated that was red tagged, and that was before his time and is moving forward. Council Member Spadafore noted the Committee is trying to make efficient not unsafe homes in the City.

Mr. Nona spoke as the potential buyer, and stated he cannot pull a permit until he purchases the house, and then will need time to get the work done. Council Member Spadafore reiterated that Mr. Van Fossen stated they need to provide proof they are attempting to make it safe, if there is reasonable activity they have delayed, but Council cannot promise anything at this time. Normally at the show cause hearings, if they see progress making it safe, there is authority to make recommendation. Council Member Spadafore explained that this meeting is to set the show cause hearing. After the

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hearing, it will come back to Committee on July 2nd, but if there is no significant progress there will be discussions on what is happening. Mr. Nona stated he does not want to purchase it if he is not allowed permits. Mr. Van Fossen stated his office needs in writing the timeline, budget and proof of funds.

Mr. Massie asked what kind of evidence they need. Mr. Van Fossen stated a plan on paper, contractor list, permits pulled and document progress. Cleaning is good, but that is not making it safe; they need to see progress of making it safe.

Ms. Quenby asked when to pull permits, and Mr. Van Fossen stated cleaning does require a permit, but permits for roof, demolition, mechanicals, and licensed trades. Regarding the roofing contractor that took the funds and did not do the work, that is a civil matter, and Mr. Abood stated it would be Ingham County Courts, 54A 5th Floor or 6th Floor.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR JUNE 22, 2026 FOR 1218 GORDON AVENUE. MOTION CARRIED 3-0.

RESOLUTION – Make Safe or Demolish; 108 W Barnes Avenue

Mr. Van Fossen stated he was not present for the last Committee meeting, and the owner/representative spoke on a policy on pulling permits. The applicant was not eligible for the policy because they do not live or occupy the home.

Mr. Haddad stated he lived in the home for 9 years, is the owner, and wants to fix it up and move in. Mr. Haddad expanded his explanation, stating that the first time he came he was given a timeline to get his name on the title. He put his name on the property and then went to get a permit, and was told that as of that day a policy was out that any red tag now required a licensed builder. He was asking for the building department to issue him a permit as the homeowner. Council Member Spadafore stated it appears it has never been his principal residence, and Mr. Haddad stated he has been living there for years, and yes his address is in Novi, but he has lived in Lansing. He explained he remodeled it, but then there was a fire; which he noted a homeless person started the fire on the porch, adding that the damage is not structural; it is smoke damage and porch.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 21 DAYS FOR 108 W. BARNES AVENUE. MOTION CARRIED 3-0.

Mr. Haddad explained he hired an electrical contractor and they would not let him pull permits, and Mr. Van Fossen stated you need a building permit by a licensed contractor to issue that.

RESOLUTION – Make Safe or Demolish; 904 E Kalamazoo Street

Mr. Van Fossen stated this is a 2026 tax foreclosure, and they did inspect the inside of the home. They believe this is fit for redevelopment, and welcome to table to sell at the Ingham County August auction and he is in conversation with the agency. The EDP recommendation is 60 days if Committee wants to move forward.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 904 E. KALAMAZOO STREET, HOLDING OFF ON ACTION AT COUNCIL AT THIS TIME UNTIL THE TAX AUCTION. MOTION CARRIED 3-0.

RESOLUTION – Make Safe or Demolish; 408 Norman Street

Mr. Van Fossen stated there is a May 31 deadline for Ingham County taxes, and he was informed that the County entered into this extension to May 31 with the owners, and the county will go into inspect home. Mr. Van Fossen asked the Committee to take action today on the order, but wait until after May 31st Recommend vote out, with 60 day order, hold at Council until after May 31st.

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MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 408 NORMAN STREET, HOLDING OFF ON ACTION AT COUNCIL AT THIS TIME UNTIL THE TAX AUCTION. MOTION CARRIED 3-0.

Mr. Germaine, owner of 100 W Hodge Avenue arrived late, and Council Member Spadafore explained that action on that property was already taken, and the show cause hearing will be June 22 and then back to this Committee July 2.

RESOLUTION – Make Safe or Demolish; 408 Sawyer Rd.

Mr. Van Fossen confirmed the county did not foreclose due to taxes because the owner did pay, however his office has gotten nothing from the owner or a contractor to address the repairs. Mr. Van Fossen noted this a non fire damaged home, so their recommendation on an order would be a 60 day make safe order.

Council Member Hussain noted that in 2025, there was a process addressed by the Committee on Public Safety allowing properties before Council to continue through the process and keep them on track, but this year with the tabling, and holding, it appears the process has changed. He asked why the change moving forward. Council Member Spadafore stated he was not aware which route he should lead the Committee to take and what options he had to propose to the Committee to consider. Council Member Hussain noted that typically when taxes are due the owners usually pay the older taxes to avoid action, but does Council want to keep allowing them to halt and keep it moving. Council Member Spadafore admitted the tax foreclosure properties are complicated. If any foreclosure before the City moves forward and then it goes to auction no one will buy it at auction if the City has started the demolition process. Council Member Hussain asked when the County purchases it, a demolition is started prior to sale at the auction the county could make the city whole. Mr. Van Fossen stated if they start a demolition now on a tax foreclosed property, it is put on the tax roll, at the end of the tax year, cost of demo is included, at an average of \$20,000-\$30,000. The funds come from the GF, then they invoice and 3-4 years down the road, if it is foreclosed on, the County will come back.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 408 SAWYER RD. MOTION CARRIED 3-0.

RESOLUTION – Make Safe or Demolish; 1004 Cady Court

Council Member Spadafore stated that this is not fire damage; 60 day, 2026 tax foreclosure, the County Treasurer, the Landbank and EDP believe the property should be renovated if there interest, so we are going to recommend passing from Committee and holding on Council floor until tax auction, to see if there is any interest.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 1004 CADY COURT, HOLDING OFF ON ACTION AT COUNCIL AT THIS TIME UNTIL THE TAX AUCTION. MOTION CARRIED 3-0.

OTHER

Council Member Hussain asked about following three properties:

509 Baker

6255 Marywood

5210 S. Washington

He noted that in 2025 Council made an action for 21 day make safe or demolish order, and that December 8th 2025. It appears not one went into the foreclosure process, and therefore he asked Mr. Van Fossen now what. Mr. Van Fossen stated they are subject to tax auction this fall (2026). They consider the public safety vs. financial and at the auction the purchaser can purchase but will have to put up a \$10,000 demo bond and obtain a demolition order. The Ingham County treasurer has confirmed this request, and based on what happens at the auction if it does not sell with those conditions these properties can go to the Ingham County Landbank, who has demolition grant funds.

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Mr. Van Fossen they have not put these out to bid because they would prefer the properties ending up with the Landbank because they have demolition grant funds instead of the City using their funds. Council Member Hussain asked how livable they are now, and if they need to be boarded up since it has been going on since 2025. Mr. Van Fossen state that it can be reported to EDP and they will work with the Landbank to address safety and property issues so they are covered until auction. He reiterated that at the auction anyone bidding will require a minimum bid that is back taxes, board up fees, and the \$10,000 demo bond. If they not sell, they will be on the list sent to the City Council by the County in December for acceptance, and if the City does no acceptance them they will go to the Landbank, which again would be eligible for their grant funding.

ADJOURN

Adjourned at 4:55 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on