

# AGENDA

## Committee on Public Safety July 8, 2026 at 11:00 AM



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

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

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Council Member Spadafore, Chairperson  
Council Member Hussain, Vice Chairperson  
Council Member Martinez, Member

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
  - A. May 21, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
  - B. RESOLUTION - Make Safe or Demolish Order; 1218 Gordon Avenue
  - C. RESOLUTION - Make Safe or Demolish Order; 813 Bement Street
  - D. RESOLUTION- Make Safe or Demolish Order; 708 S Hayford
  - E. RESOLUTION - Make Safe or Demolish Order; 6031 S MLK Jr. Blvd
  - F. RESOLUTION - Make Safe or Demolish Order; 2114 E Kalamazoo
  - G. RESOLUTION - Make Safe or Demolish Order; 4507 Devonshire Avenue
  - H. RESOLUTION - Make Safe or Demolish Order; 100 W. Hodge Avenue
  - I. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 431 S. Francis Ave.
  - J. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1217 N. Grand River Ave.
- 6. Other**
- 7. Adjourn**

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

DRAFT



**MINUTES**  
**Committee on Public Safety**  
**Thursday, May 21, 2026 @ 4:00 p.m.**  
**City Council Conference Room, 10<sup>th</sup> 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.

## DRAFT

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

## DRAFT

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 22<sup>nd</sup> at 7 pm, then July 2<sup>nd</sup> 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 13<sup>th</sup>, 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

## DRAFT

hearing, it will come back to Committee on July 2<sup>nd</sup>, 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 5<sup>th</sup> Floor or 6<sup>th</sup> 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 31<sup>st</sup> Recommend vote out, with 60 day order, hold at Council until after May 31<sup>st</sup>.

## DRAFT

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 8<sup>th</sup> 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.

## DRAFT

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

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	1218 Gordon
<b>PARCEL NUMBER:</b>	33-01-01-29-208-041

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

<b>LEGAL DESCRIPTION:</b>	E 1/2 lots17 & 18 Block 11 Elmhurst Sub
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	N/A
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>DELINQUENT TAXES</b>	Per County
2024	10256.13
2025	6850.65

<b>MSD HEARING DATE:</b>	
<b>MSD HEARING RESULTS:</b>	

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

<b>PROPERTY OWNER CONTACT INFORMATION</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Marsha Quenby	6699 Hibbard Rd, Laingsburg, MI 48848	989-998-7775 517-348-3537
Michael M Massie	1218 Gordon	5/12/2026 mailed letter to above address

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council	6/8/2026	Set Show Cause Hearing
City Council	6/22/2026	Show Cause Hearing
Committee on Public Safety	7/8/2026	

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

# 1218 Gordon

## **Title Information:**

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

## **Original Red Tag Date:**

- 4/4/2022

## **Reasons for Red Tag**

- Unfit for Human Occupation

## **Property Activity:**

- No permit activity

## **SEV & Cost of Repairs:**

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

## **City Recommendation:**

- 30 days to make safe or demolish.



Andy Schor, Mayor

# 1218 Gordon

## Damage Report Information:

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

## Permits needed:

- Building, electrical, plumbing, mechanical

## Owner interaction

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

## Other violation activity

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



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





# Inspection Photos



# Inspection Photos

## Utility room





# Inspection Photos

## Kitchen





Andy Schor, Mayor

# Inspection Photos

## Kitchen



# Inspection Photos

## Kitchen ceiling

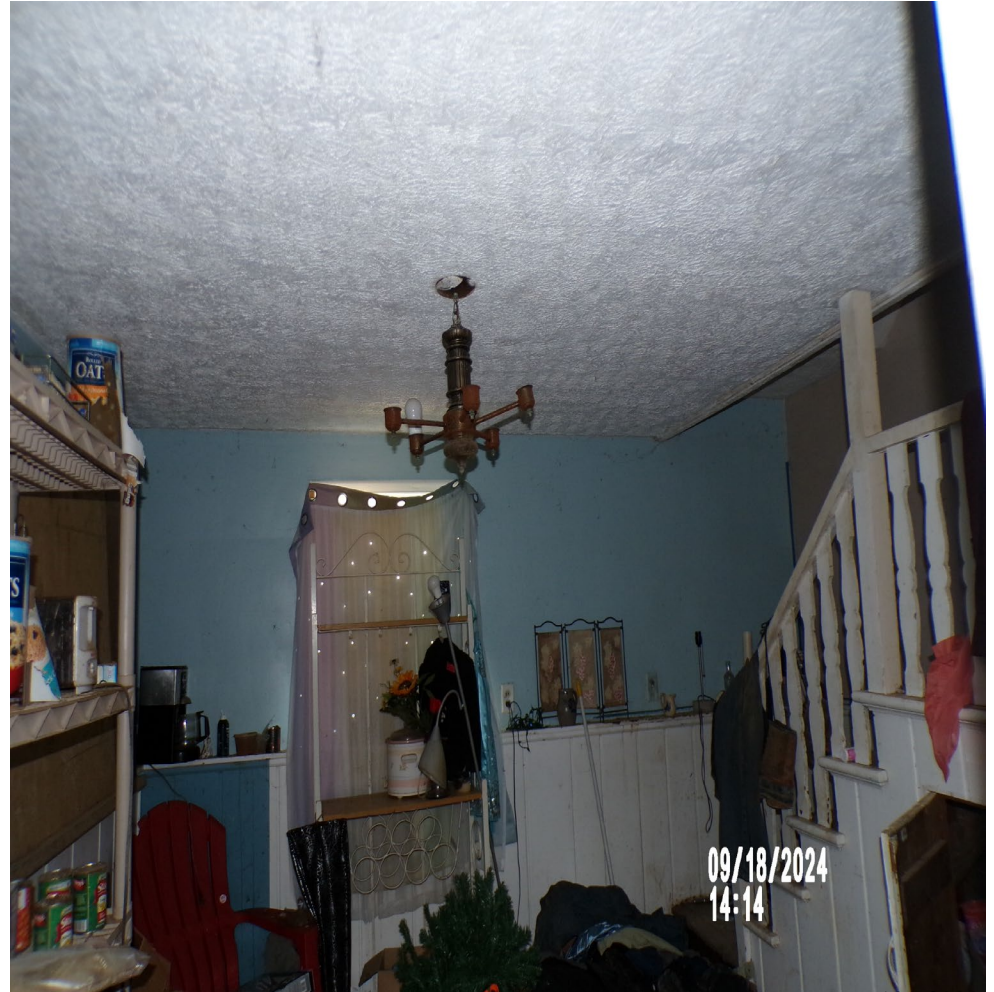




Andy Schor, Mayor

# Inspection Photos

## Dining room





Andy Schor, Mayor

# Inspection Photos

Leading into living room





Andy Schor, Mayor

# Inspection Photos

## Living room





# Inspection Photos

1<sup>st</sup> floor bedroom off of living room





# Inspection Photos

1<sup>st</sup> floor bedroom off living room





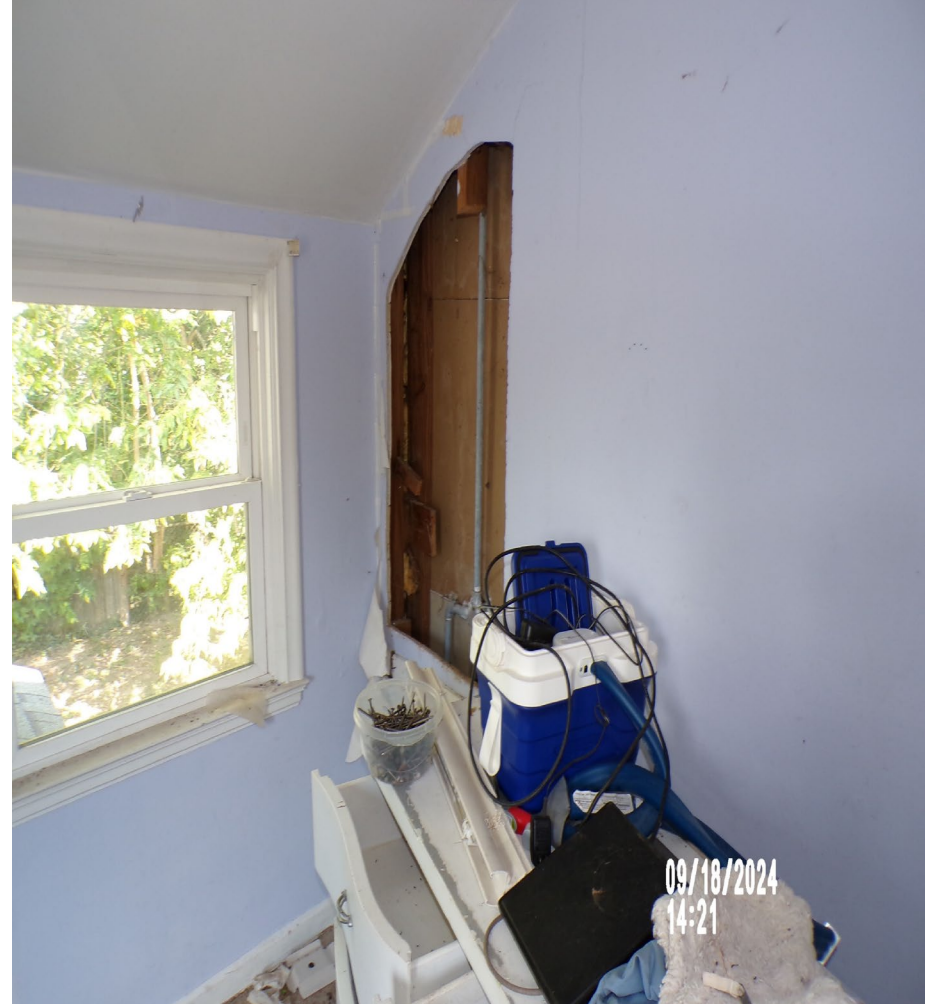
# Inspection Photos

## 2<sup>nd</sup> fl bedroom 1



# Inspection Photos

## 2<sup>nd</sup> fl bedroom 1





# Inspection Photos

## 2<sup>nd</sup> fl bathroom





# Inspection Photos

2<sup>nd</sup> fl bathroom





Andy Schor, Mayor

# Inspection Photos

2<sup>nd</sup> fl den with stairway leading to 3<sup>rd</sup> fl



# Inspection Photos





# Inspection Photos

3<sup>rd</sup> fl room at top of stairs



# Inspection Photos

3<sup>rd</sup> fl hall



# Inspection Photos

## 2<sup>nd</sup> fl bedroom 2





# Inspection Photos

## 2<sup>nd</sup> fl bedroom 1





# Inspection Photos

## 2<sup>nd</sup> fl bathroom



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

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

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

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

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

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

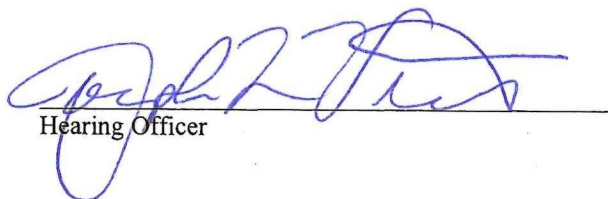
**E 1/2 LOTS 17 & 18 BLOCK 11 ELMHURST SUB**

**IT IS ORDERED THAT:**

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

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

3/24/26  
Date

  
Hearing Officer



The City of  
**LANSING**  
City Council

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

June 23, 2026

Marsha Quenby  
6699 Hibbard Road  
Laingsburg, MI 48848

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

At the Council meeting on June 22, 2026 you spoke during the show cause hearing for the above referenced property.

The discussion will now continue at the Committee level on the following date:

Wednesday, July 8<sup>th</sup>  
11 am  
City Hall  
124 W Michigan Avenue, 10<sup>th</sup> Floor

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

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or [sherrie.boak@lansingmi.gov](mailto:sherrie.boak@lansingmi.gov) no later than Thursday, 7/02/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak  
City Council  
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24<sup>TH</sup>, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24<sup>TH</sup>, 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 June 22, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1218 Gordon Avenue, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within \_\_\_\_ 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.

## Boak, Sherrie

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**From:** Van Fossen, Rawley  
**Sent:** Wednesday, July 8, 2026 8:46 AM  
**To:** Spadafore, Peter; Hussain, Adam; Martinez, Clara; Boak, Sherrie  
**Subject:** Fw: Proposal to Purchase & Repair 1218 Gordon Ave — Make Safe Order  
**Attachments:** Document\_20260202\_0001.pdf; Receipt\_20260707\_0001.pdf

Please see below and attached regarding 1218 Gordon Avenue.

**Rawley Van Fossen, Director**  
**Department of Economic Development and Planning**  
**City of Lansing**

---

**From:** Elizabeth Nona <djsautosales17@gmail.com>  
**Sent:** Tuesday, July 7, 2026 5:23 PM  
**To:** Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>  
**Subject:** [EXTERNAL] Proposal to Purchase & Repair 1218 Gordon Ave — Make Safe Order

Hi Rawley,

I'm sending this on behalf of my brother-in-law, Najah Nona, ahead of tomorrow's 11am meeting. My email is tied to my business (a car dealership), unrelated to this property — Najah's direct contact info is below if you need to reach him.

---

My name is Najah Nona. I'm proposing to purchase the property at 1218 Gordon Ave (Parcel No. 33-01-01-29-208-041), currently under a Make Safe Order per the Unsafe and Dangerous Correction Notice issued 04/04/2022, from current owners Marsha Quenby and Michael Matthew Massie.

### 1. List of repairs to be completed:

#### *Life safety*

- Install smoke detectors — lower, 2nd, and 3rd levels
- Install graspable handrails — stairwells to 2nd, 3rd, and 4th levels
- Repair front and rear doors (currently boarded)
- Gain access to and inspect the 4th level

#### *Permitted trade work*

- Retroactive permit and final inspection for the roof (already replaced)
- Mechanical permit and inspection for the furnace
- Licensed contractor certification for the water heater
- Permit and licensed plumber for 3rd floor lavatory/bathtub plumbing

*ak mty*

### *Structural/water damage*

- Repair water-damaged wood members at kitchen ceiling and 3rd floor bathroom ceiling/wall
- Repair cut/removed wall studs, north bedroom
- Replace water-saturated wood flooring, 2nd level
- Repair deteriorated concrete steps/cap, front porch

### *Electrical*

- Secure electrical mast
- Remove extension cords, add proper circuits, 2nd level
- Complete light fixtures, 2nd & 3rd level
- Add missing outlet covers, 2nd level
- Repair altered/exposed wiring, 3rd floor closet
- Secure outlet in garage

### *Plumbing*

- Fix leaking shutoff valve, lower level
- Repair kitchen sink waste pipe leak
- Secure kitchen faucet
- Add backflow protection for 3rd floor shower head
- Correct gas connection between furnace and water heater

### *Sanitation/general*

- Full cleanout of trash & debris, all levels
- Deep clean throughout (address odor, decay, surfaces)
- Replace deteriorated floor coverings and paint/drywall
- Repair/replace damaged cabinet doors and drawers, 3rd level

### *Garage*

- Repair overhead garage door
- Patch holes in east and north walls
- Secure garage outlet

## **2. Budget:**

- Purchase price: \$20,000
- Repairs: \$30,000 (\$25,000 for the known scope of work above, plus \$5,000 contingency for anything found once the currently-inaccessible 4th level can be inspected)
- **Total: \$50,000**

## **3. Proof of funding:**

Bank statement attached, showing available balance of \$50,710.89 in a Chase checking account as of today, 07/07/2026, sufficient to cover the purchase and repair budget above.

## **4. Timeline:**

6–9 months from closing:

- Permits pulled within the first 60 days

- Life-safety items (smoke detectors, handrails, door repairs) completed within 30 days
- Licensed trade work (electrical, plumbing, mechanical) completed within 90–120 days
- Remaining cosmetic and cleanup work to follow

**Contingency request:**

I'm requesting the Council table the current Make Safe Order for the duration of this 6–9 month timeline, contingent on the purchase closing, to allow time to complete the repairs listed above.

Thank you for your consideration on short notice ahead of tomorrow's meeting.

Najah Nona  
517-819-5885  
[najah\\_nona@yahoo.com](mailto:najah_nona@yahoo.com)

Please see attached deposit and bank transactions. If you need further proof of Najah's financial ability to cover this budget and any incidentals, he is able to provide it.

Best,

*Elizabeth Nona*

General Manager

DJ's Auto Sales

--

Visit our website! [www.djsautocarsales.com](http://www.djsautocarsales.com)

Open M-F 10-6, Sat 11-3

4516 S. Cedar St.  
Lansing, MI 48910

Phone: 517-882-6222


Fax: 888-723-9523

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# NAJAH NONA

## CHASE PREMIER PLUS CHECKING (...1173)

Available balance	Present balance	Next statement closing date
\$ <b>50,710</b> <sup>89</sup>	\$50,710.89	JUL 14, 2026

Posted	Description	Type	Amount	Balance
<b>Pending transactions</b>				
Pending	DEPOSIT	Other	\$22,000.00	\$50,710.89
 <b>Recent transactions</b>				
JUL 3, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$140.00	\$28,710.89
JUL 3, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$148.75	\$28,570.89
JUL 3, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$148.75	\$28,422.14
JUL 3, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$195.00	\$28,273.39
JUL 3, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$800.00	\$28,078.39
JUN 12, 2026	INTEREST PAYMENT	Deposit	\$0.20	\$27,278.39
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$50.82	\$27,278.19
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$90.00	\$27,227.37
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$90.00	\$27,137.37
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$117.50	\$27,047.37
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$117.50	\$26,929.87
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$156.25	\$26,812.37
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$171.25	\$26,656.12
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$171.25	\$26,484.87
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$176.25	\$26,313.62
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$180.33	\$26,137.37
JUN 8, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$180.84	\$25,957.04
MAY 14, 2026	INTEREST PAYMENT	Deposit	\$0.19	\$25,776.20
MAY 8, 2026	DEPOSIT ID NUMBER 484036	Deposit	\$1,000.00	\$25,776.01
APR 27, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$5,000.00	\$24,776.01
APR 14, 2026	INTEREST PAYMENT	Deposit	\$0.16	\$19,776.01
APR 6, 2026	DEPOSIT ID NUMBER 705459	Deposit	\$1,724.11	\$19,775.85
MAR 17, 2026	CHECK OR SUPPLY ORDER PPD ID: 1410216800	Fee	-\$34.00	\$18,051.74
MAR 13, 2026	INTEREST PAYMENT	Deposit	\$0.12	\$18,085.74
MAR 10, 2026	Check # 1273	Check	-\$30.00	\$18,085.62
MAR 10, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$700.00	\$18,115.62
MAR 6, 2026	Cash Redemption	Deposit	\$191.13	\$17,415.62
MAR 5, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$521.21	\$17,224.49
MAR 5, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$2,289.00	\$16,703.28
FEB 13, 2026	INTEREST PAYMENT	Deposit	\$0.10	\$14,414.28
FEB 2, 2026	REMOTE ONLINE DEPOSIT # 1	Deposit	\$14.23	\$14,414.18

*"This is not your account statement and not the final record of your account activity or balance and should not be used as your sole basis for making financial decisions. This document may not include all transactions, fees, or interest. For a full review of transactions on your account, please reference your periodic statement(s)."*



Deposit cash or checks  
at most Chase ATMs.  
An image of your check can  
be printed on your receipt.

My Transaction Summary

\*\*\*\*\*

Transaction #78  
Account Number Ending In: 4507  
Checking Withdrawal \$22,000.00

.....

Transaction #79  
Account Number Ending In: 1173  
Checking Deposit \$22,000.00

Cash In \$22,000.00

Further review may result in delayed  
availability of this deposit

.....

JPMorgan Chase Bank, N.A.  
South Pennsylvania, Branch 000198  
1-800-935-9935

Your satisfaction matters. Share your  
feedback at: [chase.com/sendusfeedback](https://chase.com/sendusfeedback)

Member FDIC, Equal Housing Lender  
Please keep your receipt  
07/07/2026 13:19

Business Date 07/07/2026  
Session #32

Thank you - placide  
Cashbox #03

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	813 Bement
<b>PARCEL NUMBER:</b>	33-01-01-15-353-031

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

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

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

<b>LEGAL DESCRIPTION:</b>	COM 37.81 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 RE S TO RE BLOCK 4
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<b>PROPERTY OWNER CONTACT INFORMATION</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Rich Kelley	813 Bement St Lansing MI 48912	517-749-6244
	3/25/2026 - Called Phone	left voicemail

**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	NA
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	3/23/2026	Referred to Committee
Committee on Public Safety	4/2/2026	Tabled
Committee on Public Safety	4/16/2026	Tabled
Committee on Public Safety	5/21/2026	Set Show Cause
City Council	6/8/2026	Set Show Cause
City Council	6/22/2026	Show Cause Hearing
Committee on Public Safety	7/8/2026	

<b>DELINQUENT TAXES</b>	Per County
2025	9087.23

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

# 813 Bement

## Title Information:

- Scott Kelly & Rich Kelly

## Original Red Tag Date:

- 7/11/24

## Reasons for Red Tag

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

## Property Activity:

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

## SEV & Cost of Repairs:

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

## City Recommendation:

- 30 days to make safe or demolish.



# Inspection Photos





# Inspection Photos





# Inspection Photos





# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



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

1. Date of hearing: NOVEMBER 18, 2025 Hearing Officers: DAVE MUYLLE
2. TOM BARRY and MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

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

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

6. The state equalized value of the building/structure is \$24,700.00
7. The cost to repair the building or structure to make it safe is \$60,303.88
8. The real estate is described as follows:

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

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

**IT IS ORDERED THAT:**

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

The building/structure shall be made safe or demolished on or before 11/20/2026

11/18/25  
Date

*David M. Muelle*  
Hearing Officer

BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Compliance Officer has determined that the building located at , 813 Bement Street, 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, 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 11<sup>TH</sup>, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 18<sup>TH</sup>, 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 20<sup>TH</sup>, 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 June 22, 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 813 Bement Street, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within \_\_\_\_ days from the date of this resolution, \_\_\_\_\_.

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

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

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

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

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	<a href="#">708 S Hayford</a>
<b>PARCEL NUMBER:</b>	33-01-01-23-104-151

<b>LISTED TAXPAYER:</b>	<a href="#">Teresa Pruitt-Dukes</a>
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	\$23,700.00
<b>LAND VALUE:</b>	\$3,500.00
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	33x132.00

<b>LEGAL DESCRIPTION:</b>	<a href="#">Lot 132 Lansing addition Companys Sub Red L 5 P 20</a>
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<b><u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u></b>

<b>BUILDING:</b>	<a href="#">N/A</a>
<b>ELECTRICAL:</b>	<a href="#">N/A</a>
<b>MECHANICAL:</b>	<a href="#">N/A</a>
<b>PLUMBING:</b>	<a href="#">N/A</a>
<b>DEMOLITION:</b>	<a href="#">N/A</a>

<b>DELINQUENT TAXES</b>	<b>Per County</b>	
	2024	1825.67
	2025	2111.95

<b>MSD HEARING DATE:</b>	<a href="#">3/24/2026</a>
<b>MSD HEARING RESULTS:</b>	

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

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

5/12/2026 email and sent letters

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
<a href="#">City Council</a>	<a href="#">5/11/2026</a>	<a href="#">Referred to Committee</a>
<a href="#">Committee on Public Safety</a>	<a href="#">5/21/2026</a>	<a href="#">Set Show Cause Hearing</a>
<a href="#">City Council</a>	<a href="#">6/8/2026</a>	<a href="#">Set Show Cause Hearing</a>
<a href="#">City Council</a>	<a href="#">6/22/2026</a>	<a href="#">Show Cause Hearing</a>
<a href="#">Committee on Public Safety</a>	<a href="#">7/8/2026</a>	

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

# 708 S. Hayford

## **Title Information:**

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

## **Original Red Tag Date:**

- 7/21/25

## **Reasons for Red Tag**

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

## **Property Activity:**

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

## **SEV & Cost of Repairs:**

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

## **City Recommendation:**

- 30 days to make safe or demolish.



Andy Schor, Mayor

# Inspection Photos



# Inspection Photos





# Inspection Photos





# Inspection Photos



# Inspection Photos



# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



**Legal Description**

LOT 132 LANSING ADDITION COMPANYS SUB REC L 5 P 20

**Sale History**

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

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

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

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

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

6. The state equalized value of the building/structure is \$23,700.00
7. The cost to repair the building or structure to make it safe is \$51,026.36
8. The real estate is described as follows:

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

**LOT 132 LANSING ADDITION COMPANYS SUB REC L 5 P 20**

**IT IS ORDERED THAT:**

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

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

3/24/26  
Date

David L. Muelle  
Hearing Officer

BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24<sup>TH</sup>, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24<sup>TH</sup>, 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 June 22, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

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

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

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

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

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

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	6031 S Martin Luther King
PARCEL NUMBER:	

MSD HEARING DATE:	3.24.26
MSD HEARING RESULTS:	

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

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

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

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Rebecca Nobles		<a href="mailto:info@klifechruch.org">info@klifechruch.org</a>
	5/12/2026 emailed letter	Cell 517-214-8104

**CURRENT BLDG SAFETY PERMIT ACTIVITY**

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council	6/8/2026	Set Show Cause Hearing
City Council	6/22/2026	Show Cause Hearing
Committee on Public Safety	7/8/2026	

DELINQUENT TAXES	Per County
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NA  
NA

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

# **6031 S Martin L King**

## **Title Information:**

- 6031 S MLK

## **Original Unsafe Tag Date:**

- 03/11/2025

## **Reasons for Red Tag**

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

## **Property Activity:**

- 01/03/2022 Emergency board-up.

## **SEV & Cost of Repairs:**

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

## **City Recommendation:**

- 30 days to make safe or demolish.



# Inspection Photos



Front Exterior Elevation



# Inspection Photos



Rear Exterior Elevation



# Inspection Photos



Rear Exterior  
Elevation



Andy Schor, Mayor

# Inspection Photos



Interior of the Building



# Inspection Photos



Interior of the Building



# Inspection Photos



Interior of the Building



# Inspection Photos



Interior of the Building

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

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

**THE HEARING OFFICER FINDS THAT:**

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

**Parcel Number: 33-01-05-05-356-162**  
**COM NE COR LOT 22 DEKAU HEIGHTS, TH N 01DEG 30MIN W 432 FT, N 44DEG 15MIN W 362.1 FT TO SE'LY LINE HWY M-99, S 44DEG 19MIN W ON SAID R/W 316.67 FT, N 45DEG 40MIN W 7 FT, S 44DEG 19MIN W 231 FT, S 45DEG 40MIN E 7 FT, S 44DEG 19MIN W 90.5 FT TO NEWARK AVE, SE'LY ON NEWARK 273.3 FT, SW'LY TO NW COR LOT 31 SAID PLAT, S 44DEG 15MIN E 35.1 FT, E 564.9 FT TO BEG, INCLUDING VAC NEWARK AVE, ALSO LOTS 22 THRU 31 INCL DEKAU HEIGHTS**


**IT IS ORDERED THAT:**

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

The exterior of the building shall be maintained, including:  
 lawns, trees and shrubs  paint on structure  other \_\_\_\_\_ on or before \_\_\_\_\_.

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

3/24/26  
 Date

  
 Hearing Officer



## LETTER OF INTENT

June 8, 2026

Rebecca Nobles  
Kingdom Life Church  
4303 S. Martin Luther King Blvd.  
Lansing, MI 48910

**Re: Letter of Intent – Asbestos Abatement Services  
Former Elementary School: 6031 S. Martin Luther King Jr., Blvd., Lansing, MI 48910**

Dear Ms. Nobles,

This letter serves as our intent to enter into an agreement to perform asbestos abatement services at the vacant building located at Kingdom Life Church, which is currently slated for demolition.

The proposed scope of work includes the removal and proper disposal of identified asbestos-containing materials in accordance with all applicable federal, state, and local regulations, as well as industry standards governing asbestos abatement activities.

The total contract amount for the asbestos abatement project is \$137,350.00.

A 10% deposit of \$13,735.00 will be required prior to mobilization and commencement of work. The remaining balance will be due in accordance with the terms of the final contract agreement.

The tentative project start date is July 2026, subject to receipt of the required deposit, execution of the final agreement, regulatory notifications, and any necessary permits or approvals.

This Letter of Intent is intended to demonstrate the mutual desire to proceed with the project and to allow preliminary planning and scheduling activities to begin. A formal contract containing the complete scope of work, terms, conditions, and project requirements will be provided for review and execution prior to the start of work.



6031 S. Martin Luther King Jr., Blvd., Lansing, MI 48910  
BDS Proposal #26-130  
Page 2 of 2

We appreciate the opportunity to work with Kingdom Life Church on this project and look forward to working with your organization.

Sincerely,

*Ron Lawler*

Ron Lawler  
Sales Manager

**BDS Environmental**

586-755-9030

RLawler@BDSenvironmental.com

Acknowledged and Accepted:

\_\_\_\_\_  
Rebecca Nobles  
Kingdom Life Church

Date: \_\_\_\_\_



February 12, 2026

Rebecca Nobles  
**Kingdom Life Church**  
4303 S. Martin Luther King Blvd.  
Lansing, Michigan 48910

RE: Asbestos Abatement Proposal  
**Former Elementary School: 6031 S. Martin Luther King Jr. Blvd., Lansing, Michigan 48910**  
BDS Proposal No. 26-130

Dear Ms. Nobles:

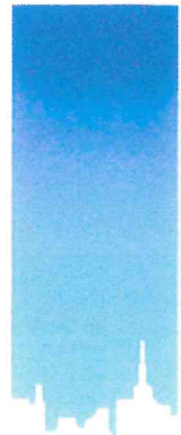
BDS Environmental is pleased to submit a proposal for the asbestos abatement services at the building referenced above. The bid consists of the following general items:

- Supervision & Labor
- Material & Equipment
- Occurrence Abatement and G/ L Insurance (\$1,000,000)
- 10-Day State Notification
- 3<sup>rd</sup> Party Air Clearance

**Specific Scope:** BDS Environmental will perform the removal and disposal of the following asbestos-containing materials at the site:

1. Approximately 25,567 square feet of 9"x9" floor tile throughout.
2. Approximately 3,500 square feet of 12"x12" floor tile from FS 2, FS 00, FS 25, FS 34, & FS 35.
3. Approx. 630 square feet (12 chalkboards) of cementitious chalkboards from FS 6, FS 16, FS 17, FS 22-FS 24.
4. 3 sinks and associated asbestos-containing undercoating from FS 25, FS 32, & FS 47.
5. Approximately 251 linear feet of asbestos-containing older fiberglass pipe insulation from the east wing classroom closets and above ceilings of classrooms and hallway.
6. Approximately 150 linear feet of asbestos-containing pipe insulation behind/in block walls throughout.
7. Approximately 1,500 square feet cementitious ceiling/overhang panels throughout exterior at entryway canopy ceilings and roof overhangs.
8. Approximately 240 linear feet grey seam sealant from FS 26 windows and doors at brick seams.
9. Approximately 400 linear feet grey exterior seam sealant throughout exterior at older aluminum windows, vents, crawl spaces access doors, and steel framed doors.
10. Approximately 9 tagged fire doors from FS 10, FS 20, FS 27, FS 29, & FS 32
11. Approximately 5 square feet of electrical black arch shield from FS 10.
12. Approximately 1 square foot (2 Windows) of Steel framed window glaze from FS 27.
13. Approx. 4 square feet (6 windows) of older aluminum framed window glaze from SF 20, FS 29, FS 40, FS 43, & FS 45.
14. All removal will be performed in accordance to OSHA Class I & II asbestos removal requirements as found in 29 CFR 1926.1101.
15. Provide asbestos abatement documentation after asbestos response activities have been completed.

**Base Bid: One Hundred Thirty-Seven Thousand Three Hundred Fifty Dollars (\$137,350.00)**





BLUE STAR, INC.  
21950 Hoover  
WARREN, MI 48089  
PHONE: (586) 427-9933 FAX: (586) 427-9934  
estimating@bluestardemo.com  
BUDGET PROPOSAL

Kingdom Life Church  
4303 S. MLK Blvd.  
Lansing, MI 48910  
Attn: Rebecca Nobles

ESTIMATE NO: 70391 PHONE: 517-882-4660 Fax/Email: Office.klifechurch@gmail.com DATE: March 2, 2026

PROJECT: 6031 S. MLK Jr. Blvd. – Lansing, MI

We are pleased to submit the following price for the demolition work you requested. We propose to furnish the necessary labor and equipment to accomplish the following:

**SCOPE OF WORK:**

1. BLUE STAR TO ACQUIRE NECESSARY DEMOLITION PERMIT
2. UPON RECEIPT OF PERMIT, BLUE STAR TO SUBMIT STATE REQUIRED 10 WORKING DAY NOTIFICATION (UP TO 5 REVISIONS INCLUDING FEES)
3. **RAZE EXISTING BUILDING (S) 1 Story slab on grade school building (±) 32,000 sq ft**
4. BREAK AND REMOVE ALL BASEMENTS (IF APPLICABLE), FOOTINGS, FOUNDATIONS AND SLAB ON GRADE OF BUILDING (S) BEING DEMOLISHED
5. REMOVE AND DISPOSE OF ALL DEBRIS OFF SITE IN A LEGAL MANNER.
6. SCHEDULING TO BE COORDINATED WITH OWNER
7. **OWNER TO PROVIDE STATE REQUIRED ASBESTOS SURVEY (SEE ALTERNATE BELOW FOR BLUE STAR TO OBTAIN.)**

**QUALIFICATIONS**

1. OWNER / GENERAL CONTACTOR TO SUPPLY NECESSARY UTILITY AND PHONE DISCONNECTS INCLUDING EVACUATING ALL FLUIDS AND HAZMATS (IF APPLICABLE) TO BLUE STAR PRIOR TO DEMOLITION
2. OWNER IS RESPONSIBLE FOR THE ASBESTOS ABATEMENT SURVEY CONDUCTED BY A LICENSED ABATEMENT CONTRACTOR, A COPY OF SURVEY MUST BE SUBMITTED TO BLUE STAR WITHIN 14 CALENDAR DAYS PRIOR TO DEMOLITION START DATE
3. OWNER TO REMOVE 90% OF UNATTACHED INTERIOR CONTENTS
4. **BOND BY OTHERS (IF REQUIRED)**
5. BLUE STAR TO CAP SEWER DURING DEMOLITION-IF IN COMPLIANCE WITH CITY CODE. IF REQUIRED TO BE CAPPED PRIOR TO DEMOLITION BY CITY OR TOWNSHIP LOCATED IN, SEE ALTERNATE BELOW.
6. FOOTINGS ARE ASSUMED TO BE 16" X 42" DEEP. PIER FOOTINGS ARE ASSUMED TO BE 6' X 6' X 3'. ANY SUBSTANTIAL VARIATIONS WILL NEED TO BE ADDRESSED THROUGH A CHANGE ORDER (IF APPLICABLE)
7. IN THE EVENT THAT SUSPECT ASBESTOS IS ENCOUNTERED, BY STATE LAW, WE ARE REQUIRED TO STOP WORK IMMEDIATELY UNTIL TESTING IS DONE AND ASBESTOS IS REMOVED.
8. ALL DEMOLITION ACTIVITIES ARE RESTRICTED TO THE SUBJECT PROPERTY AND DO NOT INCLUDE: ALLEY WAYS, PUBLIC SIDEWALKS OR STREET R.O.W.'S
9. ALL ALTERNATES TO BE PERFORMED AT THE TIME OF BUILDING DEMOLITION.
10. FLOOR SLABS ASSUMED TO BE 6" OR LESS.
11. **PROPOSAL BASED ON CURRENT SCRAP MARKET VALUE, AND CONDITION OF BUILDING AS PER WALK THROUGH/SITE VISIT (SALVAGE / SCRAP RIGHTS TO BECOME PROPERTY OF BLUE STAR INC.)**
12. PROPOSAL VALID FOR 45 DAYS.
13. **COMPLETION OF BACKFILL/SEED/MULCH IS DELAYED DUE TO WINTER/WEATHER/OTHER, COMPLETED WORK WILL BE INVOICED AND SUBJECT TO ORIGINAL PAYMENT TERMS. BALANCE OF WORK WILL BE INVOICED AFTER COMPLETION.**
14. PAYMENT TERMS NET 30 DAYS
15. FURTHER NOTIFICATION REVISIONS IN EXCESS OF (5) TO BEGIN PROJECT, MAY BE SUBJECT TO \$100.00 PER REVISION
16. **Blue Star did not gain access into building to confirm compositions, building is assumed slab on grade**

**ITEMS EXCLUDED OR BY OTHERS**

1. ASBESTOS, HAZARDOUS OR CONTAMINATED MATERIAL HANDLING/REMOVAL
2. ASBESTOS SURVEY (REQUIRED TO SUBMIT NOTIFICATION TO STATE)
3. DUST, WEATHER OR SECURITY PROTECTION
4. TREE, BRUSH OR SHRUB REMOVAL
5. UNIT EVACUATION – IF APPLICABLE (A/C FREON RECOVERY)
6. UNDERGROUND DEMOLITION, EXCEPT FOR REMOVAL OF BASEMENT (IF APPLICABLE) FOUNDATIONS AND FOOTINGS RELATED TO BUILDING STRUCTURES BEING DEMOLISHED
7. LAYOUT
8. TEMPORARY BARRICADES / FENCING
9. PHASING/SIORING/SALVAGE/PINNING
10. **GRADING, BACKFILLING, IMPORTED MATERIAL, EXPORT OF SPOILS**
11. LAWN COVER AND GREENBELT REMOVAL OR RESTORATION, TOPSOIL, SEED & MULCH
12. **RESPONSIBILITY FOR ANY DAMAGE TO EXISTING SIDEWALKS / DRIVEWAYS NEEDED FOR ACCESS (IF BROKEN, MUST BE REPLACED BY OWNER WITHIN 45 DAYS OF DEMOLITION COMPLETION)**
13. WINTER CONDITIONS
14. BLUE STAR NOT RESPONSIBLE FOR ANY ITEMS IN OR BENEATH EXISTING CONCRETE
15. SOIL EROSION MEASURES

**TOTAL BUDGET PRICE FOR THE ABOVE WORK: \$200,000.00 (Two Hundred Thousand and 00/100 Dollars)**

**"Final Contract Price equals the Base Price plus the sum of all agreed upon Alternates and is payable 50% down upon execution of the Bid Proposal and the balance due "Net 30 days" upon receipt of Final Invoice. Interest at 1.5 % per month shall apply on all late or unpaid balances."**

**ALTERNATES BELOW NOT INCLUDED IN BASE BID PRICING ABOVE:**

- |   |                                  |
|---|----------------------------------|
| 1. Asbestos inspection as required by MIOSHA, includes up to 50 samples / layers as identified by laboratory analysis. Additional samples / layers would be invoiced to customer at \$21.00 Per sample / layer at a standard 5- day turnaround time | ADD: \$1,700.00                  |
| 2. Remove (±) 62,000 sq ft asphalt parking lot (assume 4" thick or less, no base removal)   | ADD: \$ 26,000.00                |
| 3. Cap sewer prior to demo within property line (if applicable)   | ADD: \$2,500.00 Per Cap          |
| 4. Remobilization fee's if required   | ADD: \$1,400.00 Per Mobilization |

Thank you for the opportunity to quote this project. We hope to be of service to you in the near future.

Sincerely,  
Scott Krall  
President  
skrall@bluestardemo.com

\*If accepted, please have an authorized agent / property owner sign this proposal indicating the acceptance of the work to be completed and the cost for said project. Please then return a copy to Blue Star, Inc. so that we may proceed with this project. Thank You.

ACCEPTED BY: \_\_\_\_\_  
Signature & Title Date Printed Name & Title



**RE: Demo - 6031 S Martin Luther King Jr Blvd**

5 messages

Sue Heiler <skc@lbwl.org>

Tue, Jun 16, 2026 at 8:22 AM

To: "office.klifechurch@gmail.com" <office.klifechurch@gmail.com>

Cc: Sue Heiler <sue.heiler@lbwl.com>

Rebecca,

It was nice talking to you today on the phone. I have created Work Request #89391 in preparation for your Demolition Service Request form.

Kindly reply to this email and include the form.

Sincerely,

Susan K. Heiler

Utility Services Specialist

PO Box 13007| Lansing MI 48901

1 517.702.6700

Email: [utilityservice@lbwl.com](mailto:utilityservice@lbwl.com)



**From:** Sue Heiler <skc@LBWL.ORG>

**Sent:** Monday, June 15, 2026 12:32 PM

**To:** [office.klifechurch@gmail.com](mailto:office.klifechurch@gmail.com)

**Cc:** UtilityServices <[utilityservices@lbwl.com](mailto:utilityservices@lbwl.com)>

**Subject:** Demolition Service Request

Rebecca,

Please complete the attached form in its entirety and kindly reply to this email.

The form will need to be signed by the owner of the property. Please include the date you would like the service(s) removed by and all meter numbers.

In addition, please include who will be responsible for the charges along with their telephone, Federal Tax ID number and their mail address.

If a company will be responsible for the charges and has never had an account with LBWL it is required to include their W-9 or SS-4 with the Demolition Request Form. If an individual will be responsible for the charges and has never had an account with LBWL please include the individual's name, date of birth, social security number, and telephone number.

If you have any additional questions or concerns, please do not hesitate to call Utility Services at 517-702-6700 Monday through Friday between the hours of 7:00am and 3:30pm.

Sincerely,

Susan K. Heiler

Utility Services Specialist

PO Box 13007| Lansing MI 48901

1 517.702.6700

Email: [utilityservice@lbwl.com](mailto:utilityservice@lbwl.com)



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Kingdom Life Church <[office.klifechurch@gmail.com](mailto:office.klifechurch@gmail.com)>  
To: Sue Heiler <[skc@lbwl.org](mailto:skc@lbwl.org)>  
Cc: Sue Heiler <[sue.heiler@lbwl.com](mailto:sue.heiler@lbwl.com)>

Tue, Jun 16, 2026 at 8:48 AM

Good Morning Sue,

It was absolutely a pleasure speaking with you as well. Thank you from the bottom of my heart for all of your assistance with this form. This process is entirely new to me, and you made this part of it extremely stress-free.

As requested, I have attached the completed Demolition Service Request Form for your review and processing.

Please let me know if there is anything else you need from me or if there are any additional steps I should take. I truly appreciate your time, guidance, and willingness to help throughout this process.

Thank you again, and I look forward to hearing from you.

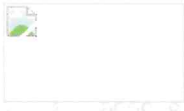
**In His Grace,**

**Rebecca I. Nobles**

Business Administrator  
Kingdom Life Church  
4303 S. Martin Luther King Jr. Blvd.  
Lansing, MI 48910  
Office Ph: (517) 882-4660  
Office Hours: T-F 9:00am - 3:30pm

*But seek first His kingdom and His righteousness, and all these things will be added to you. ~ Matthew 6:33*

For more information about Kingdom Life Church please visit our website at [www.klfechurch.org](http://www.klfechurch.org)



[Quoted text hidden]

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 **KLC - BWL Form & W9.pdf**  
758K

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**Sue Heiler** <skc@lbwl.org>  
To: Kingdom Life Church <office.klfechurch@gmail.com>  
Cc: Sue Heiler <sue.heiler@lbwl.com>

Thu, Jun 18, 2026 at 6:02 AM

Hi Rebecca,

Thank you for the Demolition Service Request and your kind email.

Question, can you please tell me why the Fed Tax ID on the Demolition form is different from the W9?  
Thank you

I look forward to your reply.

[Quoted text hidden]  
[Quoted text hidden]  
[Quoted text hidden]



[Quoted text hidden]

---

 **KLC - BWL Form & W9.pdf**  
758K

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**Sue Heiler** <skc@lbwl.org>  
To: Kingdom Life Church <office.klfechurch@gmail.com>

Thu, Jun 18, 2026 at 6:08 AM

Cc: Sue Heiler <sue.heiler@lbwl.com>

Hi Rebecca,

Thank you for the Demolition Service Request and your kind email.

Question, can you please tell me why the Fed Tax ID on the Demolition form is different from the W9? The reason I ask is I need to create a Miscellaneous Customer account for the Church to bill the Demolition fees.

[Quoted text hidden]

---

 **KLC - BWL Form & W9.pdf**  
758K

---

**Kingdom Life Church** <office.klifechurch@gmail.com>  
To: Sue Heiler <skc@lbwl.org>  
Cc: Sue Heiler <sue.heiler@lbwl.com>

Thu, Jun 18, 2026 at 6:11 AM

Good morning Sue,

Im sorry, I realized I put our tax ID for the state of Michigan. Our Federal ID is 27-4185873.

[Quoted text hidden]

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**2 attachments**

 **image001.jpg**  
7K

**image002.jpg**  
1K



February 12, 2026

Rebecca Nobles  
Kingdom Life Church  
4303 S. Martin Luther King Blvd.  
Lansing, Michigan 48910

RE: Asbestos Abatement Proposal  
Former Elementary School: 6031 S. Martin Luther King Jr. Blvd., Lansing, Michigan 48910  
BDS Proposal No. 26-130

Dear Ms. Nobles:

BDS Environmental is pleased to submit a proposal for the asbestos abatement services at the building referenced above. The bid consists of the following general items:

- Supervision & Labor
- Material & Equipment
- Occurrence Abatement and G/L Insurance (\$1,000,000)
- 10-Day State Notification
- 3<sup>rd</sup> Party Air Clearance

**Specific Scope:** BDS Environmental will perform the removal and disposal of the following asbestos-containing materials at the site:

1. Approximately 25,567 square feet of 9"x9" floor tile throughout.
2. Approximately 3,500 square feet of 12"x12" floor tile from FS 2, FS 00, FS 25, FS 34, & FS 35.
3. Approx. 630 square feet (12 chalkboards) of cementitious chalkboards from FS 6, FS 16, FS 17, FS 22-FS 24.
4. 3 sinks and associated asbestos-containing undercoating from FS 25, FS 32, & FS 47.
5. Approximately 251 linear feet of asbestos-containing older fiberglass pipe insulation from the east wing classroom closets and above ceilings of classrooms and hallway.
6. Approximately 150 linear feet of asbestos-containing pipe insulation behind/in block walls throughout.
7. Approximately 1,500 square feet cementitious ceiling/overhang panels throughout exterior at entryway canopy ceilings and roof overhangs.
8. Approximately 240 linear feet grey seam sealant from FS 26 windows and doors at brick seams.
9. Approximately 400 linear feet grey exterior seam sealant throughout exterior at older aluminum windows, vents, crawl spaces access doors, and steel framed doors.
10. Approximately 9 tagged fire doors from FS 10, FS 20, FS 27, FS 29, & FS 32
11. Approximately 5 square feet of electrical black arch shield from FS 10.
12. Approximately 1 square foot (2 Windows) of Steel framed window glaze from FS 27.
13. Approx. 4 square feet (6 windows) of older aluminum framed window glaze from SF 20, FS 29, FS 40, FS 43, & FS 45.
14. All removal will be performed in accordance to OSHA Class I & II asbestos removal requirements as found in 29 CFR 1926.1101.
15. Provide asbestos abatement documentation after asbestos response activities have been completed.

**Base Bid:** One Hundred Thirty-Seven Thousand Three Hundred Fifty Dollars (\$137,350.00)



6031 S. Martin Luther King Jr. Blvd., Lansing, MI  
BDS Proposal No. 26-130  
Page 2 of 2

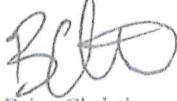
Notes:

- Water source to be provided by client. BDS recommends pulling a permit for the fire hydrant onsite.

Please feel free to contact our office at (586) 755-9030 if you have any questions.

Sincerely,

BDS ENVIRONMENTAL



Brian Christie  
Estimator

Please let us know if you are accepting our proposal (BDS No.26-130) by signing below where indicated and returning this page back to our office. Invoice is due upon completion of project.

This proposal is accepted by:

Rebecca Nobles  
Name (Please Print)

June 16, 2026  
Date

Rebecca Nobles  
Signature

\$137,350.00  
Amount



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/17/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


<b>PRODUCER</b> Szura Insurance Services, Inc. 109 E Fourth St. Rochester MI 48307	<b>CONTACT NAME:</b> Tyler J Szura	
	<b>PHONE (A/C No, Ext):</b> 248-710-1120	<b>FAX (A/C No):</b> 248-651-3751
<b>E-MAIL ADDRESS:</b> tszura@szuraagency.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Building Decommission Services LLC 24422 Ryan Rd Warren MI 48091-1654	BUILDEC-01	<b>INSURER A :</b> Century Surety Company 36951
		<b>INSURER B :</b> Michigan Millers Mutual Ins Co 14508
		<b>INSURER C :</b> Star Insurance Co. 18023
		<b>INSURER D :</b>
		<b>INSURER E :</b>
		<b>INSURER F :</b>

**COVERAGES**                      **CERTIFICATE NUMBER:** 731322572                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	CCP1289320	2/11/2026	2/11/2027	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/PO/AGG \$2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	V0517291	2/11/2026	2/11/2027	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$	Y	Y	CCP1289321	2/11/2026	2/11/2027	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC0873068	2/11/2026	2/11/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A	Pollution Liability Pollution Liability Professional Liability			CCP1289320 CCP1289320 CCP1289320	2/11/2026 2/11/2026 2/11/2026	2/11/2027 2/11/2027 2/11/2027	Each Pollution Event 1,000,000 Aggregate 2,000,000 Each Wrongful Act 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Where required by written contract, the below referenced is add'l insured for General Liability (GL) as respects ongoing & completed operations on a primary & non-contributory basis and add'l insured with respects to Automobile liability. GL, Auto & Workers Comp policies include waiver of subrogation on behalf of the additional insured as required by written contract and where allowed by law. Umbrella/Excess liability coverage follows form over GL, Auto & Employers Liability.

<b>CERTIFICATE HOLDER</b>  BDS Environmental 24422 Ryan Road Warren MI 48091	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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Contractor Number  
C35253

Expiration Date  
3/11/2027

*State of Michigan*

Department of Labor and Economic Opportunity

**Building Decommission Services, LLC**

has satisfactorily met the requirements of Michigan Public Act 135 of 1986,  
as amended, and is hereby recognized as a

**LICENSED ASBESTOS ABATEMENT CONTRACTOR**

**Type II (5 + employees)**

The issuance of this license does not ensure that asbestos indemnification insurance coverage has been acquired by the licensee. This license is nontransferable.

MIO 3003 (03/2019)  
Authority: Michigan Public Act 135 of 1986, as amended

182841

Building Decommission Services, LLC  
24422 Ryan Road  
Warren, MI 48091

The Michigan Department of Labor and Economic Opportunity (LEO) has reviewed and approved your application for a Michigan Asbestos Abatement Contractors License. The License Certificate is valid for a period of one year.

The Department is requiring each licensed asbestos abatement contractor to notify the Department of any asbestos abatement project exceeding 10 linear feet or 15 square feet of friable asbestos containing material. This notification must reach the office of the Asbestos Program at least 10 days before the beginning of each project. If for any reason there are revisions or modifications to a notification, your company must notify LEO by FAX (517.284.7700), telephone, or email (asbestos@michigan.gov). If the revision is via telephone, your company must follow-up with a formal written revision.

Please be advised, your company must continue to maintain records of post-abatement air monitoring results. LEO can and may request these post asbestos abatement monitoring results periodically. Please be reminded that any additional or new employees must be accredited before they engage in any asbestos abatement activities.

To apply for renewal of this license, please submit an application no sooner than 90 days and no later than 30 days before the license expires. The Department must also be notified of any address or ownership changes. Project notifications and questions regarding your license should be directed to the Michigan Department of Labor and Economic Opportunity, MIOSHA Asbestos Program, P.O. Box 30671, Lansing, Michigan 48909, 517.284.7698.

*Dan W. Maki*

Dan W. Maki  
Director

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## Signed Abatement Proposal – Kingdom Life Church

2 messages

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Kingdom Life Church <office.klfechurch@gmail.com>

Fri, Jun 19, 2026 at 5:21 PM

To: Ron Lawler <rlawler@bdsenvironmental.com>

Cc: Pastor Coye Bouyer <pastorcoye.klfechurch@gmail.com>, Brian Chrisitie <estimating@bdsenvironmental.com>, Ken Lawler <klawler@bdsenvironmental.com>

Hello Ron,

I wanted to let you know that I have signed the proposal for the asbestos abatement project for Kingdom Life Church and have returned it for processing.

Thank you for all the time, effort, and assistance you have provided throughout this process. Your guidance and responsiveness have been extremely helpful as we work through the requirements necessary to move this project forward.

We appreciate your partnership and look forward to working with BDS as we begin the abatement phase of the project.

Please let me know if there is any additional information, documentation, or action needed from me at this time. I am happy to assist in any way necessary to keep the project moving forward.

Thank you again for your support.

*In His Grace,*

**Rebecca I. Nobles**

Business Administrator

Kingdom Life Church

4303 S. Martin Luther King Jr. Blvd.

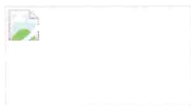
Lansing, MI 48910

Office Ph: (517) 882-4660

Office Hours: T-F 9:00am - 3:30pm

*But seek first His kingdom and His righteousness, and all these things will be added to you. ~ Matthew 6:33*

For more information about Kingdom Life Church please visit our website at [www.klfechurch.org](http://www.klfechurch.org)



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2 attachments

**BDS Proposal Signed pg 2.jpg**  
151K

**BDS Proposal Signed pg1.jpg**  
294K

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**Ron Lawler** <rlawler@bdsenvironmental.com> Fri, Jun 19, 2026 at 5:31 PM  
To: Kingdom Life Church <office.klfechurch@gmail.com>  
Cc: Pastor Coye Bouyer <pastorcoye.klfechurch@gmail.com>, Brian Chrisitie <estimating@bdsenvironmental.com>, Ken Lawler <klawler@bdsenvironmental.com>

Hi Rebecca, your email has been received and accepted. Looking forward to a great partnership.

Get [Outlook for Android](#)

---

**From:** Kingdom Life Church <office.klfechurch@gmail.com>  
**Sent:** Friday, 19 June 2026 17:21:31  
**To:** Ron Lawler <rlawler@bdsenvironmental.com>  
**Cc:** Pastor Coye Bouyer <pastorcoye.klfechurch@gmail.com>; Brian Chrisitie <estimating@bdsenvironmental.com>; Ken Lawler <klawler@bdsenvironmental.com>  
**Subject:** Signed Abatement Proposal – Kingdom Life Church

[Quoted text hidden]

---

## Update on 6031 S. Martin Luther King Jr. Blvd. Property

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From Info@klifechurch.org <Info@klifechurch.org>

Date **Fri 6/19/2026 2:16 PM**

To **Van Fossen, Rawley** <rawley.vanfossen@lansingmi.gov>

Cc Pastor Bouyer <pastorcoye.klifechurch@gmail.com>

 3 attachments (690 KB)

Gmail - RE\_ Demo - 6031 S Martin Luther King Jr Blvd - BWL.pdf; BDS Proposal Signed pg 2.jpg; BDS Proposal Signed pg1.jpg;

Hello Rawley,

I pray this email finds you well.

I wanted to provide an update regarding the property located at 6031 S. Martin Luther King Jr. Blvd. and the steps Kingdom Life Church has taken toward compliance with the City's demolition requirements.

We have officially signed the proposal with BDS Environmental and have authorized them to move forward with the asbestos abatement phase of the project. We are currently completing the final administrative steps and submitting the required deposit so that work can begin as scheduled.

In addition, we have initiated the utility disconnect and demolition permit process with both the Lansing Board of Water & Light (BWL) and Consumers Energy.

- BWL has confirmed receipt of the required documentation and has established **Work Request #89391** for this project. We have been advised that the review and processing timeline is approximately four weeks.
- Consumers Energy has also initiated its review process and provided **Reference Number 1077931370**. They will require access to the property to verify that utility lines have been properly capped before issuing their approval. Their estimated processing timeline is also approximately four weeks.
- A site visit with Consumers Energy has already been coordinated to facilitate this inspection.

These actions represent important milestones as we continue moving forward with the demolition process. We remain committed to addressing the property's current condition and complying with the City's requirements in a timely manner.

Additionally, Kingdom Life Church has now raised approximately **\$90,000 toward our \$350,000 goal** to complete the abatement and demolition of the structure.

We appreciate the partnership and support provided by your office throughout this process. Please let me know if there is any additional documentation or information that would be helpful for your records.

Thank you for your time and assistance.

**Rebecca I. Nobles, MBA**  
**Business Administrator**

Kingdom Life Church  
4303 S. Martin Luther King Jr. Blvd.  
Lansing, MI 48910  
Office Hours: T-F 9:00am - 3:30pm  
Office: (517) 882-4660  
Cell: (517) 214-8104

For more information about **Kingdom Life Church**, please visit our website at [www.klifetchurch.org](http://www.klifetchurch.org)

*"But seek first His Kingdom and His righteousness, and all these things will be added o you: ~ Matthew 6:33*



BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24<sup>TH</sup>, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24<sup>TH</sup>, 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 June 22, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 6031 S. MLK Jr. Blvd, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within \_\_\_ 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.

**[EXTERNAL] Update on 6031 S. Martin Luther King Jr. Blvd. Property**

From Info@klifechurch.org <Info@klifechurch.org>

Date Fri 6/19/2026 5:32 PM

To Van Fossen, Rawley <Rawley.VanFossen@lansingmi.gov>

Cc Pastor Bouyer <pastorcoye.klifechurch@gmail.com>

📎 3 attachments (690 KB)

Gmail - RE\_Demo - 6031 S Martin Luther King Jr Blvd - BWL.pdf; BDS Proposal Signed pg 2.jpg; BDS Proposal Signed pg1.jpg;

Hello Rawley,

I pray this email finds you well.

I wanted to provide an update regarding the property located at 6031 S. Martin Luther King Jr. Blvd. and the steps Kingdom Life Church has taken toward compliance with the City's demolition requirements.

We have officially signed the proposal with BDS Environmental and have authorized them to move forward with the asbestos abatement phase of the project. We are currently completing the final administrative steps and submitting the required deposit so that work can begin as scheduled.

In addition, we have initiated the utility disconnect and demolition permit process with both the Lansing Board of Water & Light (BWL) and Consumers Energy.

- BWL has confirmed receipt of the required documentation and has established **Work Request #89391** for this project. We have been advised that the review and processing timeline is approximately four weeks.
- Consumers Energy has also initiated its review process and provided **Reference Number 1077931370**. They will require access to the property to verify that utility lines have been properly capped before issuing their approval. Their estimated processing timeline is also approximately four weeks.
- A site visit with Consumers Energy has already been coordinated to facilitate this inspection.

These actions represent important milestones as we continue moving forward with the demolition process. We remain committed to addressing the property's current condition and complying with the City's requirements in a timely manner.

Additionally, Kingdom Life Church has now raised approximately **\$90,000 toward our \$350,000 goal** to complete the abatement and demolition of the structure.

We appreciate the partnership and support provided by your office throughout this process. Please let me know if there is any additional documentation or information that would be helpful for your records.

Thank you for your time and assistance.

*at mt 8*

*Rebecca I. Nobles, MBA  
Business Administrator*

Kingdom Life Church  
4303 S. Martin Luther King Jr. Blvd.  
Lansing, MI 48910  
Office Hours: T-F 9:00am - 3:30pm  
Office:(517) 882-4660  
Cell: (517) 214-8104

For more information about **Kingdom Life Church**, please visit our website at [www.klfechurch.org](http://www.klfechurch.org)

*"But seek first His Kingdom and His righteousness, and all these things will be added o you: ~ Matthew  
6:33*





February 12, 2026

Rebecca Nobles  
Kingdom Life Church  
4303 S. Martin Luther King Blvd.  
Lansing, Michigan 48910

RE: Asbestos Abatement Proposal  
Former Elementary School: 6031 S. Martin Luther King Jr. Blvd., Lansing, Michigan 48910  
BDS Proposal No. 26-130

Dear Ms. Nobles:

BDS Environmental is pleased to submit a proposal for the asbestos abatement services at the building referenced above. The bid consists of the following general items:

- Supervision & Labor
- Material & Equipment
- Occurrence Abatement and G/L Insurance (\$1,000,000)
- 10-Day State Notification
- 3<sup>rd</sup> Party Air Clearance

**Specific Scope:** BDS Environmental will perform the removal and disposal of the following asbestos-containing materials at the site:

1. Approximately 25,567 square feet of 9"x9" floor tile throughout.
2. Approximately 3,500 square feet of 12"x12" floor tile from FS 2, FS 00, FS 25, FS 34, & FS 35.
3. Approx. 630 square feet (12 chalkboards) of cementitious chalkboards from FS 6, FS 16, FS 17, FS 22-FS 24.
4. 3 sinks and associated asbestos-containing undercoating from FS 25, FS 32, & FS 47.
5. Approximately 251 linear feet of asbestos-containing older fiberglass pipe insulation from the east wing classroom closets and above ceilings of classrooms and hallway.
6. Approximately 150 linear feet of asbestos-containing pipe insulation behind/in block walls throughout.
7. Approximately 1,500 square feet cementitious ceiling/overhang panels throughout exterior at entryway canopy ceilings and roof overhangs.
8. Approximately 240 linear feet grey seam sealant from FS 26 windows and doors at brick seams.
9. Approximately 400 linear feet grey exterior seam sealant throughout exterior at older aluminum windows, vents, crawl spaces access doors, and steel framed doors.
10. Approximately 9 tagged fire doors from FS 10, FS 20, FS 27, FS 29, & FS 32
11. Approximately 5 square feet of electrical black arch shield from FS 10.
12. Approximately 1 square foot (2 Windows) of Steel framed window glaze from FS 27.
13. Approx. 4 square feet (6 windows) of older aluminum framed window glaze from SF 20, FS 29, FS 40, FS 43, & FS 45.
14. All removal will be performed in accordance to OSHA Class I & II asbestos removal requirements as found in 29 CFR 1926.1101.
15. Provide asbestos abatement documentation after asbestos response activities have been completed.

**Base Bid:** One Hundred Thirty-Seven Thousand Three Hundred Fifty Dollars (\$137,350.00)

BUILDING DECOMMISSION SERVICES, LLC



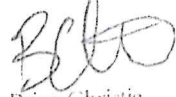
Notes:

- Water source to be provided by client. BDS recommends pulling a permit for the fire hydrant onsite.

Please feel free to contact our office at (586) 755-9030 if you have any questions.

Sincerely,

BDS ENVIRONMENTAL



Brian Christie  
Estimator

Please let us know if you are accepting our proposal (BDS No.26-130) by signing below where indicated and returning this page back to our office. Invoice is due upon completion of project.

This proposal is accepted by:

Rebecca Nobles  
Name (Please Print)

June 16, 2026  
Date

Rebecca Nobles  
Signature

\$137,350.00  
Amount

BUILDING DECOMMISSION SERVICES, LLC



Kingdom Life Church <office.klifechurch@gmail.com>

**RE: Demo - 6031 S Martin Luther King Jr Blvd**

5 messages

**Sue Heiler** <skc@lbwl.org>

Tue, Jun 16, 2026 at 8:22 AM

To: "office.klifechurch@gmail.com" <office.klifechurch@gmail.com>

Cc: Sue Heiler <sue.heiler@lbwl.com>

Rebecca,

It was nice talking to you today on the phone. I have created Work Request #89391 in preparation for your Demolition Service Request form.

Kindly reply to this email and include the form.

Sincerely,

Susan K. Heiler

Utility Services Specialist

PO Box 13007| Lansing MI 48901

1 517.702.6700

Email: [utilityservice@lbwl.com](mailto:utilityservice@lbwl.com)



**From:** Sue Heiler <skc@LBWL.ORG>

**Sent:** Monday, June 15, 2026 12:32 PM

**To:** [office.klifechurch@gmail.com](mailto:office.klifechurch@gmail.com)

**Cc:** UtilityServices <[utilityservices@lbwl.com](mailto:utilityservices@lbwl.com)>

**Subject:** Demolition Service Request

Rebecca,

Please complete the attached form in its entirety and kindly reply to this email.

The form will need to be signed by the owner of the property. Please include the date you would like the service(s) removed by and all meter numbers.

In addition, please include who will be responsible for the charges along with their telephone, Federal Tax ID number and their mail address.

If a company will be responsible for the charges and has never had an account with LBWL it is required to include their W-9 or SS-4 with the Demolition Request Form. If an individual will be responsible for the charges and has never had an account with LBWL please include the individual's name, date of birth, social security number, and telephone number.

If you have any additional questions or concerns, please do not hesitate to call Utility Services at 517-702-6700 Monday through Friday between the hours of 7:00am and 3:30pm.

Sincerely,

Susan K. Heiler

Utility Services Specialist

PO Box 13007| Lansing MI 48901

1 517.702.6700

Email: [utilityservice@lbwl.com](mailto:utilityservice@lbwl.com)



**Kingdom Life Church** <office.klifechurch@gmail.com>  
To: Sue Heiler <skc@lbwl.org>  
Cc: Sue Heiler <sue.heiler@lbwl.com>

Tue, Jun 16, 2026 at 8:48 AM

Good Morning Sue,

It was absolutely a pleasure speaking with you as well. Thank you from the bottom of my heart for all of your assistance with this form. This process is entirely new to me, and you made this part of it extremely stress-free.

As requested, I have attached the completed Demolition Service Request Form for your review and processing.

Please let me know if there is anything else you need from me or if there are any additional steps I should take. I truly appreciate your time, guidance, and willingness to help throughout this process.

Thank you again, and I look forward to hearing from you.

Cc: Sue Heiler <sue.heiler@lbwl.com>

Hi Rebecca,

Thank you for the Demolition Service Request and your kind email.

Question, can you please tell me why the Fed Tax ID on the Demolition form is different from the W9? The reason I ask is I need to create a Miscellaneous Customer account for the Church to bill the Demolition fees.

[Quoted text hidden]

 **KLC - BWL Form & W9.pdf**  
758K

**Kingdom Life Church** <office.klifechurch@gmail.com>  
To: Sue Heiler <skc@lbwl.org>  
Cc: Sue Heiler <sue.heiler@lbwl.com>

Thu, Jun 18, 2026 at 6:11 AM

Good morning Sue,

Im sorry, I realized I put our tax ID for the state of Michigan. Our Federal ID is 27-4185873.

[Quoted text hidden]

**2 attachments**



**image001.jpg**  
7K

**image002.jpg**  
1K

**In His Grace,**

**Rebecca I. Nobles**

Business Administrator  
Kingdom Life Church  
4303 S. Martin Luther King Jr. Blvd.  
Lansing, MI 48910  
Office Ph: (517) 882-4660  
Office Hours: T-F 9:00am - 3:30pm

*But seek first His kingdom and His righteousness, and all these things will be added to you. ~ Matthew 6:33*

For more information about Kingdom Life Church please visit our website at [www.klfechurch.org](http://www.klfechurch.org)



[Quoted text hidden]



**KLC - BWL Form & W9.pdf**  
758K

**Sue Heiler** <skc@lbwl.org>  
To: Kingdom Life Church <office.klfechurch@gmail.com>  
Cc: Sue Heiler <sue.heiler@lbwl.com>

Thu, Jun 18, 2026 at 6:02 AM

Hi Rebecca,

Thank you for the Demolition Service Request and your kind email.

Question, can you please tell me why the Fed Tax ID on the Demolition form is different from the W9?  
Thank you

I look forward to your reply.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]



[Quoted text hidden]



**KLC - BWL Form & W9.pdf**  
758K

**Sue Heiler** <skc@lbwl.org>  
To: Kingdom Life Church <office.klfechurch@gmail.com>

Thu, Jun 18, 2026 at 6:08 AM

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	2114 E. Kalamazoo
<b>PARCEL NUMBER:</b>	33-01-01-14-353-231

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

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

<b>BUILDING:</b>	N/A
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>DELINQUENT TAXES</b>	Per County
2024	10894.44
2025	4513.97

<b>MSD HEARING DATE:</b>	
<b>MSD HEARING RESULTS:</b>	

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

<b><u>PROPERTY OWNER CONTACT INFORMATION</u></b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Benjamin M Riddle	2114 E Kalamazoo	(5/7/24 incarcerated)
David Riddle	dkrhkb@gmail.com	5/12/2026 emailed to address

<b><u>CURRENT CITY COUNCIL ACTIVITY</u></b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council	6/8/2026	Set Show Cause Hearing
City Council	6/22/2026	Show Cause Hearing
Committee on Public Safety	7/8/2026	

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

# 2114 E Kalamazoo

## **Title Information:**

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

## **Original Red Tag Date:**

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

## **Reasons for Red Tag**

- Multiple safety violations, unfit for occupancy

## **Property Activity:**

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

## **SEV & Cost of Repairs:**

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

## **City Recommendation:**

- 30 days to make safe or demolish.



Andy Schor, Mayor

# 2114 E Kalamazoo

## Damage Report Information:

- Garage fire 7.22.25

## Permits needed:

- No active permits

## Owner interaction

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

## Other violation activity since being red tagged

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



Andy Schor, Mayor

# Inspection Photos



Brian Sturdivant, Fire Chief  
Jared Nisch, Fire Marshal

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



Andy Schor, Mayor

## Fire Department Incident Summary

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

Address: 2114 E. Kalamazoo St

Type of Structure: Two story single family residential

Incident Description: Structure fire

Utilities: Gas: On  Off  Electric: On  Off

Rental: No

Vacant: Yes

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

Estimated Percentage of Damage: 75%

Ongoing Scene Investigation: No

Cause: Undetermined

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

Occupant Displaced: Unoccupied

Civilian Injury: No

Firefighter Injury: Yes

Investigator: M. Mansberger



Andy Schor, Mayor

# Inspection Photos





# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





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# Inspection Photos





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# Inspection Photos





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# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



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

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

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

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

6. The state equalized value of the building/structure is \$22,300.00
7. The cost to repair the building or structure to make it safe is \$105,067.91
8. The real estate is described as follows:

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

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

**IT IS ORDERED THAT:**

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

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

3/24/26  
Date

David L Muelle  
Hearing Officer

**From:** [David R.](#)  
**To:** [City Council](#)  
**Subject:** [EXTERNAL] Fwd: When is my court hearing?  
**Date:** Sunday, May 10, 2026 11:16:42 PM

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Ben never heard back from you in 16 months and now you have scheduled a vote to take his house away from him.

This all started with accusations that he violated a city ordinance. The City needs to justify its actions in a court of law. The City charter requires you to provide rights guaranteed in the United States and State of Michigan constitutions.

----- Forwarded message -----

**From:** **David R.** <[dkrhkb@gmail.com](mailto:dkrhkb@gmail.com)>  
**Date:** Sun, Jan 26, 2025, 2:12 PM  
**Subject:** Fwd: When is my court hearing?  
**To:** <[tyler@lansingcitypulse.com](mailto:tyler@lansingcitypulse.com)>

Maybe there is a story here. Details are in the email below

----- Forwarded message -----

**From:** **David R.** <[dkrhkb@gmail.com](mailto:dkrhkb@gmail.com)>  
**Date:** Thu, Jan 16, 2025, 8:36 PM  
**Subject:** When is my court hearing?  
**To:** [city.council@lansingmi.gov](mailto:city.council@lansingmi.gov) <[city.council@lansingmi.gov](mailto:city.council@lansingmi.gov)>

First please consider the meaning, to you, of three terms: due process of law; grass and weeds; and trash.

To the Lansing City Council:

The executive branch of government as represented by the Claims Review Committee has informed Benjamin Riddle that he must appeal their decision to the legislative branch of government, the Lansing City Council. Due Process of Law requires the government to bring charges in a court of law, the judicial branch of government. That is where Ben can confront his accuser and it can be determined who decided to take his property without justification. This has not occurred. Benjamin Riddle has been declared guilty of a violation of a City ordinance by the so-called "Public Service" department of the City of Lansing "because they said so." No Due Process of Law involved. Please reverse that determination of guilt. The relevant City ordinance finds the property owner guilty in advance of violations occurring on an owned property. So, if someone you don't know dumps trash tomorrow on property owned by a member of the Lansing City Council, that council member is already guilty today. Is that the intent of the ordinance? Guilty in advance? No Due process? In November 2023, the "Public Service" department sent a contractor to 2114 E. Kalamazoo St. to remove "trash". Anything not tied down was removed. And Benjamin Riddle was charged a penalty for this action without Due process of law. The Claims Review Committee refuses to consider this claim. Tell us, council member, is it illegal to have trash in a trash can on a residential property? Is material in a recycle cart defined as "trash" and to be removed by the City's contractor at the property owner's cost? The trash cans were taken. Outdoor wicker furniture that was used daily was taken. Is that furniture the "trash"? Due Process would provide answers to these questions as well as to who ordered the furniture to be removed and what written order directed the removal. "Because we said so" is not sufficient justification.

Due process of law, including the opportunity to confront one's accusers, determines the proper course of action.

It is requested that the City Council cancel all penalties, "fines", and "billings" associated with the "Public Service" department actions against Benjamin Riddle and 2114 E. Kalamazoo St. and return or replace two trash cans and one set of outdoor wicker furniture (chairs, table, ottoman).

In December 2023, the "Public Service" department apparently sent a contractor to 2114 E. Kalamazoo St. to remediate "grass and weeds". In December. Apparently after Christmas, before January 1st. Landscaping was destroyed. Was there a court order? Any written instructions? Due Process of Law would have prevented this destruction of property. Several hundred square feet of landscaping was destroyed. Scalped down to mud. Destroyed plants included English Ivy, a rose bush, peonies, daffodil bulbs, euphoria (two varieties including Snow-on-the-mountain), wintergreen, catnip, lemon balm, and yarrow. The Claims Review Committee refuses to consider this claim. "Because we said so" is not sufficient justification. It is requested that the City Council cancel all penalties, "fees", and "billings" associated with the "Public Service" department of against Benjamin Riddle and 2114 E. Kalamazoo St. and replace all destroyed plants.

In January 2024, the City of Lansing removed a homeless encampment under a bridge. The residents were released into the city. Apparently the city expected that these homeless people, many of whom suffered from various substance abuse and addictive dependence behavior including extreme violence, would magically cease this behavior and take up residence in public shelters where such behavior is not tolerated. They did not. Benjamin Riddle was acquainted with one of the homeless people and offered shelter to that individual.

What happened next? Benjamin Riddle lost control of his home at 2114 E. Kalamazoo St. Homeless heroin addicts invaded the home and began to live there. Ben was outnumbered and powerless. Ben felt powerless for two critical reasons. He felt he could not contact the police because there was an active arrest warrant for him and he refused to contact the police because he had been falsely arrested several years earlier for armed robbery as a six foot tall Hispanic man. Ben is 5 feet 7 inches tall and a Black man. It took two weeks to get him released from Ingham County Jail. He does not trust the police to help him.

Over the next five months, into June 2024, utility bill payments stopped in February but Service continued for several months thereafter; the addicts destroyed the inside of the house and stole everything they could; drug dealers took control of the upper level of the house; friends and family twice removed by force the squatters from the house--they simply broke in and returned, and they kicked Ben in the face while he was sleeping (Sparrow Hospital visit required). Also, Ben was arrested on the warrant and spent a couple of weeks in Ingham County Jail in Mason. During this time, the City of Lansing sent contractors four different times to remove trash including used heroin needles, old furniture and other trash dumped in the driveway repeatedly by unknown persons who apparently noticed that the City was treating 2114 E. Kalamazoo St. as a free dump and transfer Station. Of course the contractor is paid by the volume of trash so the recycle cart contents are "trash". Every time. Other items considered "trash" included anything not tied down such as a child's bicycle and a barbecue grill. Are a bicycle and a grill "trash" City Council member? Where can those be legally if not outside? After the first "trash" removal, word spread that the City of Lansing was taking trash for free from 2114 E. Kalamazoo St. Does the City truly claim that one unemployed 33-year-old Black man generated as much "trash" as was removed? Due Process of Law might have determined actual responsibility instead of blaming the property owner for the illegal dumping. Was there a court order? Any written instructions from the City to the contractor? Benjamin Riddle was penalized, fined, and charged a "fee" and "billed" without ever having his day in court. Ben was in jail for one of the contractor "trash" removal

incidents. Can a person violate the law in Lansing when he is in jail in Mason? If you are all in for "affordable housing in Lansing", does that include privately owned homes like Benjamin Riddle's? The end goal of the City appears to be stealing Ben's personal property and his house "because we said so". Take him to court and prove the case before sending a contractor onto the property to do damage and steal things and commit fraud against the City by charging for emptying the recycle cart and charging for that. Provide this indigent man Benjamin Riddle an attorney. Provide Due Process of Law.

After waiting for the "billing" (it truly is a penalty imposed by the City of Lansing government) to appear on the summer tax bill, an appeal was filed with the Claims Review Committee. The so-called "billing" is initiated as a City ordinance violation, but no Due Process of Law happened. Ben's civil rights have been violated. The executive branch of government sat in judgment like fascist dictatorship. Because they said so. Claim denied. It is requested that the City Council cancel all penalties, "fees", and "billings" associated with the "Public Service " department actions against Benjamin Riddle and 2114 E. Kalamazoo St. during 2024.

Lansing Police Department was called to remove trespassers from the house in July 2024 when Ben was in Ingham County Jail. The house was red-tagged. Ben may consider selling the property but he cannot because of the thousands of dollars of "billings" assessed on his taxes. Without Due Process of Law. Illegal "taking" by the City? Because somebody said so. Who is responsible? Who is accountable?

The City sent a contractor called Eric's Refuse to steal furniture in September 2024 from 2114 E. Kalamazoo St. They were caught in the act leaving the property. Lansing Police refused to respond to the call for help. The contractor took a relatively new outdoor wooden spool table out of the driveway. Google "outdoor wooden spool table" to see a picture of one similar to what was stolen. Did they keep it? Sell it? The City of Lansing does not care. It was a nice table. Eric's Refuse also took a storm door awaiting re-installation on the front of the house. There was a car bumper on the property abandoned by someone who had an accident on Kalamazoo Street. Ben has no car and is blamed for the presence of the bumper. Does the City Council find him responsible for that? And, of course, the recycle cart was emptied again. No claim has been filed for the September 2024 theft which the police refused to investigate, because fines (or so-called "billings") have not yet been assessed on the tax bill for 2114 E. Kalamazoo St. Two days after the September 2024 furniture theft, the Eric's Refuse crew leader returned to try to fight Ben. Was there a court order or any written instructions from the City to Eric's Refuse?

It is requested that the City Council cancel all penalties, "fees", and "billings" associated with the "Public Service" department actions against Benjamin Riddle and 2114 E. Kalamazoo St. and return or replace the outdoor wooden spool table and storm door.

This entire travesty could have been prevented by providing Due Process of Law as required under the United States and State of Michigan constitutions. The concept of due process dates back to the Magna Carta in the year 1215. How can you even consider denying Due Process of Law to Lansing residents? That is shameful.

Benjamin Riddle has no computer or electricity. This was sent from the phone of his father, David Riddle, who lived at 2114 E. Kalamazoo St. from 2005 to 2019.

BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24<sup>TH</sup>, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24<sup>TH</sup>, 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 June 22, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 2114 E. Kalamazoo Street, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within \_\_\_ 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.

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	4507 Devonshire
<b>PARCEL NUMBER:</b>	33-01-01-34-378-091

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

<b>LEGAL DESCRIPTION:</b>	Lot 94 Pleasant Ridge Sub No 3
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	N/A
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>DELINQUENT TAXES</b>	Per County
2025	5901.87

<b>MSD HEARING DATE:</b>	3/24/2026
<b>MSD HEARING RESULTS:</b>	

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

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

<b><u>CURRENT CITY COUNCIL ACTIVITY</u></b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council	6/8/2026	Set Show Cause Hearing
City Council	6/22/2026	Show Cause Hearing
Committee on Public Safety	7/8/2026	

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

# 4507 Devonshire

## Title Information:

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

## Original Red Tag Date:

- 7/5/17

## Reasons for Red Tag

- Unfit for human occupancy

## Property Activity:

- No permit activity

## SEV & Cost of Repairs:

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

## City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

# 4507 Devonshire

## Damage Report Information:

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

## Permits needed:

- Building, electrical, mechanical

## Owner interaction

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

## Other violation activity

- 2025
  - 1 board up



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Original Photos





# Original Photos





# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





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# Inspection Photos





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# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



<p style="text-align: center;">CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p style="text-align: center;"><b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b></p>	<p>FILE NO. <b>D2026 - 03.24.26 #3</b></p>
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Matter of the building/structure at 4507 Devonshire Ave which is a  dwelling  garage  other

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

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

3. Notice of this hearing was properly served on the  
 rental registration owner(s)  
 Owner's or party in interest on City tax assessment record
4. The building/structure  is  is not a dangerous building as defined in MCL 125.539 ( ).
5.  The building/structure has been substantially destroyed by:
  - Fire
  - Wind
  - Flood
  - Deterioration
  - Neglect
  - Abandonment
  - Vandalism
  - other:
6. The state equalized value of the building/structure is \$75,900.00
7. The cost to repair the building or structure to make it safe is \$138,235.04
8. The real estate is described as follows:

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

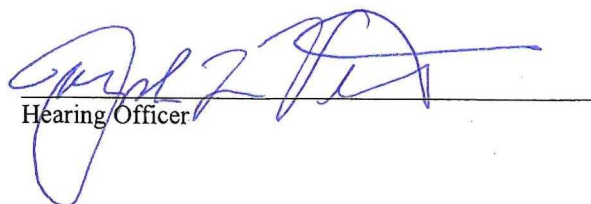
**LOT 94 PLEASANT RIDGE SUB NO 3**

**IT IS ORDERED THAT:**

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

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

Date 3/24/26

  
Hearing Officer

BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24<sup>TH</sup>, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24<sup>TH</sup>, 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 June 22, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 4507 Devonshire Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within \_\_\_\_ 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.

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	<a href="#">100 W Hodge</a>
<b>PARCEL NUMBER:</b>	<a href="#">33-01-01-28-336-121</a>

<b>LISTED TAXPAYER:</b>	<a href="#">Christian Nwobu</a>
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	<a href="#">\$81,500.00</a>
<b>LAND VALUE:</b>	<a href="#">\$9,500.00</a>
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	<a href="#">66x147.28</a>

<b>LEGAL DESCRIPTION:</b>	<a href="#">Lots 36 exc n 120 ft half acre land co's</a>
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	<a href="#">PB25-0488 Expired Roofing</a>
<b>ELECTRICAL:</b>	<a href="#">N/A</a>
<b>MECHANICAL:</b>	<a href="#">N/A</a>
<b>PLUMBING:</b>	<a href="#">N/A</a>
<b>DEMOLITION:</b>	<a href="#">N/A</a>

<b>DELINQUENT TAXES</b>		<b>Per County</b>
2024		5228.87
2025		5154.16

<b>MSD HEARING DATE:</b>	
<b>MSD HEARING RESULTS:</b>	

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

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

<b><u>CURRENT CITY COUNCIL ACTIVITY</u></b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
<a href="#">City Council</a>	<a href="#">5/11/2026</a>	<a href="#">Referred to Committee</a>
<a href="#">Committee on Public Safety</a>	<a href="#">5/21/2026</a>	<a href="#">Set Show Cause Hearing</a>
<a href="#">City Council</a>	<a href="#">6/8/2026</a>	<a href="#">Set Show Cause Hearing</a>
<a href="#">City Council</a>	<a href="#">6/22/2026</a>	<a href="#">Show Cause Hearing</a>
<a href="#">Committee on Public Safety</a>	<a href="#">7/8/2026</a>	

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

# 100 W Hodge

## Title Information:

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

## Original Red Tag Date:

- 1/11/25

## Reasons for Red Tag

- Fire damaged duplex

## Property Activity:

- No permit activity since fire

## SEV & Cost of Repairs:

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

## City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

# 100 W Hodge

## Damage Report Information:

- 2<sup>nd</sup> fl unit was severely fire damaged. 1<sup>st</sup> fl was heavily water damaged.

## Permits needed:

- All trades needed

## Owner interaction

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

## Tax information

- Owes 11,050.52

## Other violation activity

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



# Inspection Photos



Brian Sturdivant, Fire Chief  
Jared Nisch, Fire Marshal

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



Andy Schor, Mayor

## Fire Department Incident Summary

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

Address: 100 W Hodge Ave.

Type of Structure: 2-story wood-frame house

Incident Description: Structure fire in 2nd story apartment.

Utilities: Gas: On  Off  Electric: On  Off

Rental: Yes

Vacant: No

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

Estimated Percentage of Damage: 60%

Ongoing Scene Investigation: Yes

Cause: Incendiary

Red Tagged: Yes- Tom Barry

Occupant Displaced: Yes- both units

Civilian Injury: No

Firefighter Injury: No

Investigator: C. Walker



Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





# Inspection Photos





# Inspection Photos





# Inspection Photos





Andy Schor, Mayor

# Inspection Photos





Andy Schor, Mayor

# Inspection Photos



# Inspection Photos



# Inspection Photos



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

Matter of the building/structure at 100 West Hodge Ave which is a  dwelling  garage  other

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

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

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

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

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

**IT IS ORDERED THAT:**

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

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

3/24/26  
Date

David L Mylles  
Hearing Officer

BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

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

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24<sup>TH</sup>, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by APRIL 24<sup>TH</sup>, 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 June 22, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 100 West Hodge Avenue, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within \_\_\_\_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.

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	431 S Francis
<b>PARCEL NUMBER:</b>	

<b>LISTED TAXPAYER:</b>	Gayle Garza & Greg laudenslager
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	\$38,000.00
<b>LAND VALUE:</b>	\$7,638.00
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	33 x 127

<b>LEGAL DESCRIPTION:</b>	LOT 194 SNYDERS SUB
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	NA
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>MSD HEARING DATE:</b>	5.5.26
<b>MSD HEARING RESULTS:</b>	

<b>HOUSING CODE VIOLATION LTR:</b>	
<b>ORIGINAL RED TAG DATE:</b>	7.5.20
<b>ZONING:</b>	R-2
<b>ESTIMATE OF REPAIRS:</b>	\$91,731.48
<b>PICTURES:</b>	Yes
<b>OTHER:</b>	

<b>PROPERTY OWNER CONTACT INFORMATION</b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Gayle Garza	2614 W Kalamazoo	
Greg Laudenslager	2614 W Kalamazoo	517-962-6896

<b>CURRENT CITY COUNCIL ACTIVITY</b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council Meeting	6/22/2026	Referral
Committee on Public Safety	7/8/2026	Set Show Cause Hearing
City Council Meeting	7/13/2026	Set Show Cause Hearing
City Council Meeting	7/27/2026	Show Cause Hearing
Committee on Public Safety	8/6/2026	

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony  
Code Enforcement – Department of Economic Development and Planning  
316 N. Capitol Ave. Lansing, MI 48933  
Tuesday 5.5.26 @ 4:00 PM



Andy Schor, Mayor

# 431 South Francis

## Title Information:

- Laudenslaged Greg & Garza Gayle

## Original Red Tag Date:

- 7/05/2020

## Reasons for Red Tag

- For safety issues and inspection request by the LPD

## Property Activity:

- No permits for the property

## SEV & Cost of Repairs:

- SEV \$ 38,000
- Cost of repairs is estimated at \$ 91,731.48

## City Recommendation:

- 30 days to make safe or demolish.



# Address

## Damage Report Information:

- Section of the north foundation wall has been washed out.
- The west wall is bowing inward along with the south and east foundation walls.
- Support for the house, jack post is lying on the basement floor.
- Many of the cinder blocks of the foundation have been pushed inside of the basement.
- Two pieces of plywood are attempting to keep out animals and the weather.
- Electrical panel on the south wall is being pushed away from the wall due to the foundation bowing/caving in.

## Permits needed:

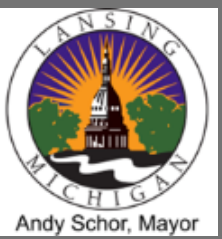
- Building permit for the foundation walls.

## Owner interaction

- Talked with the owner during the request for inspection on 11/20/2025.

## Other violation activity

- The property has had eleven trash violations since 2020. Two front yard parking in 2025. Three emergency board ups in the last three years. Two failure to registers. Two zoning letters since 2024, currently a ticket has been issued for the last zoning letter. Three grass violations since 2021.



# Inspection Photos



These photos show the north wall of the basement. The cinder blocks have been washed away; the plywood is covering the opening.



# Inspection Photos



These photos show the cinder blocks, and a jack post that have been washed away from the north foundation wall.



# Inspection Photos



These photos show the mounds of dirt that has washed into the basement from the north foundation wall.



# Inspection Photos



These photos show the south wall of the basement. The wall has been totally pushed/bowed in. The electrical box is being pushed off the wall

# Inspection Photos



These photos show the east basement foundation walls, that are pushing and bowing in.



# Inspection Photos



These photos show the north foundation wall. The soil have been washed away. The plywood is attempting to keep out the weather and critters.



# Inspection Photos



These photos show the south side of the house. The foundation wall is so bowed in the sill plate no longer sits fully on the foundation wall.



## **Notice of Hearing Regarding Unsafe Structure Within the City of Lansing**

This notice is to inform you that the building located at: **431 S. Francis Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 431 S. Francis Ave**
  - **City, State, Zip, county: Lansing, MI 48912**
  - **Legal Description: LOT 194 SNYDERS SUB**
  - **Parcel #: 33-01-01-14-377-081**

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

- **Date: Tuesday May 5, 2026**
- **Time: 4:00 pm**
- **Location: 316 N. Capitol Ave. Ste: C-2**

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

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

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

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

<p style="text-align: center;">CITY OF LANSING</p> <p style="text-align: center;">MAKE SAFE OR DEMOLISH HEARING</p>	<p style="text-align: center;"><b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b></p>	<p>FILE NO. <b>D2026 - 5.5.2026 #3</b></p>
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Matter of the building/structure at **431 S. Francis Ave** which is a  dwelling  garage  other

1. Date of hearing: **May 5<sup>th</sup>, 2026**, Hearing Officers: Joe Vitale
2. **TOM BARRY**, Code Enforcement LEAD OFFICER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

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

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

6. The state equalized value of the building/structure is \$38,000.00
7. The cost to repair the building or structure to make it safe is \$91,731.48
8. The real estate is described as follows:

**Parcel Number: 33-01-01-14-377-081**

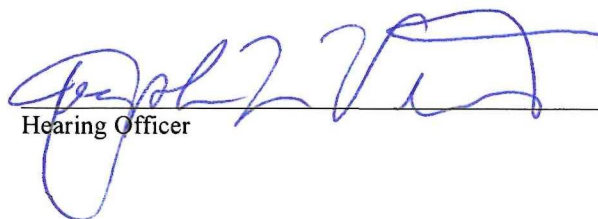
**LOT 194 SNYDERS SUB**

**IT IS ORDERED THAT:**

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

The building/structure shall be made safe or demolished on or before 6-5-26

5/5/26  
Date

  
Hearing Officer



The City of  
**LANSING**  
City Council

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

June 23, 2026

Gale Garza  
Greg Laudenslager  
2614 W Kalamazoo  
Lansing, MI 48917

RE: Make Safe or Demolish at 431 S Francis., Lansing Michigan

Recently the property you own at 431 S Francis went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

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

This Committee will meet on:  
Wednesday, July 8 @ 11 a.m.  
City Hall  
124 W Michigan Avenue, 10<sup>th</sup> Floor  
Council Conference Room

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

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or [sherrie.boak@lansingmi.gov](mailto:sherrie.boak@lansingmi.gov) no later than Thursday, 7/2/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak  
City Council  
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 431 S. Francis Ave, 33-01-01-14-377-081, LOT 194 SNYDERS 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 JULY 5<sup>TH</sup>, 2020 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MAY 5<sup>th</sup>, 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 JUNE 5<sup>th</sup>, 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, July 27, 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 431 S. Francis Ave, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

**CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING**

**CASE OVERVIEW SHEET**

<b>ADDRESS:</b>	1217 N Grand River
<b>PARCEL NUMBER:</b>	33-01-01-09-326-141

<b>LISTED TAXPAYER:</b>	Jonathan Reedy
<b>INTERESTED PARTIES:</b>	
<b>SEV INFORMATION:</b>	\$87,200.00
<b>LAND VALUE:</b>	\$11,200.00
<b>BUILDING VALUE:</b>	
<b>LOT SIZE:</b>	66x149.70

<b>LEGAL DESCRIPTION:</b>	COM AT NE COR LOT 4, TH W 237.5 FT, S 10 FT, S 10FT, SE'LY TO PT 1 R OF SW COR LOT 4, E 81.5 FT, N 22 FT, E 100 FT, N 44 FT TO REG.
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**CURRENT BLDG SAFETY PERMIT ACTIVITY**

<b>BUILDING:</b>	N/A
<b>ELECTRICAL:</b>	N/A
<b>MECHANICAL:</b>	N/A
<b>PLUMBING:</b>	N/A
<b>DEMOLITION:</b>	N/A

<b>MSD HEARING DATE:</b>	
<b>MSD HEARING RESULTS:</b>	

<b>HOUSING CODE VIOLATION LTR:</b>	8/18/21,4/25/23, 5/9/23, 1/30/25
<b>ORIGINAL RED TAG DATE:</b>	1/30/2025
<b>ZONING:</b>	MX - 1
<b>ESTIMATE OF REPAIRS:</b>	\$361,011.50
<b>PICTURES:</b>	YES
<b>OTHER:</b>	

<b><u>PROPERTY OWNER CONTACT INFORMATION</u></b>		
<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE and/or E-MAIL</b>
Jonathan Reedy	1022 N. Cedar Lansing 48906	517-819-0703

<b><u>CURRENT CITY COUNCIL ACTIVITY</u></b>		
<b>MEETING</b>	<b>DATE</b>	<b>ACTION</b>
City Council Meeting	6/22/2026	Referral
Committee on Public Safety	7/8/2026	Set Show Cause Hearing
City Council Meeting	7/13/2026	Set Show Cause Hearing
City Council Meeting	7/27/2026	Show Cause Hearing
Committee on Public Safety	8/6/2026	

# City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

# 1217 N Grand River

## **Title Information:**

- Jonathan Reedy

## **Original Red Tag Date:**

- 1/30/25

## **Reasons for Red Tag**

- Fire damaged structure

## **Property Activity:**

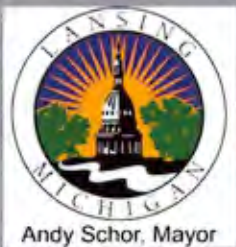
- No permits. House is for sale by owner, as is

## **SEV & Cost of Repairs:**

- SEV is \$87,200.00
- Cost of repairs is estimated at \$361,011.50

## **City Recommendation:**

- 30 days to make safe or demolish.



# Inspection Photos





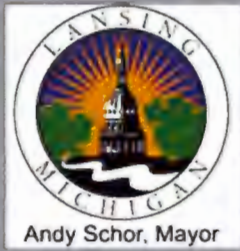
# Inspection Photos





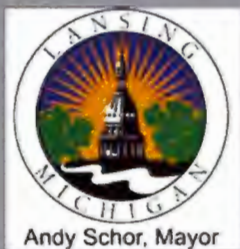
# Inspection Photos





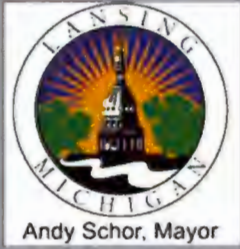
# Inspection Photos





# Inspection Photos





# Inspection Photos





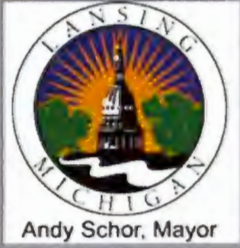
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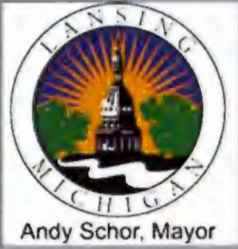
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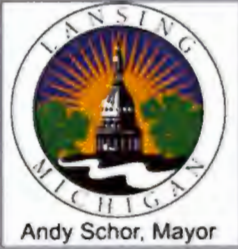
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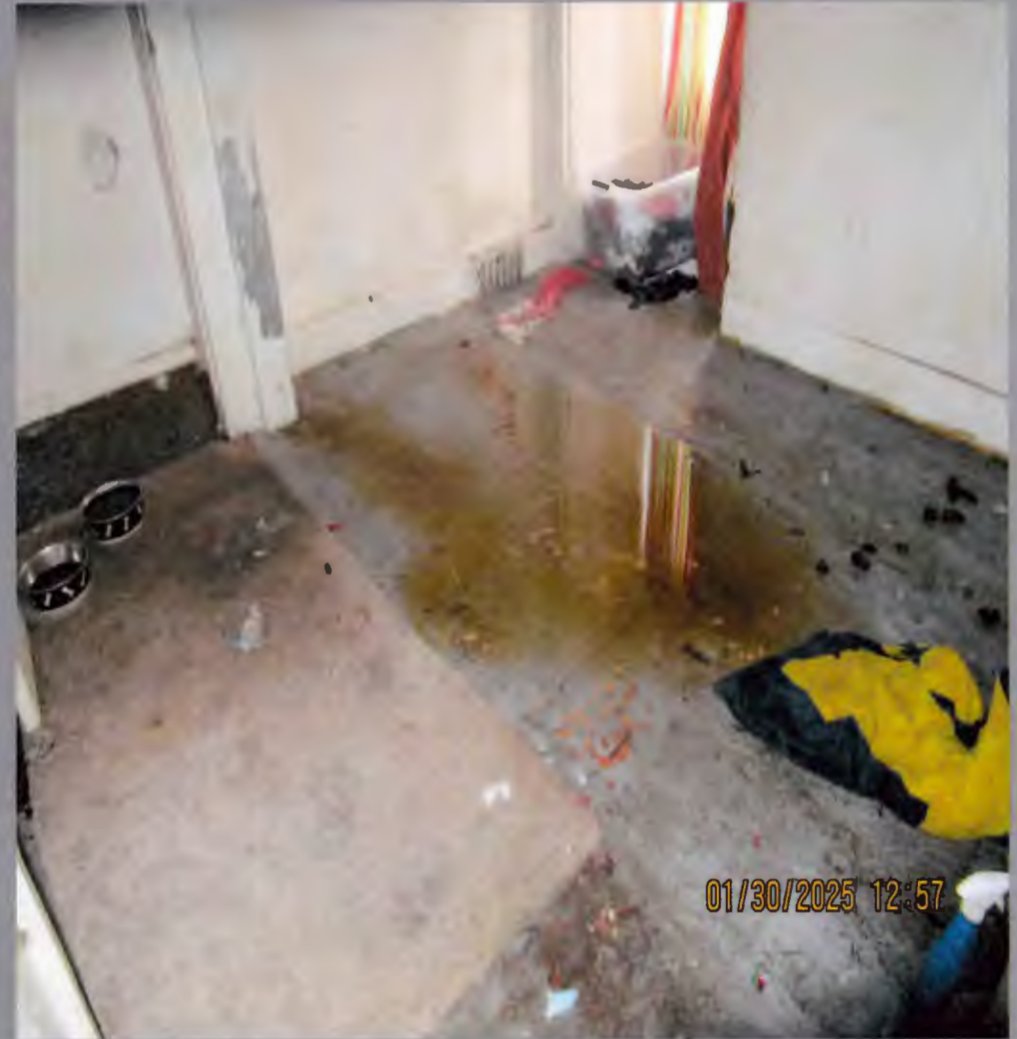


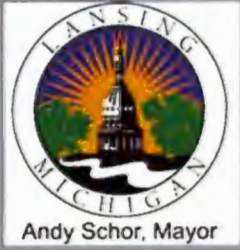
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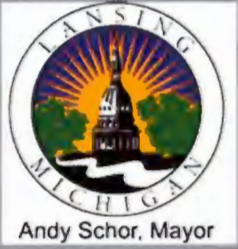
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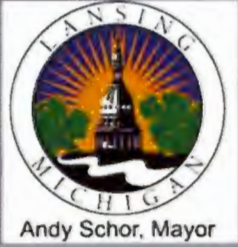
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## **Notice of Hearing Regarding Unsafe Structure Within the City of Lansing**

This notice is to inform you that the building located at **1217 N. Grand River Ave 1** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 1217 N. Grand River Ave 1**
  - **City, State, Zip, county:** Lansing, MI 48906
  - **Legal Description:**  
COM AT NE COR LOT4, TH W 237.5 FT, S 10 FT, S 10FT, SE'LY TO PT 1 R OF SW COR LOT 4, E 81.5 FT, N 22 FT, E 100 FT, N 44 FT TO BEG; BLOCK 29 ORIG PLAT
  - **Parcel #:** 33-01-01-09-326-141

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

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

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

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

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

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

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p><b>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</b></p>	<p>FILE NO. <b>D2026 - 03.24.26 #5</b></p>
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Matter of the building/structure at 1217 N. Grand River Ave which is a  dwelling  garage  other

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

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

3. Notice of this hearing was properly served on the
  - rental registration owner(s)
  - Owner's or party in interest on City tax assessment record
4. The building/structure  is  is not a dangerous building as defined in MCL 125.539 ( ).
5.  The building/structure has been substantially destroyed by:
  - Fire
  - Wind
  - Flood
  - Deterioration
  - Neglect
  - Abandonment
  - Vandalism
  - other:
6. The state equalized value of the building/structure is \$87,200.00
7. The cost to repair the building or structure to make it safe is \$361,011.50
8. The real estate is described as follows:

**Parcel Number: 33-01-01-09-326-141**

**COM AT NE COR LOT 4, TH W 237.5 FT, S 10 FT, SE'LY TO PT 1 R W OF SW COR LOT 4, E 81.5 FT, N 22 FT, E 100 FT, N 44 FT TO BEG; BLOCK 29 ORIG PLAT**

**IT IS ORDERED THAT:**

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

The building/structure shall be made safe or demolished on or before May 16, 2026

3/24/26  
Date

[Signature]  
Hearing Officer



The City of  
**LANSING**  
City Council

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

June 23, 2026

Jonathan Reedy  
1022 N Cedar Street  
Lansing, MI 48906

RE: Make Safe or Demolish at 1217 N Grand River Ave., Lansing Michigan

Recently the property you own at 1217 N Grand River Ave. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

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

This Committee will meet on:  
Wednesday, July 8 @ 11 a.m.  
City Hall  
124 W Michigan Avenue, 10<sup>th</sup> Floor  
Council Conference Room

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

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or [sherrie.boak@lansingmi.gov](mailto:sherrie.boak@lansingmi.gov) no later than Thursday, 7/2/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak  
City Council  
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY  
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1217 N. Grand River Ave, 33-01-01-09-326-141, COM AT NE COR LOT 4, TH W 237.5 FT S 10 FT, SE'LY TO PT 1 R W OF SW COR LOT 4, E 81.5 FT, N 22 FT, E 100 FT, N 44 FT TO BEG; BLOCK 29 ORIG PLAT, 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 30<sup>TH</sup>, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MARCH 24<sup>th</sup>, 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 MAY 26<sup>th</sup>, 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, July 27, 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 1217 N. Grand River Ave, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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