

AGENDA

Committee on Public Safety July 16, 2026 at 3:30 PM



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

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

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

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. July 8, 2026
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Make Safe or Demolish Order; 4507 Devonshire Avenue
 - C. DISCUSSION - General Public Safety Update - Lansing Chief of Police
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.

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MINUTES

Committee on Public Safety

Thursday, July 8, 2026 @ 11:00 a.m.

City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Spadafore called the meeting to order at 11:00 a.m.

PRESENT

Council Member Peter Spadafore, Chair

Council Member Adam Hussain, Vice Chair

Council Member Clara Martinez, Member- excused

OTHERS PRESENT

Sherrie Boak, Council Legislative Office Manager

Sunny Miller, OCA

Rawley Van Fossen, Code Compliance

Tom Berry, Code Compliance

Meredith Johnson, Code Compliance

Jonathon Reedy

Marsha Quenby

Rebecca Nobles

Crystal Collins

Mariah Masey

Naja Nang

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM MAY 21, 2026, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION

RESOLUTION –Orders to Make Safe or Demolish; 1218 Gordon Avenue

Council Member Spadafore noted that EDP had provided recent sale documents, and EDP is recommending a 60-90 day for closing on the sale.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE FOR 60 DAYS, COMING BACK BEFORE COMMITTEE ON SEPTEMBER 3, 2026.

Council Member Spadafore stated they can delay action for 60 days or do it today. In 60 days they will review progress, and in 60 days the owner needs a closing date, demonstrated progress to making the home safe.

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Ms. Quinby stated the purchaser does not want to purchase and then have the City demolish it. Council Member Spadafore said they can delay the order, as long as they are demonstrating progress and good faith in the process. Mr. Van Fossen stated permits should be pulled in the first 60 days. If they are closing by September 3, pulls permit and start work, their recommendation would be to continue to table. It was reiterated that for EDP to act they would need to see permits pulled and work started and if the purchaser is a licensed builder and can pull permits. Council Member Spadafore stated there is no guarantee, but Council cannot keep delaying, their goal is to make the building safe or demolish. They need to make progress of making it safe. Ms. Masey asked what kind work would need to be done. Mr. Van Fossen stated the synopsis that was submitted on July 7th, and start with that.

Council Member Hussain noted his concern that the recent details was submitted the day before this meeting.

MOTION CARRIED 2-0.

RESOLUTION – Orders to Make Safe or Demolish; 6031 S Martin Luther King Jr. Blvd

Council Member Spadafore noted the email that was submitted from the owner stating their intentions to perform asbestos abatement, disconnection of services and demolition.

Mr. Van Fossen apologized for not getting email to Committee before today, but it was confirmed Council did get it earlier. Mr. Van Fossen then stated this would be considered commercial demo, and that would mean a different timeline and cost. They have made good progress in good faith on their end, and he was asking for the Committee to table for 60 days.

Council Member Hussain referred to the environmental budget they submitted at \$137,350 and asked what the overall cost was, and they informed the Committee it was \$350,000 overall cost, with the \$200,000 as the demolition cost. Council member Hussain asked about the fundraising efforts he has heard about. Ms. Nobles first stated that Consumers energy as out last week and she will get the “cap off” documentation turned in. They are still waiting on BWL. The group is doing a fundraiser on 7/25 to inform the community on what is being done with the building; created a Foundation of Hope campaign to demolish and move forward with what can be done there for the community. The July event will be outside on the grounds.

Council Member Hussain asked what activity they have done so far, and was told painting, locked gates, all entry points locked, painting over graffiti, and addressing all safety concerns.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE FOR 60 DAYS, COMING BACK BEFORE COMMITTEE ON SEPTEMBER 3, 2026. MOTION CARRIED 2-0.

RESOLUTION – Orders to Make Safe or Demolish; 4507 Devonshire

Mr. Van Fossen recommends a 60 days make safe.

Ms. Collins explained she had moved in 12/2024 to Grand Haven Manor due to health reasons. She added she too has been in contact with someone to buy, has made arrangements on obtaining dumpsters to clean up. Regarding notifications, she admitted she recently put in the forwarding order with the post office. Ms. Collins appealed for 60 more days.

Mr. Van Fossen explained to all present in the meeting, that it is required that they post notice on the property which they do and also encourage owners, if they do not live there, to go to the residence daily. He would need to see strong evidence from Ms. Collins that she is listing it for sale and has an interested buyer. Ms. Collins provided a name with Housing Buyers Association, and Mr. Van Fossen stated he is not aware, and so it would be hard to make recommendation at this time. He stated if the Committee chose to move forward today, and she informed him by this Friday of the stated

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requirements of a sale, he could update the Committee before it goes to Council on July 13th. If it goes to demolition it would be 60 days, and the up to 2 months after that for utility shut offs, etc.

Council Member Hussain apologized if sounding not insensitive, but reminded the owner the property has been red tagged since 2017. The neighborhood has been impacted, and he noted he struggled with delaying any further. There is no evidence in this case that she has a potential purchaser. Mr. Van Fossen stated there has to be chosen path; making safe or demolish. Evidence his office would need to see would be a list of the repairs, associated cost estimate. With evidence there is a plan and funded he can then report out to the committee.

Ms. Collins thinks the neighborhood would want it safe instead of demolished.

Council Member Spadafore noted again it has been a decade since it was red tagged, and 60 days might not help anyways.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE UNTIL THE NEXT MEETING ON JULY 16, 2026. MOTION CARRIED 2-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1217 N Grand River Avenue

Mr. Van Fossen stated that the property was red tagged 1/30/2025 because of fire damaged. The demolition board issued a 30 days order, which was not complied with, so per City ordinance, it requires to start the demolition process. At this time there have been no permits pulled, but it appears the owner has begun conversations with Michigan Demolition, however again it was stated again no permits were pulled, no proof of finance or timeline. At this time he would recommend 21 days make safe or demolish because of the fire damage.

Mr. Reedy confirmed he has spoken to Michigan Demolition, as of this morning. He stated he can confirm that BWL and Consumers had been shut off and would fax that proof to EDP. He assured the Committee the demolition permit would be pulled Friday.

Council Member Hussain stated the Council can set the show cause hearing for July 27, and it will come back to Committee on August 6th, where there should be progress provided to the Committee based on what the owner stated earlier.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET A SHOW CAUSE HEARING FOR 1217 N GRAND RIVER AVENUE FOR JULY 27, 2026.

Council Member Spadafore reiterated the Council timeline, and stated that if progress is made, Mr. Van Fossen will update Committee. Mr. Van Fossen provided his card to Mr. Reedy, clarifying that pulling a permit is one thing, but doing the work and paying for the work is the evidence needed.

MOTION CARRIED 2-0.

RESOLUTION – Orders to Make Safe or Demolish; 813 Bement

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE A RESOLUTION FOR A MAKE SAFE OR DEMOLISH ORDER AT 813 BEMENT FOR 21 DAYS. MOTION CARRIED 2-0.

RESOLUTION - Orders to Make Safe or Demolish; 708 S Hayford Avenue

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE A RESOLUTION FOR A MAKE SAFE OR DEMOLISH ORDER AT 708 S. HAYFORD AVENUE FOR 21 DAYS. MOTION CARRIED 2-0.

RESOLUTION – Orders to Make Safe or Demolish; 2114 E Kalamazoo St

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MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE A RESOLUTION FOR A MAKE SAFE OR DEMOLISH ORDER AT 2114 E KALAMAZOO ST. FOR 21 DAYS. MOTION CARRIED 2-0.

RESOLUTION –Orders to Make Safe or Demolish; 100 W. Hodge Avenue

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE A RESOLUTION FOR A MAKE SAFE OR DEMOLISH ORDER AT 100 W HODGE AVENUE FOR 21 DAYS. MOTION CARRIED 2-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 431 S Francis Avenue

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE A RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 431 S FRANCIS AVENUE FOR JULY 27, 2026. MOTION CARRIED 2-0.

OTHER

Council Member Spadafore informed the Committee that at the July 16th meeting the Chief of Police will attend to speak to General Public Safety Update.

ADJOURN

Adjourned at 11:37 a.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

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

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

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

DELINQUENT TAXES	Per County
2025	5901.87

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

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

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

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	Tabled 1 week
Committee on Public Safety	7/16/2026	

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 haborage
- 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



Inspection Photos





Andy Schor, Mayor

Original Photos



Original Photos



Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

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Andy Schor, Mayor

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Andy Schor, Mayor

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Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

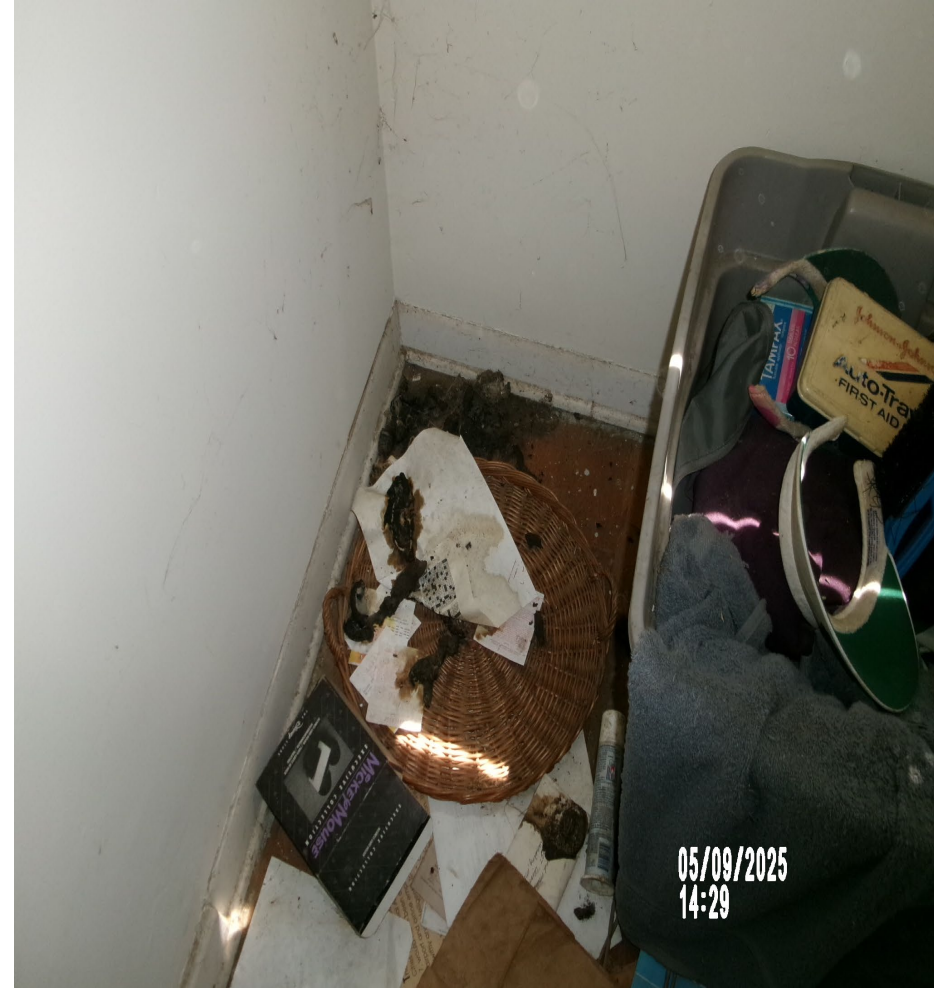
Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





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Andy Schor, Mayor

Inspection Photos



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

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

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

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

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

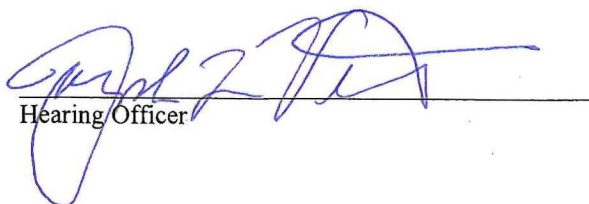
LOT 94 PLEASANT RIDGE SUB NO 3

IT IS ORDERED THAT:

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

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

3/24/26
Date


Hearing Officer

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

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

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

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

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

WHEREAS, the City Council held a public show cause hearing on 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.

Boak, Sherrie

From: Crystal Collins <crystalacollins@hotmail.com>
Sent: Wednesday, July 15, 2026 11:37 AM
To: Boak, Sherrie
Subject: [EXTERNAL] FW: 4507 Devonshire

Sent from my Galaxy

----- Original message -----

From: Crystal Collins <crystalacollins@hotmail.com>
Date: 7/8/26 4:43 PM (GMT-05:00) *Wednesday*
To: rawley.vanfossen@lansingmi.gov
Subject: 4507 Devonshire

I will be meeting with Aaron from Junk in the Trunk tomorrow (7/9/26) at 11am. He will be assessing the house and helping me prepare a plan to make the property safe.

I will make every effort to forward a proposal in as timely a manner as possible.

Crystal Collins
517.755.8479

Sent from my Galaxy

Boak, Sherrie

From: Crystal Collins <crystalacollins@hotmail.com>
Sent: Wednesday, July 15, 2026 11:37 AM
To: Boak, Sherrie
Subject: [EXTERNAL] FW: 4507 Devonshire Ave.
Attachments: Prospective_Buyer_Letter_4507_Devonshire.pdf

Sent from my Galaxy

----- Original message -----

From: Crystal Collins <crystalacollins@hotmail.com>
Date: 7/10/26 12:41 PM (GMT-05:00) *Friday*
To: rawley.vanfossen@lansingmi.gov
Cc: abubakeromar95@gmail.com
Subject: 4507 Devonshire Ave.

Mr. Van Fossen,

I have met with Junk in the Trunk and am awaiting their clean up/clean out proposal for the property. I will forward it as soon as possible with evidence of funds available for completion.

In addition, please see the attached letter from a person in the neighborhood that approached me with an interest in buying the property. He has indicated a cash sale that could be accomplished in a timely manner should the city agree to forgo intent to demolish.

Please let me know what further evidence you require regarding potential sale so as to remove the property from the responsibility of the city.

I have copied Mr. Ibrahim on this email so he is aware that his letter has been forwarded to you.

Thank you for your time,
Crystal Collins
517-755-8479

Sent from my Galaxy

Prospective Buyer Letter for 4507 Devonshire Ave

Subject: Prospective Buyer for 4507 Devonshire Ave

Dear City of Lansing,

My name is Omar Ibrahim, and I am writing regarding the property located at 4507 Devonshire Avenue, Lansing, Michigan.

I recently spoke with the property owner, Crystal, about purchasing this home. I am a serious prospective buyer and am interested in purchasing the property if the City allows it to be rehabilitated. My goal is to restore the home, bring it into compliance with all applicable requirements, and make it my family's residence.

I have lived in the Lansing area for many years and have wanted to purchase a home in this neighborhood because I have family nearby. I understand the property is currently involved in the City's unsafe structure process, and I respect the City's responsibility to protect public safety.

If I am able to purchase the property, I am prepared to work with the City, obtain all required permits, hire qualified contractors as needed, and complete the repairs necessary to bring the property into compliance. I respectfully ask the City to consider whether rehabilitation of this home is possible instead of demolition, if doing so is consistent with the City's policies and procedures.

My purpose in writing is to express my sincere interest in preserving this home. I would appreciate the opportunity to work with the City and follow any requirements that would allow the property to be safely restored.

Thank you for your time and consideration. I appreciate the work the City does to improve Lansing's neighborhoods, and I hope this property can be given the opportunity to be restored.

Sincerely,

Omar Ibrahim
Prospective Buyer
Phone: 517-703-3628
Email: abubakeromar95@gmail.com

Boak, Sherrie

From: Crystal Collins <crystalacollins@hotmail.com>
Sent: Wednesday, July 15, 2026 11:37 AM
To: Boak, Sherrie
Subject: [EXTERNAL] FW: 4507 Devonshire. URGENT REPLY REQUEST
Attachments: Clean Up Project Proposal for Red Tagged Property Cover.pdf; Project Proposal for 4507 Devonshire Avenue 2.pdf

Importance: High

Sent from my Galaxy

----- Original message -----

From: Crystal Collins <crystalacollins@hotmail.com>
Date: 7/10/26 1:12 PM (GMT-05:00)
To: rawley.vanfossen@lansingmi.gov
Subject: FW: 4507 Devonshire. URGENT REPLY REQUEST

Mr. Van Fossen,

Attached is the clean up/clean out proposal from Junk in the Trunk. With your approval, I would like to proceed and get this underway immediately.

They have indicated the yard cleaning will be complete by early next week. This will show the neighborhood I am working to address the state of the property.

With your approval, I will get them started immediately.

Thank you for your time,
Crystal Collins

Sent from my Galaxy

----- Original message -----

From: Audra Ellis <audraleigh515@gmail.com>
Date: 7/10/26 12:49 PM (GMT-05:00)

To: crystalacollins@hotmail.com
Subject: 4507 Devonshire

Clean Up Project Proposal for Red Tagged Property
Located at
4507 Devonshire Avenue
Lansing, MI 48910

Proposal Prepared by: Junk in the Trunk LLC
Contacts: Audra Ellis & Aaron Winegar
Business Location: 10248-C West Grand River Hwy.
Grand Ledge, MI 48837
Phone: 517-775-8079
Email: audra@junkinthetrunkcleanouts.com



Proposal Prepared for: Crystal Collins
Date Prepared: 7/10/2026

Project Proposal for 4507 Devonshire Avenue

Objective:

To properly clean up the property at 4507 Devonshire Avenue that the City of Lansing has red tagged due to unsafe conditions.

Goals:

1. Do a complete home clean out.
2. To recycle and rescue what we can from property.
3. To clean up beyond the city's expectations.
4. Get the red tag removed from home for the client.
5. The client's home is considered safe by the city of Lansing.
6. The client is able to put her home on the real estate market instead of the home being demolished for being unsafe.

Timeline:

Junk in the Trunk can start the clean out of 4507 Devonshire

Avenue as soon as our contract is signed, and we are paid half of the \$8,000 we bid the job for. We estimate the job to take at least two to three weeks to complete.

Details:

4507 Devonshire Avenue is red tagged for being unsafe. Junk in the Trunk will properly clean up and remove everything from inside and outside the property. We are an eco friendly business that will go above and beyond to keep as much as we can from ending in a landfill. However, we can't save everything. We will need at least two dumpsters for the biohazardous materials caused by water damage and animal infestation. The dumpsters are included in our clean out bid.

Costs:

It will cost \$8,000 to clean up the property. This includes removal of everything in the home, yard debris removal, bushes trimmed and maintained, two dumpsters, and finding personal lost items in

home for client. We can also demolish the garage for an additional \$2,000. There could be additional costs if there is a major bug/animal infestation that caused more damage than we were able to see during the walk through. The damage would have to be severe, resulting in more dumpsters. This is the worst case scenario, everything would be discussed every step of the way.

Plan of Action:

If the client chooses to move forward with Junk in the Trunk for the clean out of 4507 Devonshire Avenue. We can start immediately after receiving a signed contract and \$4,000 down. We will start by ordering one dumpster at a time, making sure we have a tarp to cover the dumpster after we leave for the day/night. We want to ensure we are the only ones using the dumpster. We will be at the Devonshire home at all different times of day to help prevent theft and break ins during the clean out process.

We will have our own trash cans to sort and separate on site. We normally have 15-20 large industrial trash cans with us at all times so we can sort metal, plastic, paper, cords, trash, etc. We welcome the City of Lansing to stop by at any time to check our progress.

Our job is to work as quickly as possible to help our client save her home from being demolished, so it can be sold.

If you have any additional questions, we didn't answer here please do not hesitate to give us a call.

Thank you for considering Junk in the Trunk.

Boak, Sherrie

From: Crystal Collins <crystalacollins@hotmail.com>
Sent: Wednesday, July 15, 2026 11:38 AM
To: Boak, Sherrie
Subject: [EXTERNAL] FW: 4507 Devonshire Ave

Sent from my Galaxy

----- Original message -----

From: Crystal Collins <crystalacollins@hotmail.com>
Date: 7/10/26 3:54 PM (GMT-05:00) *Friday*
To: rawley.vanfossen@lansingmi.gov
Cc: audraleigh515@gmail.com
Subject: 4507 Devonshire Ave

Mr. Van Fossen,

I know you are a busy person and understand that you may not have had time to address my multiple emails.

Working on the assumption that the city would prefer redemption over destruction, I have signed a contract with Junk in the Trunk to begin clean up of the property.

Clean up of the overgrowth will begin by tomorrow (7/11/26) if not before. Interior cleaning will begin early next week.

I hope that these steps, as well as my previous emails are adequate proof of my intent to save the property and remove it from the responsibility of the city.

Please advise me of the time and location the meeting on July 16 so I can be available for discussion.

Thank you for your consideration,
Crystal Collins

Sent from my Galaxy