



AGENDA
Committee on General Services
Monday, November 13, 2017 @ 3:30 p.m. (note day)
City Council Conference Room, City Hall 10th Floor

Councilmember Tina Houghton, Chair
Councilmember Jody Washington, Vice Chair
Councilmember Carol Wood, Member

1. Call to Order

2. Approval of Minutes:

- October 26, 2017

3. Public Comment on Agenda Items

4. Discussion/Action:

A.) RESOLUTION – Fireworks Display License; Downtown Lansing Inc./Night Magic Displays, Silver Bells in the City, November 7, 2017

B.) RESOLUTION – Claim Appeal; #1461; D. Comer; 212 Allen St.; \$4,518.00 (Update from Law)

C.) RESOLUTION – Claim Appeal; #1446; M. Moore; 1408 Pontiac Street; \$2,930.50

D.) RESOLUTION – Claim Appeal; K. Bowden; 508 W Grand River; \$2,914.00

E.) RESOLUTION – Claim Appeal; K. Bowden; 1207 N. Chestnut

5. Pending

- Notice from the Michigan Liquor Control Commission regarding the Transfer of all membership interest through merger from existing member Pizza Hut, Inc. to Pizza Hut, LLC; and by dropping existing member Pizza Hut, LLC and adding new member Pizza Hut Holdings, LLC 6200 S. Cedar Street
- RESOLUTION – Conditional Liquor License; 320 E Michigan LAF Fine Dining, Inc; Transfer Ownership 2017 Class C and SDM Licensed Business with Sunday Sales Permit (PM) and Outdoor Services

6. Other

7. Adjourn



DATE Nov 13, 2017.

[illegible]



MINUTES

Committee on General Services

Thursday, October 26, 2017 @ 3:30 p.m.

City Council Conference Room, City Hall 10th Floor

CALL TO ORDER

The meeting called to order at 3:30 p.m. by Council Member Washington

ROLL CALL

Councilmember Tina Houghton, Chair-excused

Councilmember Jody Washington, Vice Chair

Councilmember Carol Wood, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Nicholas Tate, Assistant City Attorney

Scott Sanford, Code Compliance

Julie Rowe

Abbey Frazier

Victor Stelmeshenko

Shijing Hu

Kathy Miles

Minutes

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FROM SEPTEMBER 25, 2017 AS PRESENTED. MOTION CARRIED 2-0.

Public Comment on Agenda Items

No public comments at this time.

Discussion/Action

RESOLUTION – Appointment of Julie Rowe; At- Large Human Relations & Community Services Board; Term Expire June 30, 2018

Ms. Rowe provided information on her work history with community services and her desire to be more involved in the community. The HRCS Board was Ms. Rowe's first choice, and she chose that with the hope to improving the quality of life for all people they impact. Ms. Rowe also hoped to address any discrimination issues they are dealt with.

Council Member Wood updated Ms. Rowe on the work the Ad Hoc on Diversity has done over the last couple years, where HRCS now only takes in the complaints, and the complaints

themselves are addressed by the City Attorney office. Council Member Wood then encouraged Ms. Rowe and Ms. Frazier, to reach out to the City as a whole since they will be At-Large members of the Board and representing every resident in the City. Ms. Rowe was asked what her intent was to reach out to the public. Ms. Rowe planned to attend meetings in the neighborhoods, and was going to encourage the HRCS Board to hold their meetings in the neighborhoods. Council Member Wood invited Ms. Rowe to attend future Ad Hoc on Diversity Meetings.

Council Member Washington encouraged Ms. Rowe to reach out to the residents so they are aware of all the services HRCS offers, and she also encouraged Ms. Rowe to attend the Ward Council Members monthly meetings.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF JULIE ROWE TO THE HUMAN RELATIONS AND COMMUNITY SERVICES BOARD IN THE AT-LARGE POSITION WITH A TERM TO EXPIRE JUNE 30, 2018. MOTION CARRIED 2-0.

RESOLUTION – Appointment of Abbey Frazier; At Large Human Relations & Community Services Board; Term Expire June 30, 2018

Ms. Frazier provided her business and residence background in the City and at the State Capital working policy and human services budgets. Ms. Frazier also chose the HRCS Board as her first choice of appointment with her hopes to reach out with more opportunities to touch the refugee center, the rescue mission and the community. Ms. Frazier stated her plans to reach the community are to continue to volunteer, attend community events, and reach out to the neighborhoods.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION FOR THE APPOINTMENT OF ABBEY FRAZIER TO THE HUMAN RELATIONS AND COMMUNITY SERVICES BOARD IN THE AT LARGE POSITOIN WITH A TERM TO EXPIRE JUNE 30, 2018. MOTION CARRIED 2-0.

RESOLUTION – Claim Appeal; #1446; M. Moore; 1408 Pontiac Street; \$2,930.50

Applicant contacted Council Staff prior to the meeting stating he was unable to attend, and asked to be placed on the next agenda.

RESOLUTION – Claim Appeal; #1427; V. Stalmashenko; 4928 Hughes; \$280.00

Mr. Sanford provided details on the claim with the grass violation being cited on May 2, 2017 and a deadline to comply by May 9, 2017. The property was re-inspected on May 10, 2017 and the violations were still present so the contractor was called with an arrival of May 12, 2017.

Mr. Stelmeshenko informed the Committee that they have two people who have taken care of their yard, one being the neighbor. He then informed the Committee they had attempted to mow the grass when they got the notice, and were not able to complete all the yard area because it was too wet. Mr. Stelmeshenko than complained about how the Code Inspector had spoken to the neighbor who was trying to explaining everything to him. Regarding the next claim on the same property, Mr. Stlmeshenko disputed the fee for what the contractor stated was 6 bags of trash removed off the property.

Council Member Washington admitted the prices appeared to be high, however the City is not the trash collector or the mowing service for residents, and they have to use a contractor. When grass and trash is out of control, all of the property has to be taken care of.

Council Member Wood asked the claimants why they did not ask for an extension. Mr. Stelmeshenko stated they were out of town, and when they got the letter they attempted to mow the grass. Ms. Hu added to the conversation her frustration with what she believe was the City Code Inspector comments to the neighbor, when the neighbors are looking out for each other and trying to create a synergy in the neighborhood. Because they attempted to mow and had to stop because of the condition of the grass, they did not seek an extension.

Council Member Wood informed the claimants that the landlord is always responsible for the property, but Ms. Hu corrected the situation by stating they were not landlords, but had sold the property on a land contract, but the purchasers fell through on the house payments, and so she and Mr. Stelmeshenko go the house back.

MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM #1427 IN THE AMOUNT OF \$280.00 FOR TALL GRASS. MOTION CARRIED 2-0.

RESOLUTION – Claim Appeal; #1428; V. Stalmashenko; 4928 Hughes; \$670.00

Mr. Sanford provided the details of the violation which was cited April 4, 2017, with a premise recheck on April 11, 2017 and submitted to the contractor. The contractor arrived on April 14th, when the violations were still present and they were removed. There is a \$265 administrative fee on top of the contractor fee which is what brings it to \$670.00. Mr. Sanford stated that the Department and Claim Review Committee recommend denial.

Ms. Hu stated they never got the notice and asked the Committee to look at the photos for the damage to the yard they believe was done by the contractor.

The Committee reviewed the photos and determined based on the photos the ruts in the yard were there before they pick up the trash.

MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM FOR 4929 HUGHES ROAD FOR \$670.00 BASED ON THE INFORMATION PROVIDED AND THE RECOMMENDATION FROM CLAIMS REVIEW ON THEIR DENIAL. MOTION CARRIED 2-0.

Ms. Hu appealed on what she could do to provide evidence that they never got the notification on the trash. Council Member Wood stated her only recourse with the City Council is to come to the Council meeting on Monday, 10/30/2017 when the full Council will vote and she can speak. If the full Council also denies their claim she can pursue it with Circuit Court.

A graduate student from MSU introduced himself and stated he was present to just observe.

RESOLUTION – Liquor License; CUL LLC for a Transfer of Ownership Escrowed 2017 Class C License only for 313 N. Cedar, Lansing; New SDM License in conjunction with a non-transferable, Sunday Sales Permit (PM), Sunday Sales Permit (AM), Dance-Entertainment Permit, Outdoor Service Area and Catering Permit for 313 N. Cedar Street

The Committee reviewed the application and attachments.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE LIQUOR LICENSE FOR CUL LLC FOR 313 N CEDAR STREET BASED ON DEPARTMENTS HAVE APPROVED AND SIGNED OFF. MOTION CARRIED 2-0.

Pending/Place on File

- Notice from the Michigan Liquor Control Commission regarding the Transfer of all membership interest through merger from existing member Pizza Hut, Inc. to Pizza Hut, LLC; and by dropping existing member Pizza Hut, LLC and adding new member Pizza Hut Holdings, LLC 6200 S. Cedar Street
- Notice from the Michigan Liquor Control Commission: New Brewpub License, Lansing Ale, Inc., 2101 E Michigan Avenue
- Conditional Liquor License; 320 E Michigan LAF Fine Dining, Inc; Transfer Ownership 2017 Class C and SDM Licensed Business with Sunday Sales Permit (PM) and Outdoor Services
- New Wholesaler Liquor License; Gyina Distribution Inc

Placed on File

- Transfer of Ownership Escrowed 2017 Class C License; Transfer Location from 601 E. Michigan to 313 N. Cedar; New SDM, Non-Transferable, Sunday Sales Permit (PM), Sunday Sales Permit (AM), Dance-Entertainment Permit, Outdoor Service Area and Catering Permit for Cul, LLC.

Other

Council Rules

No discussion.

Adjourned at 4:10 p.m.

Submitted by Sherrie Boak, Office Manager, Lansing City Council

Approved by the Committee on _____



Virg Bernero
Mayor

RECEIVED OCT 27 2017

Contract Routing Form

6873

IDENTIFYING INFORMATION

CONTRACT NAME

Night Magic Display

CONTRACT POINT PERSON

Tracey

PHONE

7830

E-MAIL

INITIATING DEPARTMENT/DIVISION

City Clerk

CONTRACT, P.R.
OR P.O. NUMBER

DEADLINE INFORMATION

REQUEST DATE:

10/27/17

HIGH

PRIORITY? Y N

DEADLINE FOR MAYOR APPROVAL:

DEADLINE FOR COUNCIL APPROVAL
(if applicable):

ROUTING INFORMATION

INITIATING DEPARTMENT: Please list the departments that need to approve this contract **IN ORDER** in the boxes below. All contracts must be routed to the Controller, City Attorney, Mayor and Clerk. **NOTE:** If the contract requires a signature from an outside organization, please put your own department on the list in the appropriate order so you can obtain this signature.

APPROVING DEPARTMENTS: Please fill in the Received, Approved, and Forwarded boxes next to the name of your department. Once approved, **Hand Deliver** this contract to the next department on the list and send a confirmation e-mail to the Contract Point Person.

DIVISION/ DEPARTMENT	RECEIVED		APPROVED		FORWARDED		
	Date	By	Date	By	Date	By	To
City Atty	10/27/17	VP	10/30/17	BW	10/31/17	VP	TS

NOTES AND ADDITIONAL INSTRUCTIONS

Original Contract and Routing Form **MUST** be filed with the City Clerk at the end of the process.



Chris Swope

Lansing City Clerk

Fireworks Display License Application

(City Codified Ordinances – Chapter 1615.01 – 1615.06)

<http://mi-lansing.civicplus.com/171/Business-Licenses>

Applicant Checklist:

(Ensure All Items Completed)

Payment: ☒

Bond and/or Insurance: ☒

Copies of ID's: ☐

Treasury Form Completed: ☒

Application Completed: ☒

ANNUAL NON-REFUNDABLE LICENSE FEE: \$150.00

Additional Requirements:

- Proof of a bond, an insurance policy naming the City as co-insured, or a combination of both, available for the payment of any damages arising out of an act or omission of the licensee or his agents, employees, or subcontractors, covering the following: (a) At least \$500,000.00 for property damage; and (b) at least \$500,000.00 for injury to one person and \$1,000,000.00 for injury to two or more persons resulting from the same occurrence.
- Copies of State issued identification for each person who will operate the display.
- If the applicant is a nonresident person, written appointment of a resident agent to serve as legal representative upon whom all process in an action or proceeding against the person may be served

Business Name		Business Phone Number	
Downtown Lansing, Inc.		517.485.3357	
Business Address	City	State, Zip	
401 S. Washington Sq. Ste 101	Lansing	Michigan 48933	

Business Owner		Owner Phone Number	
Mindy Biladeau, Executive Director		517.485.3357	
Owner Address	City	State, Zip	
401 S. Washington Sq. Ste 101	Lansing	Michigan 48933	
Owner Email Address	Owner DOB (MM/DD/YY)		
mindy@downtownlansing.org			

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
517-483-4131 • 517-377-0068 FAX
www.lansingmi.gov/clerk • city.clerk@lansingmi.gov

Same as above: ☐

Applicant Name Night Magic Displays // Roger L. Bonney, Michigan Sales Manager		Applicant Phone Number 517.812.5044	
Applicant Address 212 First St.		City Olivet	State, Zip MI 49076
Applicant Email Address rbonney@sbcglobal.net		Applicant DOB (MM/DD/YY) January 20, 1940	

Bonded By (Bond to be filed with City)	
Bond Expiration Date	Bond Amount

↑ AND/OR ↓

Insured By (Policy to be filed with city) Arthur J. Gallagher Risk Management Services, 777 108th Ave. NE, #200 Bellevue, WA 98004	
Expiration Date February 4, 2018	Insured Amount \$10,000,000.00

Date of Display November 17, 2017	Time of Display Immediately at the lighting of the State Christmas Tree
Exact Location of Display The walkway over Walnut Street immediately west of the Capitol Building	
Type and Quantity of Fireworks to be used in Display (attach listing if available) 330 - 3 inch aerial shells; 8 - 4 inch pattern aerial shells;	
Manner and location of the storage of the fireworks prior to the display Delivered to site on the day of show.	

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List All Persons Who Will Operate the Display:

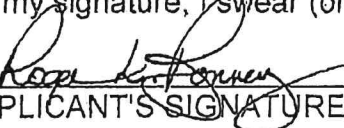
Name	Age	Description of Relevant Experience
Roger L. Bonney	77	Over 500 shows including Silver Bells, Lansing Lugnuts, Delta/Delhi/Meridian Tp
Douglas Hoffman	68	Over 200 shows including Silver Bells, Lansing Lugnuts, Delhi Twp., and others
Edward Bonney	57	Over 200 shows including Silver Bells, Lansing Lugnuts, Delhi Twp., and others

Has the applicant, any person with an ownership interest in the applicant, or any person who will operate the display had any citation or conviction for, or guilty plea to, a violation of the laws of the United States, any State or any local unit of government regulating the sale, use, or possession of fireworks?

☐ Yes ☒ No If yes, disclose details:

I certify that neither the Applicant nor any person with ownership interest is in default to the City of Lansing.

By my signature, I swear (or affirm) that all information provided in this application is true.


 APPLICANT'S SIGNATURE

Lansing City Clerk's Office
 Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
 517-483-4131 • 517-377-0068 FAX
www.lansingmi.gov/clerk • city.clerk@lansingmi.gov

OFFICIAL USE ONLY

Approvals:

Sgt. Robert Beckus 10/11/17
Police Department Date

Sgt. Tammy Good 10/2/17
City Treasurer Date

Sgt. Tony Phillips 10/27/17
Fire Marshal Date

Bale Wadd 10/31/17
City Attorney Date

OFFICIAL USE

Amount paid: \$ 150.00

Date paid: 9/29/17

License #: 3805

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/28/2017

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 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).

PRODUCER Arthur J. Gallagher Risk Management Services, Inc. 77 108th Ave NE, #200 Bellevue WA 98004		CONTACT NAME: Kristen Look PHONE (A/C, No, Ext): 425-586-1016 FAX (A/C, No): 425-451-3716 E-MAIL: ADDRESS:	
INSURED Mian Inc. dba Night Magic Displays 999 E. Hupp Road, Bldg R-3-1 La Porte IN 46350		INSURER(S) AFFORDING COVERAGE INSURER A: T.H.E. Insurance Company INSURER B: Liberty Insurance Corporation INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 12866 42404	

COVERAGES **CERTIFICATE NUMBER:** 2098762367 **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.

SR TR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Per Show Agg GEN'L AGGREGATE LIMIT APPLIES/PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:	Y		CPP010529901	2/4/2017	2/4/2018	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS			CPP010529901	2/4/2017	2/4/2018	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☐ UMBRELLA LIAB: ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$	Y		ELP001210401	2/4/2017	2/4/2018	EACH OCCURRENCE \$9,000,000 AGGREGATE \$9,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC34S311836057 WC534S524913037	2/4/2017 2/4/2017	2/4/2018 2/4/2018	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is named as additional insured on the General Liability policy per form number CG133F (07/95) Downtown Lansing, Inc., Lake Trust Credit Union, the City of Lansing, and the State of Michigan are named as additional insured with respect to the November 17, 2017 firework display at the State Capital building and along the Apple Corps parade route.

[Signature]
SIGNED
CITY ATTORNEY

CERTIFICATE HOLDER Downtown Lansing Inc. 401 S. Washington Square Suite 100 Lansing MI 48933 USA	CANCELLATION 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 <i>[Signature]</i>
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BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City Clerk has forwarded an application for a City License, which has been routinely processed without objection, and is ready for final action by this Council; and,

WHEREAS, all required signatures have been obtained supporting the application for a fireworks display license;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the application for a City License as follows:

FIREWORKS DISPLAY LICENSE:

Downtown Lansing Inc/Night Magic Display for a public display of fireworks in the City of Lansing on the West of Capitol Building to be held on November 17, 2017.



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1461

Please provide the following information so we can contact you regarding your claim.

NAME: Donald Comer (212 Allen ST) DATE: 7-25-17

MAILING ADDRESS: 2300 Luwanna Dr

CITY: LANSING STATE: MI ZIP CODE: 48910

TELEPHONE: Home () 517.648.8222 Work () Same

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

ADDRESS: 212 ALLEN ST PARCEL NO. 33-01-01-15-426-281

DATE OF INCIDENT: ^(a) 11/3/16, ⁽¹⁾ 12/1/16 AMOUNT YOU WERE BILLED: \$4,518.00

TOTAL AMOUNT YOU ARE CONTESTING: \$4,518.00

TYPE OF ASSESMENT: ⁽¹⁾ GRASS & WEEDS, ⁽²⁾ BOARD UP FEE, ⁽³⁾ TRASH REMOVAL

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

These assessments were all to the prior owner (see "SALES HISTORY"). I contacted the city before purchasing the home and was told there were no unpaid assessments. We never saw a bill for any of these charges. To pay \$4,500 in fees that we were unaware of would completely break us. I am hoping you can charge the previous owner or waive these fees after understanding the circumstances.

Thank you for your consideration

DON Comer

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

212 ALLEN ST LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-15-426-281



Item 1 of 3 1 Image / 2 Sketches

Property Owner: 212 ALLEN ST LLC**Summary Information**

> Residential Building Summary

- Year Built: 1904
- Full Baths: 2
- Sq Feet: 1,760
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.139

- > Assessed Value: \$34,700 | Taxable Value: \$34,700
- > Property Tax information found
- > 13 Building Department records found

Owner and Taxpayer Information

Owner	212 ALLEN ST LLC 2300 LUWANNA DR LANSING, MI 48910	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$34,700
MAP #	P -1190 -0077	Taxable Value	\$34,700
TOP TEN	Not Available	State Equalized Value	\$34,700
NEW PERMITS	Not Available	Date of Last Name Change	04/17/2017
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 04/09/2013

Principal Residence Exemption	June 1st	Final
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$33,300	\$33,300	\$30,992
2015	\$30,900	\$30,900	\$30,900
2014	\$30,600	\$30,600	\$30,600

Land Information

Zoning Code	Not Available	Total Acres	0.139
Land Value	\$13,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	38B	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	46.00 ft	132.00 ft
Total Frontage: 46.00 ft		Average Depth: 132.00 ft

Legal Description

N 46 FT LOT 11 BLOCK 2 HALLS ADD

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/10/2017	\$0.00	QC	COMER DONALD M	212 ALLEN ST LLC	CASH	2017 014232
12/07/2016	\$25,379.00	CD	HSBC BANK U S A	COMER DONALD M	1ST SALE AFTER BANK	2016 043892

212 ALLEN ST LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-15-426-281



Item 1 of 3

1 Image / 2 Sketches

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Owner Information

212 ALLEN ST LLC
2300 LUWANNA DR
LANSING, MI 48910

Projects

Project Number	Filed As	Status	Number of Items
No records to display.			

Displaying items 0 - 0 of 0

Permits

To request an inspection or pay on a record, click View

Permit Type	Permit Number	Associated Project	Status	Date Issued	Last Inspection	
Electrical	PE17-0187		FINALED	2/20/2017	2/28/2017	View
Plumbing	PP17-0204		FINALED	2/24/2017	2/27/2017	View

1

Displaying items 1 - 2 of 2

[Apply for a Permit](#)**Enforcements**

To pay on a record, click View

Enforcement Type	Enforcement Number	Status	Date Filed	Last Inspection	
Enforcement - Trash	E13-0958	Complied	4/23/2013	5/9/2013	View
Enforcement - Trash	E13-1082	Complied	4/29/2013	5/9/2013	View
Enforcement - Trash	E13-11381	Complied	12/6/2013	12/19/2013	View
Enforcement - Grass/Weed	E16-16227	Resolved	11/3/2016	11/14/2016	View
Enforcement - Trash	E16-16228	Resolved	11/3/2016	11/14/2016	View
Enforcement - BOARD UP	E16-17150	Complied	12/1/2016	12/2/2016	View
Enforcement - Safety	E16-17268	Complied	12/7/2016	1/10/2017	View
Enforcement - Safety	E17-00236	Complied	1/6/2017	3/2/2017	View

1

Displaying items 1 - 8 of 8

Certificates

To pay on a record, click View

Certificate Type	Certificate Number	Status	Date Issued	Last Inspection	
Certificate - Rental	CR12-1483	Closed			View
Certificate - Rental	CR13-2023	Closed			View
Certificate - Rental	CR17-0511	Certified	3/8/2017	3/3/2017	View
Certificate Type	Certificate Number	Status	Date Issued	Last Inspection	

1

Displaying items 1 - 3 of 3

COPY OF BILL

Phone: 517-483-4121

4071212017330101154262810006732504

RECEIVED AUG 18 2017

DATE: 8/15/2017

PPN: 33-01-01-15-426-281
DATE SUBMITTED: 7/26/2017
ADDRESS OF VIOLATION: 212 Allen Street
LISTED TAXPAYER OF RECORD: 212 Allen Street LLC
OTHER TAXPAYER OF RECORD:
CLAIMANT: Comer, Donald
CLAIMANT'S ADDRESS: 2300 Luwanna Drive
Lansing, MI 48910

1461

TYPE OF ACTIONS CONTESTED:

Board Up, Grass Mowing,
Trash Removal

VIOLATION DATE:

NOTIFICATION DATE:

2ND NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT:

\$4518.00 for the above
violations

CONTRACTOR NAME - INVOICE NO. - DATE:

AMOUNT OF CLAIM:

\$4,518.00

ADDITIONAL ACTIONS CONTESTED:

VIOLATION DATE:

NOTIFICATION DATE:

2ND NOTICE ASSESSMENT DATE:

AMOUNT OF ASSESSMENT:

CONTRACTOR NAME - INVOICE NO. - DATE:

AMOUNT OF CLAIM:

MEMO DATE - INVOICE NO.:

HISTORY:

Grass	Safety
Violation	1/06/2017
8/14/2017	

CITATIONS IN PREVIOUS YEAR:

Grass	Trash	Board Up
Violation	Violation	12/01/2016
11/03/2016	11/03/2016	

CLAIMANT'S CIRCUMSTANCES:

See Attached

CODE OFFICER'S NOTES: This claimant purchased this Red Tagged property 12/07/2016 as is via a bank sale. I searched thru all my records and do not show where I was contacted by a title company for any outstanding fees and assessments. The first record we show where the claimant contacted our office was an e-mail to the Code Enforcement Officer asking for an afterhour's letter to work on the home on 12/20/2016. The claimant's partner came into the office and spoke with Scott Sanford on 7/26/2017 regarding the outstanding assessments where they were told to go back on their title company if one was used. I have included a copy of the Covenant Deed which does not indicate a title company was used by the claimant just a title company from Atlanta, GA that drafted the paperwork for the bank. This office recommends denial of the claim due to the owner did not own the property at the time of the assessments and cannot file a claim for these fees. This office would also like to note that redemption date for the bank was not up until 11/07/2016 and the violations were prior to them taking possession. The board up notice and assessment were sent to the bank.



Mayor Virg Bernero

**LANSING FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE
Code Enforcement Section**

316 N. Capitol Avenue Ste. C-2

Lansing, MI 48933

Phone: 517-483-4361

Fax: 517-377-0100

LTC-105

Mr. Comors Partner came and asked about the assessments on the property, Informed him that all the work was done in Nov and Dec prior to the sale on 12/7/2016. The assessemnts did not hit the tax roll until the summer 2017 taxes because they missed the Oct 2016 cut off. I informed him that if their title company had contacted our office even if the dollar amounts were not posted (they were) that we would have informed them of the outstanding issues. I gave him a claim form and informed him that it may be rejected as he was not the legal owner at the time of the work being done and had no legal justification to be notified. 7/26/2017 sks

12/20/16- spoke to new owner: Don Comer @ 648-8222 donnycomer@gmail.com. He stated that he just purchased and he requested an after hours letter which I did approve of for 30 days/alc

STATE OF
MICHIGAN
INGHAM COUNTY MI
12/16/2016
2016-043892



REAL ESTATE
TRANSFER TAX
\$28.05 CO
\$191.25 ST
TTX# 4188079

12/16/2016 8:00 AM
2016-043892
DERRICK QUINNEY
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
12/16/2016 8:28 AM
PAGES: 2

I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description, and
all TAXES on same are paid for five years previous to the date of this
instrument as appears by the records of this office, except as stated.

Eric Schertzing, Ingham County Treasurer
Sec.135, Act 206, 1893 as amended
12/15/2016 by LA

Covenant Deed

HSBC Bank USA, National Association as Trustee for Deutsche Alt-A Securities Mortgage Loan Trust, Series 2006-AR6 Mortgage Pass-Through Certificates a national banking association whose address is C/o Ocwen Loan Servicing, LLC, 1661 Worthington Road Suite 100, West Palm Beach, FL 33409, Grantor, conveys, grants, bargains, remises, aliens, and confirms to Donald M Comer A Married Person, whose address is 2300 Luwanna Dr, Lansing, MI 48910, Grantee, the premises in the city of Lansing, Ingham County, Michigan, described as:

**THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY
OF LANSING, COUNTY OF INGHAM, STATE OF MICHIGAN,
DESCRIBED AS:**

**THE NORTH 46 FEET OF LOT 11, BLOCK 2 OF HALL'S ADDITION,
CITY OF LANSING, INGHAM COUNTY, MICHIGAN, AS RECORDED
IN LIBER 1, PAGE 39, INGHAM COUNTY RECORDS.**

Parcel ID: 33-01-01-15-426-281

Property Address: 212 Allen Street, Lansing, MI 48912-2794

with all the tenements, hereditaments, and appurtenances to it, for \$25,379.00 (Twenty Five Thousand Three Hundred Seventy Nine Dollars, subject to building and use restrictions and easements, if any, the lien of taxes not yet due and payable, and zoning ordinances. The grantor covenants and agrees that the grantor has not previously done or committed or willingly suffered to be done or committed any act, matter, or thing that would cause the premises or any part of them to be charged or encumbered in title, estate, or otherwise.

Dated: 12-7-2016

HSBC Bank USA, National Association as
Trustee for Deutsche Alt-A Securities
Mortgage Loan Trust, Series 2006-AR6
Mortgage Pass-Through Certificates by
Ocwen Loan Servicing, LLC as Attorney-In-

Fact,

By: Katherine Burgos
Katherine Burgos
Contract Management Coordinator

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

Acknowledged before me in the County of Palm Beach, State of Florida on December 7 2016
2016 by Katherine Burgos Contract Management Coordinator

Notary Signature: Jose A. Manrique

Personally Known To Me

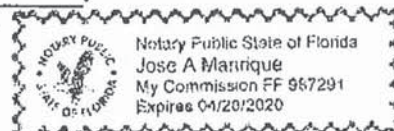
Print Notary Name: Jose A. Manrique

12/7/2016

Notary public, State of Florida, County of Palm Beach

My commission expires _____

Acting in the County of Palm Beach .]



POA recorded simultaneously herewith

Drafted by:

David Jenkins

Premium Title Services, Inc.

1000 Abernathy Road NE, Suite 200

Atlanta, GA 30328

Mail Recorded Deed to:

2300 Luwanna Dr, Lansing, MI 48910

Send subsequent tax bills to: Donald M

Comer

2300 Luwanna Dr

Lansing, MI 48910

Recording Fee: _____

Transfer Tax: _____

Parcel Number: 33-01-01-15-426-281

Jurisdiction: CITY OF LANSING - INGHAM

County: INGHAM/EATON/CLINTON

Printed on

08/15/2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HSBC BANK U S A	COMER DONALD M	25,379	12/07/2016	CD	1ST SALE AFTER BANK	2016 043892	M HEDRICK	100.0		
Property Address	Class: RESIDENTIAL	Zoning: C RES	Building Permit(s)		Date	Number	Status			
212 ALLEN ST	School: LANSING				02/24/2017	PP17-0204	BLANK			
	P.R.E. 0%			Electrical Permit	02/20/2017	PE17-0187	BLANK			
Owner's Name/Address	MAP #: P -1190 -0077		ROOFING		08/17/2004	B041445	COMPLETED			
212 ALLEN ST LLC 2300 LUWANNA DR LANSING MI 48910	2018 Est TCV 69,086 TCV/TFA: 39.25									
	X Improved	Vacant	Land Value Estimates for Land Table 38B.38B							
	Public Improvements		* Factors *							
Tax Description	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
N 46 FT LOT 11 BLOCK 2 HALLS ADD	Gravel Road		A-270	46.00	132.00	1.0000	1.0488	270 100	13,026	
Comments/Influences	X Paved Road		46 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value = 13,026	
04/02/13 - SINGLE FAMILY PER OWNER. CHANGED TYPE CODE AND RECYCLING UNITS. MNH 6-2-93 ALUMINUM SDG; HSE IN AVG CONDITON. 11-10-98 HOUSE HAS BEEN VACANT FOR 2 YRS - SERIOUS PROBLEM WITH PLUMBING - BROKEN PIPES - WATER DAMAGE IN 2ND FLR BATH - CEILING IN KITCHEN HAD TO BE REPLACED.	X	Storm Sewer	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A-270 46.00 132.00 1.0000 1.0488 270 100 13,026 46 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 13,026							
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
		Standard Utilities								
		Underground Utils.								
	Topography of Site									
	X	Level								
		Rolling								
		Low								
		High								
		Landsaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
	Wetland									
		Flood Plain								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2018	6,500	28,000	34,500			34,500S
				2017	6,500	28,200	34,700			34,700S
				2016	6,500	26,800	33,300			30,992C
				2015	6,500	24,400	30,900			30,900S

The Equalizer. Copyright (c) 1999 - 2009.
 Licensed To: City of Lansing, County of
 Ingham, Michigan

*** Information herein deemed reliable but not guaranteed***

*** Information herein deemed reliable but not guaranteed***



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

GRASS AND WEEDS CORRECTION NOTICE

SAUNTO M STEVEN III or Current Occupant
11547 ISLAND RD
FOWLER, MI 48835

Violation date: 11/03/2016
Violation Location: 212 ALLEN ST
Parcel No: 33-01-01-15-426-281
Compliance Due Date: 11/10/2016

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

Description

Grass & Weeds: Entire Yard *Grass must be below the 8" maximum allowed length.*

Any Premises or portion thereof on which there exists growth of grass and/or weeds exceeding eight inches in height located anywhere on the premises - which includes but not limited to front, side, rear, back yard, driveway, next to fences, between curb and sidewalk or next to vehicles - shall be deemed , and hereby declared to be a substandard premises and is subject to abatement pursuant to Section 302.4 of the Lansing Housing Code.

Failure to comply by the compliance due date will leave no alternative but to have the work completed by our contractor. All costs incurred, which consist of the contractors fees plus \$265.00 City service charge, shall be charged to you as an assessment against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.**

If you have any questions or concerns about complying within the time indicated, you may contact me at Monday through Friday between the hours of 8-9 - AM or 12-1 - PM

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

Officer: Dave Klein (517) 483 4377

Taxpayer's Copy



Mayor Virg Bernero

Lansing Fire Department Fire Marshal's Office Code Enforcement Section

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

SAUNTO M STEVEN III or Current Occupant
11547 ISLAND RD
FOWLER, MI 48835

Violation Date: 11/03/2016
Violation Location: 212 ALLEN ST
Parcel No: 33-01-01-15-426-281
Compliance Due Date: November 10, 2016

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

Violation: Asphalt debris

Violation: Barrel/Bucket/Crate debris

Violation: Brush & Tree Limb debris

Violation: Deteriorated building materials

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Shingle debris

Violation: Indoor type furniture in the outdoors

Violation: Plastic Container(s) debris

Violation: Junk tire debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Trash found in bags/boxes/barrels

Violation: Garbage

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

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

Code Officer: Dave Klein (517) 483 4377

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

LANSING FIRE DEPARTMENT FIRE MARSHAL'S OFFICE CODE ENFORCEMENT SECTION

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 12/02/2016

Emergency Board-Up Notice

HSBC BANK U S A
12650 INGENUITY DR
ORLANDO, FL 32826

Inspection Type:	Safety
Inspection Date:	12/01/2016
Compliance Due Date:	12/02/2016

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	212 ALLEN ST
Parcel No:	33-01-01-15-426-281

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108. The following is a list of openings that were not able to be secured at time of inspection. All openings found at time of board up by the contractors were secured.

Rear entry door.

Due to the condition of the structure this dwelling has been declared an **UNSAFE STRUCTURE**, and was boarded under section 109.2 of the Lansing Housing and Premises Code, Section 109 Emergency Measures.

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

This dwelling has been declared, **UNSAFE AND DANGEROUS** as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Amy Castillo amy.castillo@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 - Notices and Orders - a copy of this violation was sent to:

Owner of Record: HSBC BANK U S A , ORLANDO, FL 32826



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: SHERRIE BOAK, General Services
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Marc Moore
Date: August 7, 2017

RECEIVED

AUG 07 2017

LANSING CITY COUNCIL

[Handwritten signature]

Attached is a Claim Form received by this office from Marc Moore for \$2,930.50 due to Trash violations at 1408 Pontiac St.

This claim is being referred to General Services for consideration on the City Council's agenda because this claim exceeds \$2,500.00.

Thank you for your assistance.

/vmk
Attachments

RECEIVED JUL 20 2017

DATE: 7/20/17

PPN: 33-01-01-22-307-303
DATE SUBMITTED: 7/12/2017
ADDRESS OF VIOLATION: 1408 Pontiac Street
LISTED TAXPAYER OF RECORD: Moore, Marc
OTHER TAXPAYER OF RECORD:
CLAIMANT: Moore, Marc
CLAIMANT'S ADDRESS: 5010 Kessler
Lansing, MI 48910

1446

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 6/19/2017
NOTIFICATION DATE: 6/19/2017
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,930.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T027 06/29/2017
AMOUNT OF CLAIM: \$2,930.50

ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY: Trash
Violation
6/19/2017

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The claimant is the new owner of this property as of 4/19/2017 but listed his address as 5010 Kessler Lansing, MI which is now a bank foreclosed on property. Notices were sent to the taxpayer of record and an occupant copy was sent to the 1408 Pontiac address as well. Pictures indicate proper procedures were followed by both the Premise Officer and the contractor. This office would like to notify the claimant that the Assessor still lists 5010 Kessler as his mailing address and he is not receiving his homestead. This office recommends denial of the claim.





City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

RECEIVED JUL 12 2017

1446

Please provide the following information so we can contact you regarding your claim.

NAME: Marc Moore DATE: 7-12-17

MAILING ADDRESS: 1408 Pontiac

CITY: Lansing STATE: Mich ZIP CODE: 48915

TELEPHONE: Home () 517-885-8926 Work () _____

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

ADDRESS: _____ PARCEL NO. _____

DATE OF INCIDENT: June / July AMOUNT YOU WERE BILLED: Unknown

TOTAL AMOUNT YOU ARE CONTESTING: Unknown

TYPE OF ASSESMENT: _____

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

I never recieved a notice or warning, or
given time to clean up tires

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
7/5/2017	6614

Bill To
City of Lansing Office of Code Compliance 316 North Capital Lansing, MI 48933-1238

property address
1408 Pontiac ST 33-01-01-22-307-303

Terms

work complete
7/5/2017

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
3	add hr	additional hour after 1	150.00	450.00
37	add cy	addition yards after 3	22.00	814.00
223	tire	tire removal	5.50	1,226.50
6/29/17 total yards 40 submitted by Zachary Driver Dave Klein we had to do this job first thing in the morning, we took what we could, but then dave let the guy finish up cleaning the remaining tires and debris				
All work is complete!			Total	\$2,665.50

**Nuisance Fees**

City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 07/07/2017

Due Date: 08/06/2017

Pay Invoice In Full



MOORE MARC
 5010 KESSLER DR
 LANSING MI 48910

Inv Number: 00096964

Parcel: 33-01-01-22-307-303

Address: 1408 PONTIAC ST



Parcel: 33-01-01-22-307-303

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00096964		E17-06382	1408 PONTIAC ST	\$2,930.50
Fee Details:		Quantity	Description	Balance
		1.000	Trash - Admin Fee	\$ 265.00
		2665.500	Trash - Contractor Charge	\$ 2,665.50
Total Amount Due				\$ 2,930.50

Questions regarding this invoice: Contact **CODE COMPLIANCE** at 517.483.4361

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Fl
 Lansing MI 48933
- In order to assure proper credit, please send the top portion of this bill along with your payment.
- Payment in full is due within 30 days from the billing date
- Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

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

Other Information:

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

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

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



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**MOORE MARC or Current Occupant
5010 KESSLER DR
LANSING, MI 48910**

Violation Date: 06/19/2017
Violation Location: 1408 PONTIAC ST
Parcel No: 33-01-01-22-307-303
Compliance Due Date: June 26, 2017

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

Violation: Deteriorated furniture

Violation: Indoor type furniture in the outdoors

Violation: Junk tire debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

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Code Officer: Dave Klein (517) 483 4377 Dave.Klein@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

Occupant or Current Occupant
1408 PONTIAC ST
LANSING, MI 48910

Violation Date: 06/19/2017
Violation Location: 1408 PONTIAC ST
Parcel No: 33-01-01-22-307-303
Compliance Due Date: June 26, 2017

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

Violation: Deteriorated furniture

Violation: Indoor type furniture in the outdoors

Violation: Junk tire debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

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Code Officer: Dave Klein (517) 483 4377 Dave.Klein@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Trash Authorization Form

Submitted to: Eric Crutcher on 06/27/2017

TAXPAYER: MOORE MARC, 5010 KESSLER DR LANSING, MI 48910

Location of Work:

Enf Num: E17-06382

Address: 1408 PONTIAC ST

Lot No:

Description:

Parcel No: 33-01-01-22-307-303

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated furniture

Violation: Indoor type furniture in the outdoors

Violation: Junk tire debris

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 4

Authorized Cubic Yards: 40

Warning Comment:

none

Submitted By: Dave Klein (517) 483 4377

This action is authorized by the Manager of Code Compliance

STATE OF
MICHIGAN
INGHAM COUNTY MI
04/21/2017
2017-016318



REAL ESTATE
TRANSFER TAX
\$3.30 CO
\$22.50 ST
TTX# 4200994

04/21/2017 2:38 PM
2017-016318
DERRICK QUINNEY
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
04/21/2017 2:59 PM
PAGES: 3

Prepared By / After Recording Return To:

National Asset Advisors, LLC
P.O. Box 1996
Irmo, SC 29063

Grantee Address / Mail Tax Statements To: Marc Moore, 5010 Kessler Drive, Lansing, MI 48910

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
3301-01-22-307-303

QUIT CLAIM DEED

Harbour Portfolio VI LP, a Limited Partnership organized and existing under the laws of the State of Texas, whose mailing address is 8214 Westchester Drive, Suite 635, Dallas, TX 75225, for \$3,000.00 (Three Thousand Dollars) in consideration paid, forever remises, releases and quitclaims to **Marc Moore**, Grantee, whose tax mailing address is 5010 Kessler Drive, Lansing, MI 48910, all the right, title, interest and claim which the Grantor has in and to the following real property:

Legal Description – SEE EXHIBIT "A"

Notwithstanding anything herein to the contrary, there is, excepted from this conveyance and reserved unto Grantor and its successors and assigns all of the oil, gas and other mineral interests of whatsoever kind or nature in, on, under and that may be produced from the Property not previously conveyed or reserved of record, and all rights pertaining thereto; provided, however, Grantor waives and relinquishes any and all rights to the use of the surface of the land conveyed hereby for exploration, development and/or production of such minerals.

Property Address: 1408 Pontiac Street, Lansing, MI 48910

Parcel Number: 3301-01-22-307-303

Prior Instrument Reference: 04/29/2011, Instrument Number: Book 3420, Page 581

Subject to easements, restrictions and reservations of record.

To have and to hold, the above quitclaimed premises, together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, her heirs, successors and assigns, forever.



1408 Pontiac ST (1)



1408 Pontiac ST (2)



























OFFICE OF THE CITY ATTORNEY



MEMORANDUM

RECEIVED

JUL 10 2017

LANSING CITY COUNCIL

To: NICK SOUCY, Mayor's Office

From: VENUS KUMAR, Paralegal

Subject: SPECIAL ASSESSMENTS CLAIM; Kent Bowden
Date of Incident: Spring 2016

Date: July 10, 2017

Attached is a Claim Form received by this office from Kent Bowden for \$2819.50 due to trash violation and \$94.50 due to recycling fees at 508 W. Grand River.

This claim is being referred to the Mayor's Office for consideration on the City Council's agenda because this claim exceeds \$2,500.00.

Thank you for your assistance.

/vmk
Attachments

RECEIVED JUN 23 2017

DATE: 6/16/2017

PPN: 33-01-01-09-302-081
DATE SUBMITTED: 5/17/2017
ADDRESS OF VIOLATION: 508 W. Grand River Avenue
LISTED TAXPAYER OF RECORD: Bowden, Kent
OTHER TAXPAYER OF RECORD: Lounds, Dana (unrecorded land contract)
CLAIMANT: Bowden, Kent
CLAIMANT'S ADDRESS: 4241 Lake Harbor Road
Norton Shores, MI 49441

1422

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 4/08/2016
NOTIFICATION DATE: 4/08/2016
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,819.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 16-T017 4/29/2016
AMOUNT OF CLAIM: \$2,819.50

ADDITIONAL ACTIONS CONTESTED: Recycle Fee (Assessor's Office)
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$94.50
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:	Trash Violation 4/08/2016	Failure to Register Rental 6/03/2016	Grass Violation 6/17/2016
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/08/2016. The claimant called and asked for an extension on the violation and the extension was given. The Premise Officer rechecked the property on 4/25/2017 the violations were still present and it was submitted to the contractor. The contractor arrived on 4/29/2017 and a cleanup was performed. When the contractor arrived the person who resided in the home delayed the cleanup, the Supervisor Scott Sanford and the Premise Officer were called to the property to assist the contractor. The occupant was a trash hauler who was bringing trash to the house instead of the landfill and recycle centers. The claimant only had 30 days from the time the assessment was added to the taxes to file a claim and he missed that deadline. The claimant was aware of the assessment per our conversation on 6/03/2016 and could have filed a claim at that time. Please also note this claim form is dated 1/27/2017 but the claimant choose not to send this claim in until 5/17/2017 well past the time allowed therefore this office recommends denial of the claim. The claimant needs to get with the City Assessors Office regarding the recycle fee that is assessed to all residential properties in the City of Lansing.

SCANNED



City of Lansing
OFFICE OF THE CITY ATTORNEY

RECEIVED MAY 17 2017

Claim Form - Special Assessments

1422

Please provide the following information so we can contact you regarding your claim.

NAME: Rev Kent T Bowden DATE: 1/27/17
MAILING ADDRESS: 4241 Lake Harbor Rd
CITY: Norton Shores STATE: MI ZIP CODE: 49441
TELEPHONE: Home 517 862-8787 Work 616 822-5962

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

ADDRESS: <u>508 W. Grand River Ave</u>	PARCEL NO. <u>33-01-01-09-302-081</u>
DATE OF INCIDENT: <u>Not sure - Spring 2016</u>	AMOUNT YOU WERE BILLED: <u>\$3,258.44</u>
TOTAL AMOUNT YOU ARE CONTESTING: <u>\$2,914.00</u>	
TYPE OF ASSESMENT: <u>Trash Removal - \$2,819.50 ; Recycling - \$94.50</u>	

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

Please see accompanying letter with 10 Bullets
Basically, when I discovered the code compliance warning, I asked
for an extension bc it was just a couple days away, and I was
giving one. Since I was not in Lansing, I hired 2 guys to
do the work with which I agreed. They took 1 pick-up load
to Woodlands Recycling and took another load to another property
but one got injured and went to the hospital on Sunday.
On Monday the Officer stated that the job he was supposed to do was
not completed so he called in some "Professionals." When the

A description of the claims review process is available on our website at:

other guy I had told them he and Dana were doing it, and indicated
was getting done. They called the police over his protests and
the other crew came in and took stuff... including stuff that I
would not have accepted as trash... such as the screen and
wooden panels that enclosed the back room of my house,
and things in that back room, including two Fridges.
Please see attached letter w/ 10 bullets.

Also, please note: We are on a mission trip to the Philippines to
help prepare a Safe House for girls rescued from Sexual Slavery. We
will not be back in MI before late April 2017. Thank you.

January 26, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 508 West Grand River Ave., Lansing, MI 48906-4722; Property #33-01-01-09-302-081

To Whom It May Concern:

I respectfully request that you rebate to me the \$2,819.50 Trash Removal and the \$94.50 Recycling Fee Special Assessments charged to me in the Winter 2016 tax bill that I paid January 27, 2017 in order to avoid additional interest. (Please see a copy of check #3507 accompanying this letter.)

The points relevant to my request are as follows:

- 1) When my wife and I returned from a missions trip we learned that Lansing Code Compliance had issued a letter with a deadline to clean up what they considered trash in my back yard surrounded by a privacy fence and in the back room of my house. I did not see this letter, but when my Nephew Dana Lounds, who was living at 508 West Grand River Ave. saw the letter and recognized it as being from the City of Lansing, then he opened it with my permission. Since the deadline for the Code Compliance warning letter was impending, I called the Officer (I tentatively recall that it was Officer Zachary Driver.) and asked for an extension so that we could assess and address the situation. He granted us the extension, So then I hired Dana and his friend Dougie Miller to take care of what needed to be done.
- 2) Over the next week, Dana and Dougie put together one load of recyclable materials that they took to Friedlands in my orange GMC Pickup that I keep in Lansing. Unfortunately, it broke down there after emptying its load (an apparent fuel pump issue) and they had to tow it back down the street to 508.
- 3) Later that weekend, Dana and Dougie took another pickup load from 508 out to another property for storage. Unfortunately, after that job was done, Dana got injured and was taken to Ingham Medical Hospital on Greenlawn... Sunday.
- 4) Apparently, Mr. Driver or another Code Compliance Officer, came by 508 and decided that the work was not completed and contracted someone else to do the job.
- 5) When those other people showed up as directed by the Code Compliance Officer, Dougie tried to explain that he and Dana were hired by me to do the job and indeed were partway through it, so the new company should back off. However, the police were called in, apparently by the Code Compliance Officer, and Dougie and Dana were compelled to let the company commissioned by Code Compliance have access to my property and do what they perceived as to be done, regardless of our ownership or opinion.
- 6) This brings up additional issues regarding what was taken by the new company and what should or should not have been taken. For example, I would agree that one dog house was a wreck. However, the other was well built... shingled roofed insulated dog house with a side hallway down the right side that turned into a nice warm room and a back flap for removing straw

bedding. I did not want this thrown out and it should not have been taken from my back yard enclosed by a privacy fence. I could have sold it for over \$100.

- 7) Beyond that, my back room was an enclosable room. A look at the side walls will show it to have a wall that connected to the garage on the West and another East wall with a nice window with screens. The North wall had been a wall with movable screen panels for the summer and wooden panels for the winter. We did some sound recording in that room in years past. Until my house was broken into when I was gone, there was a sliding glass door and a long panel of aluminum framed class windows with crank handles that turned up collectively as cranked and internal screens. These were special and had been at my Grandmother's summer cottage until they did an upgrade and I installed them at 508. The thieves actually broke the glass from the windows and removed the aluminum from the sliding glass doors and stole the aluminum for recycling. Anyway, this new company actually took the screen frames and the wooden frames that fit into this wall when they took items. They should not have been taken. They were part of my house!
- 8) Beyond that, because the back room was enclosable, I contend that the Code Compliance Officers had no jurisdiction to order taken from me the two fridges and wooden handrails and the 4 X 8 sheets of wood that I was using for garage repair. Most of that stuff was neatly laid up under the roof and against the South wall of the room on the East side.
- 9) Furthermore, if I were to have chosen to get rid of the fridges, which I was doing with the empty small one that I had recently moved up from my basement, there would have been no recycling fees. J & J and Dennis Distributing Companies which are licensed to deal with the coolant in fridges are my In-Laws and I would have taken them to family to be dealt with at no expense to me. There should have been no \$94.50 recycling fee.
- 10) Beyond that, as I said earlier, a significant part of what I would agree should be cleaned up, was already done by Dana and Dougie, so \$2,819.50 to do anything there was absurd and needlessly punitive. We were in the process of cooperating but interrupted by Dana's injury, and, if the Code Compliance Officer would have spoken with me before contracting this second team to come onto my property and remove things, I would have demonstrated to him that items he took as trash were actually treasures to me... valuable parts of the wall that made this back room an enclosure that he should not have overruled as a place for Lansing City to clean up. I am actually aghast that they saw fit to enter my back yard with an enclosed privacy fence that allowed no offence to the neighbors or neighborhood.

Thank you for allowing me to present my concerns and facts that I believe support my valid request that the Trash Removal and Recycling Fees (which I paid in January in order to stop further interest charges) be rebated to me as soon as possible. At this point I depend on Social Security for my income, and things such as this are huge hardships to people like me who have been loyal and cooperative citizens of Lansing for over 35 years.

Sincerely, and Appreciatively,

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
5/2/2016	4863

Bill To
City of Lansing Office of Code Compliance 316 North Capital Lansing, MI 48933-1238

property address
508 W Grand River Ave 33-01-01-09-302-081

Terms

work complete
5/2/2016

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
9	add hr	additional hour after 1	150.00	1,350.00
2	add cy	addition yards after 3	22.00	44.00
35	class 2	construction material after 3	26.00	910.00
2	appl	any appliance needing freon removal	35.00	70.00
1	tire	tire removal	5.50	5.50
		work complete 4/29/16		
		total yards 40		
		submitted by Zachary Driver		
All work is completed			Total	\$2,554.50

CITY OF LANSING
316 N. CAPITOL SUITE C2
Lansing, MI 48933
Ph: (517) 483-4361
Fax: (517) 377-0100

Invoice No.: 00073765

Date: 05/04/2016

Record: E16-03653

BOWDEN KENT T
508 W GRAND RIVER AVE
LANSING, MI 48906-4722

TOTAL AMOUNT DUE

\$2,819.50

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$2,554.50
Total Amount Due		\$2,819.50



Mayor Virg Bernero

Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section
316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

BOWDEN KENT T or Current Occupant
508 W GRAND RIVER AVE
LANSING, MI 48906-4722

Violation Date: 04/08/2016
Violation Location: 508 W GRAND RIVER AVE
Parcel No: 33-01-01-09-302-081
Compliance Due Date: April 15, 2016

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

AREA: ENTIRE YARD including porches

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Trash found in bags

Violation: Junk tire debris

Violation: Deteriorated building materials

Violation: Concrete debris

Violation: Deteriorated Lumber

Violation: Broken Glass debris

Violation: Deteriorated metal product

INSPECTOR COMMENTS: *including but not limited to: deteriorated trailer.*

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such



Mayor Virg Bernero

LANSING FIRE DEPARTMENT FIRE MARSHAL'S OFFICE Code Enforcement Section

316 N. Capitol Avenue Ste. C-2

Lansing, MI 48933

Phone: 517-483-4361

Fax: 517-377-0100

ZD 4-15-16: Kent and his family were away for a few months and his truck died as he was using it to move some of the debris. CDD of 4-15-16 moved to 4-24-16.

16-T017

6/03/2016-kent called was upset about the bill felt we should have contacted him again he called (see above note) and got an extension but did not send someone down until 4/25/16 the person he sent injured themselves while cleaning the property and failed to let the owner know he didn't clean the property the owner states he took 1 load, the owner stated he showed up a week later and the property had been cleaned he feels it was our responsibility to contact him/ I stated he knew to call and get an extension because he got the 1st one our notices clearly state if not done by the compliance due date we will send a contractor to clean the property/he was also upset because the appliances he stated he could have scrapped and got money for as well as other debris he felt had value/i stated refrigerators are not made for the outdoors they are a violation/he kept repeating he had to come down to the property this owner Rev Bowden is claiming a 100% homestead here the property is occupied high consumption on utilities per bwl but his driver's license states he has lived in Norton Shores, MI since 2013/per Scott Sanford lead housing inspector he was at this address with the premise officer the tenant is a trash hauler who was bringing all the debris he hauled home this property is also an unregistered rental/Imp

DATE: 6/16/2017

PPN: 33-01-01-09-302-081
DATE SUBMITTED: 5/17/2017
ADDRESS OF VIOLATION: 508 W. Grand River Avenue
LISTED TAXPAYER OF RECORD: Bowden, Kent
OTHER TAXPAYER OF RECORD: Lounds, Dana (unrecorded land contract)
CLAIMANT: Bowden, Kent
CLAIMANT'S ADDRESS: 4241 Lake Harbor Road
Norton Shores, MI 49441

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 4/08/2016
NOTIFICATION DATE: 4/08/2016
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,819.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 16-T017 4/29/2016
AMOUNT OF CLAIM: \$2,819.50

ADDITIONAL ACTIONS CONTESTED: Recycle Fee (Assessor's Office)
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$94.50
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:	Trash Violation 4/08/2016	Failure to Register Rental 6/03/2016	Grass Violation 6/17/2016
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/08/2016. The claimant called and asked for an extension on the violation and the extension was given. The Premise Officer rechecked the property on 4/25/2017 the violations were still present and it was submitted to the contractor. The contractor arrived on 4/29/2017 and a cleanup was performed. When the contractor arrived the person who resided in the home delayed the cleanup, the Supervisor Scott Sanford and the Premise Officer were called to the property to assist the contractor. The occupant was a trash hauler who was bringing trash to the house instead of the landfill and recycle centers. The claimant only had 30 days from the time the assessment was added to the taxes to file a claim and he missed that deadline. The claimant was aware of the assessment per our conversation on 6/03/2016 and could have filed a claim at that time. Please also note this claim form is dated 1/27/2017 but the claimant choose not to send this claim in until 5/17/2017 well past the time allowed therefore this office recommends denial of the claim. The claimant needs to get with the City Assessors Office regarding the recycle fee that is assessed to all residential properties in the City of Lansing.



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**BOWDEN KENT T or Current Occupant
508 W GRAND RIVER AVE
LANSING, MI 48906-4722**

Violation Date: 04/08/2016
Violation Location: 508 W GRAND RIVER AVE
Parcel No: 33-01-01-09-302-081
Compliance Due Date: April 15, 2016

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

AREA: ENTIRE YARD including porches
Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Violation: Trash found in bags

Violation: Junk tire debris

Violation: Deteriorated building materials

Violation: Concrete debris

Violation: Deteriorated Lumber

Violation: Broken Glass debris

Violation: Deteriorated metal product

INSPECTOR COMMENTS: including but not limited to: deteriorated trailer.

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such

premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: **Zachary Driver (517) 702 4750**

"Equal Opportunity Employer"

Taxpayer's Copy

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00073765

Date: 05/04/2016

Record: E16-03653

BOWDEN KENT T

508 W GRAND RIVER AVE

LANSING, MI 48906-4722

TOTAL AMOUNT DUE**\$2,819.50**

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$2,554.50
Total Amount Due		\$2,819.50



Mayor Virg Bernero

**LANSING FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE
Code Enforcement Section**

316 N. Capitol Avenue Ste. C-2
Lansing, MI 48933
Phone: 517-483-4361
Fax: 517-377-0100

ZD 4-15-16: Kent and his family were away for a few months and his truck died as he was using it to move some of the debris. CDD of 4-15-16 moved to 4-24-16.

16-T017

6/03/2016-kent called was upset about the bill felt we should have contacted him again he called (see above note) and got an extension but did not send someone down until 4/25/16 the person he sent injured themselves while cleaning the property and failed to let the owner know he didn't clean the property the owner states he took 1 load, the owner stated he showed up a week later and the property had been cleaned he feels it was our responsibility to contact him/ I stated he knew to call and get an extension because he got the 1st one our notices clearly state if not done by the compliance due date we will send a contractor to clean the property/he was also upset because the appliances he stated he could have scrapped and got money for as well as other debris he felt had value/i stated refrigerators are not made for the outdoors they are a violation/he kept repeating he had to come down to the property this owner Rev Bowden is claiming a 100% homestead here the property is occupied high consumption on utilities per bwl but his driver's license states he has lived in Norton Shores, MI since 2013/per Scott Sanford lead housing inspector he was at this address with the premise officer the tenant is a trash hauler who was bringing all the debris he hauled home this property is also an unregistered rental/imp



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: SHERRIE BOAK, General Services

From: VENUS KUMAR, Paralegal

Subject: SPECIAL ASSESSMENTS CLAIM; Donald Comer
Date of Incident: November and December, 2016

Date: August 21, 2017

Attached is a Claim Form received by this office from Donald Comer for \$4,518.00 due to Trash, Grass & Weeds Board-Up violations at 129 Francis Ave.

This claim is being referred to General Services for consideration on the City Council's agenda because this claim exceeds \$2,500.00.

Thank you for your assistance.

/vmk
Attachments





























508 W Grand River Ave (24)















508 W Grand River Ave (16)



508 W Grand River Ave (17)



508 W Grand River Ave (18)



























508 W Grand River Ave (2)







City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

July 21, 2017

Kent Bowden
4241 Lake Harbor Road
Norton Shores, MI 49441

Re: Claim – 1207 N. Chestnut

Dear Mr. Bowden,

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$75 for property located at 1207 N. Chestnut in Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

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

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal



City of Lansing
OFFICE OF THE CITY ATTORNEY

RECEIVED MAY 17 2017

Claim Form – Special Assessments

1421

Please provide the following information so we can contact you regarding your claim.

NAME: Rev. Kent T. Bowden DATE: 1/27/17
MAILING ADDRESS: 4241 Lake Harbor Rd.
CITY: Norton Shores STATE: MI ZIP CODE: 49441
TELEPHONE: Home 513 862-8737 Work 616 -822-5962

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

ADDRESS: 1207 N. Chestnut PARCEL NO. 33-01-01-09-302-111
DATE OF INCIDENT: ?? I learned of it from my wife AMOUNT YOU WERE BILLED: \$331.74
TOTAL AMOUNT YOU ARE CONTESTING: 2016 tax billing \$169.50
TYPE OF ASSESSMENT: Trash Removal - \$75.00, Recycling Fee - \$94.50

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

For the second time I am being billed for a trash removal without having received information about the billing or a warning. I learned that the city was sending notices to 508 N Grand River Ave. BUT my address was 508 W. Grand River Ave and I learned that they knew of it back in 2013 AND I informed them in previous communications that I showed you previously that they could reach me and asked that they would. You decided in my favor

A description of the claims review process is available on our website at:

before and this is the same thing - part two. I am informed that there is still a part three pending with the same issue.

Fifth Floor City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatt@lansingmi.gov

Please see accompanying letter

January 27, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

To Whom It May Concern:

I just became aware of a Special Assessment applied to the Winter 2016 property tax billing for property I own, but which I have been selling on Land Contract. I respectfully request that these assessments be removed from me and my Property Tax Billing. Had I known of them, I would have dealt with them myself, if necessary.

Unfortunately, this is the second time that I have to appeal to you to have special assessments for Trash Removal and Recycling fees abated for this property. But it is for the same reason as the last time, and at that time, I remind you, you found in my favor. As before, I was unaware of the city's Code Compliance issues with this property because they sent the warnings and billings to the wrong address. I was at 508 WEST Grand River Avenue, and they sent it to 508 NORTH Grand River Avenue. Although I believe that problem has been satisfactorily taken care of recently, at the time of the assessments, mail was still being misdirected, leaving me uninformed. So, I respectfully request that you find in my favor again and refund to me the payments that I have just had to make in order to keep extra interest charges added to my tax bill. When last I appeared, I told you that I was informed and indeed warned that another Special Assessment was already going to be attached to the next tax bill, However, these that I find for \$75 (Trash Removal) and \$94.50 (Recycling Fee) are small and not the ones that I was warned were forthcoming, which causes me to fear that there is yet another big one still being held in abeyance for which I will have to appeal to you again.

Attached with this letter, please find a copy of the letter I provided when I last appeared before you. My arguments remain largely the same. You should also find a copy of the check I used to pay the full Winter Tax billed to me for 1207 N. Chestnut

I would also respectfully request that my appearance before you be scheduled after late April, 2017, since my wife and I are in the western USA as I write this to you and soon will fly to the Philippines to work with a mission to prepare a Safe House for girls rescued from sexual slavery/human trafficking. We will not be back in Michigan until after April 18. Thank you.

Sincerely,

Rev. Kent T. Bowden, EdD (ABD)

December 21, 2016

Code Compliance

City of Lansing

316 N. Capitol, Suite C2

Lansing, MI 48933

To Whom it may concern:

I received a statement made out to me (Invoice #00085457; record #E16: E16-11194) indicating that you intend to bill me a nuisance fee for the property, 1207 N. Chestnut St, Lansing, MI 48906, that I have sold on Land Contract to Brandon Wheaton. At the City Assessor's Office I completed, with Brandon Wheaton present and participating, a Property Affidavit that we signed and then filed at their offices directions and then brought proof of that purchase informant group's agreement to your office.

I do not know what a 'Tag Monitoring Fee-Res' means and why there has been a \$150 fine on the property and why this is all being billed to me instead of to Brandon? (I am glad to have a copy sent to me though, so that, I can monitor whether, when and how my property is being treated.) Please, explain and clarify very soon. My wife and I are about to leave on another Mission's trip that will take us to help prepare a 'Safe House' in the Philippines' for girls rescued from sexual slavery, so I will need to hear back from you before I leave on the 28th.

Thank you.

Sincerely,

Rev. Kent T. Bowden

4241 Lake Harbor Rd., Norton Shores, MI 49441

(231) 766-8296 (Landline) (517) 862-8737

July 29, 2016

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

To Whom It May Concern:

I just became aware of a Special Assessment applied to property I own, but which I have been selling on Land Contract. I respectfully request that these assessments be removed from me and my Property Tax Billing. Had I known of them, I would have dealt with them myself, if necessary.

1st: Although I am now aware of Code Compliance issues on this property, I was never informed of any previously, and I am tending to the ones now existent.

2nd: The person to whom I am selling the property also lives there and he tells me, and promises to witness to any who ask, that there has never been, prior to this recent issue, any code compliance issue and no notification of any such code compliance violation, and furthermore that there has never been to his knowledge any crew on the property dealing with "Grass and Weeds" or with "Trash Removal". He contends that he has personally dealt with grass and weeds and trash himself until just recently.

3rd: I discovered in the process of investigating this that the city has been sending tax billings and any notices about this property to me at an incorrect address. Officer Amy Castillo and I discovered this when I asked for some clarification about Code Compliance and she read aloud to me the address to which she would send me the requested information which she stated that she got from the City Assessor's Office. I identified it immediately to her as incorrect. Later, I learned that the city was aware since 2013 that they had the wrong address because they received communiqués sent to me back as *undeliverable*. Someone obviously made a mistake about which I was unaware. (Please, see accompanying letter from Robin Wright of the City Assessor's Office dated July 27.) Since I have been traveling extensively the last few years, I have been paying my taxes on this and another Lansing property that I own by going on line to determine what I owed, and there have been no Special Assessment notifications there that I have observed.

4th: I have been a proud and loyal Lansing resident since my youth. Even when I had to travel elsewhere to earn my living, I maintained my residence here and faithfully paid my taxes and kept up my properties. In recent years I have been focused on missions and eager to sell my Lansing properties which I finally own outright. Hence, selling the house on Land Contract. Otherwise, I am now on Social Security and have no job. If it is true and actual that Code Compliance issues existed on this property last year, and if I had been made aware of it, I would have tended to it if my buyer had not done what was required. I would want to do so; it is much cheaper to do such work myself or by someone I hire than to leave it undone and leave it to the city. I would not knowingly do such a thing.

Again, please remove from me and from my property tax billing these very expensive and grievous charges. They appear unwarranted. It is my sincere desire to pay what I owe and to maintain a good relationship with the city, but these Special Assessments are beyond difficult, even egregious to me. Thank you.

Respectfully,

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RECEIVED MAY 17 2017

Attention: Ms. Venus Kumar

Hey Venus, Happy Valentine's Day... or thereabouts.
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Attorneys again. One is for exactly the same reasons
as the last time when they ruled in my favor, and the
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me before late April. Please and Thank You. Sincerely, BO

(517) 483-4320

RECEIVED JUN 23 2017
RECEIVED JUN 23 2017

DATE: 5/24/2017

PPN: 33-01-01-09-302-111
DATE SUBMITTED: 5/17/2017
ADDRESS OF VIOLATION: 1207 N. Chestnut
LISTED TAXPAYER OF RECORD: Bowden, Kent
OTHER TAXPAYER OF RECORD: Wheaton, Brandon
CLAIMANT: Bowden, Kent
CLAIMANT'S ADDRESS: 4241 Lake Harbor Road
Norton Shores, MI 49441

TYPE OF ACTIONS CONTESTED: 2nd notice fee
VIOLATION DATE: 4/08/2016,
5/12/2016, 7/18/16, 12/20/2016
NOTIFICATION DATE: See above
2ND NOTICE ASSESSMENT DATE: 12/20/2016
AMOUNT OF ASSESSMENT: \$75.00
CONTRACTOR NAME - INVOICE NO. - DATE: City of Lansing Code
Enforcement
AMOUNT OF CLAIM: \$75.00

ADDITIONAL ACTIONS CONTESTED: Recycle Fee
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:

HISTORY: Trash
Violation
2/10/2017

CITATIONS IN PREVIOUS YEAR:	Trash Violation 4/08/2016 Red Tagged 7/16/2016 to present	Grass Violation 5/12/2016	Trash Violation 7/18/2016	Trash Violation 12/20/2016

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This Red Tagged property (tagged since 7/18/2016) was cited 4 times for premise violations in 2016 resulting in the \$75.00 2nd notice assessment being assessed. This property was sold on land contract 8/17/2016 notices were sent to the correct addresses on file for both owners. The claimant only had 30 days from the time the assessments were added to taxes to file a claim and the claimant missed that deadline. The recycle fee is an assessment that is added to all properties for the City of Lansing recycle bins the claimant would need to speak with the City Assessor's Office regarding this charge. We recommend denial for the claim due to claimant missing the required deadline and that notices were sent to the correct address.



City of Lansing
OFFICE OF THE CITY ATTORNEY

RECEIVED MAY 17 2017

Claim Form – Special Assessments

1421

Please provide the following information so we can contact you regarding your claim.

NAME: Rev. Kent T. Bowden DATE: 1/27/17
MAILING ADDRESS: 4241 Lake Harbor Rd.
CITY: Norton Shores STATE: MI ZIP CODE: 49441
TELEPHONE: Home (517) 862-8737 Work (616) -822-5962

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

ADDRESS: <u>1207 N. Chestnut</u>	PARCEL NO. <u>33-01-01-09-302-111</u>
DATE OF INCIDENT: <u>?? I learned of it from my utility</u>	AMOUNT YOU WERE BILLED: <u>\$331.74</u>
TOTAL AMOUNT YOU ARE CONTESTING: <u>2016 trash billing \$169.50</u>	
TYPE OF ASSESMENT: <u>Trash Removal - \$75.00, Recycling Fee - \$94.50</u>	

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

For the second time I am being billed for a trash removal without having received information about the billing or a warning. I learned that the city was sending notices to 508 N Grand River Ave. BUT my address was 508 W Grand River Ave. and I learned that they knew it back in 2013 AND I informed them in previous communications that I showed you previously how they could reach me and asked that they would. You decided in my favor

A description of the claims review process is available on our website at:

before and this is the same thing - part two. I am informed that there is still a part three pending with the same issue.

Fifth Floor City Hall • Lansing, Michigan 48933 • (517) 483-4320 Fax (517) 483-4081 • cityatt@lansingmi.gov

Please see accompanying letter

January 27, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

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(517) 483-4320



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**WHEATON BRANDON M or Current Occupant
1207 N CHESTNUT ST
LANSING, MI 48906**

Violation Date: 12/20/2016
Violation Location: 1207 N CHESTNUT ST
Parcel No: 33-01-01-09-302-111
Compliance Due Date: December 27, 2016

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

Violation: Trash found in bags/boxes

INSPECTOR COMMENTS: *Garbage/trash should be stored in a sealed container. Trash was found in the truck bed of the vehicle parked behind the home.*

Violation: Clothing/Cloth Products

Violation: Indoor type furniture in the outdoors

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated electronic equipment

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

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

Code Officer: Zachary Driver (517) 702 4750 **Zachary.Driver@lansingmi.gov**

"Equal Opportunity Employer"

Taxpayer's Copy



**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**BOWDEN KENT or Current Occupant
508 W GRAND RIVER AVE
LANSING, MI 48906**

Violation Date: 12/20/2016
Violation Location: 1207 N CHESTNUT ST
Parcel No: 33-01-01-09-302-111
Compliance Due Date: December 27, 2016

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Code Officer: Zachary Driver (517) 702 4750 Zachary.Driver@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



RECEIPT NUMBER

00088569

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Paid By

BOWDEN KENT

508 W GRAND RIVER AVE

LANSING, MI 48906

06/16/2017

Type	Record	Address	Category	Description	Amount
Enforcement	E16-17441	1207 N CHESTNUT	Code Compliance	Trash 2nd Notice	\$ 75.00

Total \$ 75.00

Cash

Check

Credit

Transferred \$ 75.00

Tendered \$ 0.00

Change \$ 0.00

To Overpayment \$ 0.00









DATE: 6/16/2017

PPN: 33-01-01-09-302-081
DATE SUBMITTED: 5/17/2017
ADDRESS OF VIOLATION: 508 W. Grand River Avenue
LISTED TAXPAYER OF RECORD: Bowden, Kent
OTHER TAXPAYER OF RECORD: Lounds, Dana (unrecorded land contract)
CLAIMANT: Bowden, Kent
CLAIMANT'S ADDRESS: 4241 Lake Harbor Road
Norton Shores, MI 49441

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 4/08/2016
NOTIFICATION DATE: 4/08/2016
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,819.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 16-T017 4/29/2016
AMOUNT OF CLAIM: \$2,819.50

ADDITIONAL ACTIONS CONTESTED: Recycle Fee (Assessor's Office)
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$94.50
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:	Trash Violation 4/08/2016	Failure to Register Rental 6/03/2016	Grass Violation 6/17/2016
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/08/2016. The claimant called and asked for an extension on the violation and the extension was given. The Premise Officer rechecked the property on 4/25/2017 the violations were still present and it was submitted to the contractor. The contractor arrived on 4/29/2017 and a cleanup was performed. When the contractor arrived the person who resided in the home delayed the cleanup, the Supervisor Scott Sanford and the Premise Officer were called to the property to assist the contractor. The occupant was a trash hauler who was bringing trash to the house instead of the landfill and recycle centers. The claimant only had 30 days from the time the assessment was added to the taxes to file a claim and he missed that deadline. The claimant was aware of the assessment per our conversation on 6/03/2016 and could have filed a claim at that time. Please also note this claim form is dated 1/27/2017 but the claimant choose not to send this claim in until 5/17/2017 well past the time allowed therefore this office recommends denial of the claim. The claimant needs to get with the City Assessors Office regarding the recycle fee that is assessed to all residential properties in the City of Lansing.

RECEIVED JUN 23 2017
RECEIVED JUN 23 2017

DATE: 5/24/2017

PPN: 33-01-01-09-302-111
DATE SUBMITTED: 5/17/2017
ADDRESS OF VIOLATION: 1207 N. Chestnut
LISTED TAXPAYER OF RECORD: Bowden, Kent
OTHER TAXPAYER OF RECORD: Wheaton, Brandon
CLAIMANT: Bowden, Kent
CLAIMANT'S ADDRESS: 4241 Lake Harbor Road
Norton Shores, MI 49441

TYPE OF ACTIONS CONTESTED: 2nd notice fee
VIOLATION DATE: 4/08/2016,
5/12/2016, 7/18/16, 12/20/2016
NOTIFICATION DATE: See above
2ND NOTICE ASSESSMENT DATE: 12/20/2016
AMOUNT OF ASSESSMENT: \$75.00
CONTRACTOR NAME - INVOICE NO. - DATE: City of Lansing Code
Enforcement
AMOUNT OF CLAIM: \$75.00

ADDITIONAL ACTIONS CONTESTED: Recycle Fee
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:

HISTORY: Trash
Violation
2/10/2017

CITATIONS IN PREVIOUS YEAR:	Trash Violation 4/08/2016 Red Tagged 7/16/2016 to present	Grass Violation 5/12/2016	Trash Violation 7/18/2016	Trash Violation 12/20/2016
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January 27, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

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Lansing, MI 48933

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Thank you.

Sincerely,

Rev. Kent T. Bowden

4241 Lake Harbor Rd., Norton Shores, MI 49441

(231) 766-8296 (Landline) (517) 862-8737

July 29, 2016

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

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(517) 483-4320



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**WHEATON BRANDON M or Current Occupant
1207 N CHESTNUT ST
LANSING, MI 48906**

Violation Date: 12/20/2016
Violation Location: 1207 N CHESTNUT ST
Parcel No: 33-01-01-09-302-111
Compliance Due Date: December 27, 2016

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

Violation: Trash found in bags/boxes

INSPECTOR COMMENTS: *Garbage/trash should be stored in a sealed container. Trash was found in the truck bed of the vehicle parked behind the home.*

Violation: Clothing/Cloth Products

Violation: Indoor type furniture in the outdoors

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated electronic equipment

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

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

Code Officer: Zachary Driver (517) 702 4750 Zachary.Driver@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

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Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**BOWDEN KENT or Current Occupant
508 W GRAND RIVER AVE
LANSING, MI 48906**

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**CITY OF LANSING**

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

RECEIPT NUMBER

00088569**Paid By**

BOWDEN KENT

508 W GRAND RIVER AVE

LANSING, MI 48906

06/16/2017

Type	Record	Address	Category	Description	Amount
Enforcement	E16-17441	1207 N CHESTNUT	Code Compliance	Trash 2nd Notice	\$ 75.00

Total \$ 75.00

Cash

Check

Credit

Transferred \$ 75.00

Tendered \$ 0.00**Change \$ 0.00****To Overpayment \$ 0.00**



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

July 21, 2017

Kent Bowden
4241 Lake Harbor Road
Norton Shores, MI 49441

Re: Claim – 1207 N. Chestnut

Dear Mr. Bowden,

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$75 for property located at 1207 N. Chestnut in Lansing, Michigan, and denied the claims you filed with the City of Lansing.

You have the right to appeal the decision of the Claims Review Committee to the Lansing City Council. If you desire to do so, please submit your appeal in writing, within thirty (30) days of the date of this letter, to the Lansing City Clerk, 9th Floor, City Hall, Lansing, MI 48933, for placement on the Council's agenda.

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

Sincerely,

A handwritten signature in blue ink that reads "Venus Kumar".

Venus Kumar
Paralegal



City of Lansing
OFFICE OF THE CITY ATTORNEY

RECEIVED MAY 17 2017

Claim Form – Special Assessments

1421

Please provide the following information so we can contact you regarding your claim.

NAME: Rev. Kent T. Bowden DATE: 1/27/17
MAILING ADDRESS: 4241 Lake Harbor Rd.
CITY: Norton Shores STATE: MI ZIP CODE: 49441
TELEPHONE: Home 513 862-8737 Work 616 -822-5962

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

ADDRESS: 1207 N. Chestnut PARCEL NO. 33-01-01-09-302-111
DATE OF INCIDENT: ?? I learned of it from my wife AMOUNT YOU WERE BILLED: \$331.74
TOTAL AMOUNT YOU ARE CONTESTING: 2016 tax billing \$169.50
TYPE OF ASSESSMENT: Trash Removal - \$75.00, Recycling Fee - \$94.50

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

For the second time I am being billed for a trash removal without having received information about the billing or a warning. I learned that the city was sending notices to 508 N Grand River Ave. BUT my address was 508 W. Grand River Ave and I learned that they knew of it back in 2013 AND I informed them in previous communications that I showed you previously that they could reach me and asked that they would. You decided in my favor

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before and this is the same thing - part two. I am informed that there is still a part three pending with the same issue.

Fifth Floor City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatt@lansingmi.gov

Please see accompanying letter

January 27, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

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Attached with this letter, please find a copy of the letter I provided when I last appeared before you. My arguments remain largely the same. You should also find a copy of the check I used to pay the full Winter Tax billed to me for 1207 N. Chestnut

I would also respectfully request that my appearance before you be scheduled after late April, 2017, since my wife and I are in the western USA as I write this to you and soon will fly to the Philippines to work with a mission to prepare a Safe House for girls rescued from sexual slavery/human trafficking. We will not be back in Michigan until after April 18. Thank you.

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December 21, 2016

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(517) 483-4320

RECEIVED JUN 23 2017
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DATE: 5/24/2017

PPN: 33-01-01-09-302-111
DATE SUBMITTED: 5/17/2017
ADDRESS OF VIOLATION: 1207 N. Chestnut
LISTED TAXPAYER OF RECORD: Bowden, Kent
OTHER TAXPAYER OF RECORD: Wheaton, Brandon
CLAIMANT: Bowden, Kent
CLAIMANT'S ADDRESS: 4241 Lake Harbor Road
Norton Shores, MI 49441

TYPE OF ACTIONS CONTESTED: 2nd notice fee
VIOLATION DATE: 4/08/2016,
5/12/2016, 7/18/16, 12/20/2016
NOTIFICATION DATE: See above
2ND NOTICE ASSESSMENT DATE: 12/20/2016
AMOUNT OF ASSESSMENT: \$75.00
CONTRACTOR NAME - INVOICE NO. - DATE: City of Lansing Code
Enforcement
AMOUNT OF CLAIM: \$75.00

ADDITIONAL ACTIONS CONTESTED: Recycle Fee
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE – INVOICE NO.:

HISTORY: Trash
Violation
2/10/2017

CITATIONS IN PREVIOUS YEAR:	Trash Violation 4/08/2016 Red Tagged 7/16/2016 to present	Grass Violation 5/12/2016	Trash Violation 7/18/2016	Trash Violation 12/20/2016

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This Red Tagged property (tagged since 7/18/2016) was cited 4 times for premise violations in 2016 resulting in the \$75.00 2nd notice assessment being assessed. This property was sold on land contract 8/17/2016 notices were sent to the correct addresses on file for both owners. The claimant only had 30 days from the time the assessments were added to taxes to file a claim and the claimant missed that deadline. The recycle fee is an assessment that is added to all properties for the City of Lansing recycle bins the claimant would need to speak with the City Assessor's Office regarding this charge. We recommend denial for the claim due to claimant missing the required deadline and that notices were sent to the correct address.



City of Lansing
OFFICE OF THE CITY ATTORNEY

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Claim Form – Special Assessments

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Attorneys again. One is for exactly the same reasons
as the last time when they ruled in my favor, and the
other is a bit different. BUT, we are just now
leaving for the Philippines where we will be helping to
prepare a Safe House for girls rescued from human
trafficking. We won't be back till late April, so please don't schedule
me before late April. Please and thank you. Sincerely, BO

(517) 483-4320



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**WHEATON BRANDON M or Current Occupant
1207 N CHESTNUT ST
LANSING, MI 48906**

Violation Date: 12/20/2016
Violation Location: 1207 N CHESTNUT ST
Parcel No: 33-01-01-09-302-111
Compliance Due Date: December 27, 2016

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

Violation: Trash found in bags/boxes

INSPECTOR COMMENTS: *Garbage/trash should be stored in a sealed container. Trash was found in the truck bed of the vehicle parked behind the home.*

Violation: Clothing/Cloth Products

Violation: Indoor type furniture in the outdoors

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated electronic equipment

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

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

Code Officer: Zachary Driver (517) 702 4750 Zachary.Driver@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

**BOWDEN KENT or Current Occupant
508 W GRAND RIVER AVE
LANSING, MI 48906**

Violation Date: 12/20/2016
Violation Location: 1207 N CHESTNUT ST
Parcel No: 33-01-01-09-302-111
Compliance Due Date: December 27, 2016

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

Violation: Trash found in bags/boxes

INSPECTOR COMMENTS: *Garbage/trash should be stored in a sealed container. Trash was found in the truck bed of the vehicle parked behind the home.*

Violation: Clothing/Cloth Products

Violation: Indoor type furniture in the outdoors

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated electronic equipment

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

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

Code Officer: Zachary Driver (517) 702 4750 **Zachary.Driver@lansingmi.gov**

"Equal Opportunity Employer"

Taxpayer's Copy



RECEIPT NUMBER

00088569

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Paid By

BOWDEN KENT

508 W GRAND RIVER AVE

LANSING, MI 48906

06/16/2017

Type	Record	Address	Category	Description	Amount
Enforcement	E16-17441	1207 N CHESTNUT	Code Compliance	Trash 2nd Notice	\$ 75.00

Total \$ 75.00

Cash

Check

Credit

Transferred \$ 75.00

Tendered \$ 0.00

Change \$ 0.00

To Overpayment \$ 0.00

DATE: 6/16/2017

PPN: 33-01-01-09-302-081
DATE SUBMITTED: 5/17/2017
ADDRESS OF VIOLATION: 508 W. Grand River Avenue
LISTED TAXPAYER OF RECORD: Bowden, Kent
OTHER TAXPAYER OF RECORD: Lounds, Dana (unrecorded land contract)
CLAIMANT: Bowden, Kent
CLAIMANT'S ADDRESS: 4241 Lake Harbor Road
Norton Shores, MI 49441

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 4/08/2016
NOTIFICATION DATE: 4/08/2016
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$2,819.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 16-T017 4/29/2016
AMOUNT OF CLAIM: \$2,819.50

ADDITIONAL ACTIONS CONTESTED: Recycle Fee (Assessor's Office)
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$94.50
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

HISTORY:	Trash Violation 4/08/2016	Failure to Register Rental 6/03/2016	Grass Violation 6/17/2016
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CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/08/2016. The claimant called and asked for an extension on the violation and the extension was given. The Premise Officer rechecked the property on 4/25/2017 the violations were still present and it was submitted to the contractor. The contractor arrived on 4/29/2017 and a cleanup was performed. When the contractor arrived the person who resided in the home delayed the cleanup, the Supervisor Scott Sanford and the Premise Officer were called to the property to assist the contractor. The occupant was a trash hauler who was bringing trash to the house instead of the landfill and recycle centers. The claimant only had 30 days from the time the assessment was added to the taxes to file a claim and he missed that deadline. The claimant was aware of the assessment per our conversation on 6/03/2016 and could have filed a claim at that time. Please also note this claim form is dated 1/27/2017 but the claimant choose not to send this claim in until 5/17/2017 well past the time allowed therefore this office recommends denial of the claim. The claimant needs to get with the City Assessors Office regarding the recycle fee that is assessed to all residential properties in the City of Lansing.



City of Lansing

OFFICE OF THE CITY ATTORNEY

1479

Claim Form – Special Assessments

Please provide the following information so we can contact you regarding your claim.

NAME: Rev. Kent T. Bowden DATE: August 24, 2017
 MAILING ADDRESS: 4241 Lake Harbor Road EMAIL: kb@rules@yahoo.com
 CITY: Norton Shores STATE: MI ZIP CODE: 49441
 TELEPHONE: Home (231) 766-8296 Work (616) 822-5962 (517) 862-8737(c)

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

ADDRESS: 1207 N. Chestnut St., Lansing ⁴⁸⁹⁰⁶ PARCEL NO. 33-01-01-09-302-111
 DATE OF INCIDENT: known, but billed in Summer Taxes 2017 AMOUNT YOU WERE BILLED: \$3,922.38
 TOTAL AMOUNT YOU ARE CONTESTING: \$2,099.00
 TYPE OF ASSESMENT: "TRASH REMOVAL"

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

Unaware of and uninformed about the Code Violation that is
being added to my 2017 Summer Taxes.
The first notice of any Code Compliance issue related to a Trash Removal
violation on this property that I received at my address was on Dec.
20, 2016, which I came and took care of myself with Granger Land
fill receipts to prove that I did. Indeed, the first mailing I received from
Code Compliance by mail about this property since 2013 was on Dec. 6,
2016. I believe this is due to a previously referenced address error in the City
Assessor's Office that I corrected officially July 27, 2016. See Accompanying letters.

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

August 24, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

To Whom It May Concern:

I just became aware of a Special Assessment of \$2,099.00 for Trash Removal applied to property I own, but which I have been selling on Land Contract. I respectfully request that these assessments be removed from me and my Property Tax Billing. Had I known of them, I would have dealt with them myself, if necessary.

1st: Although I am now aware of this Code Compliance Trash Removal issue on this property, I was never informed of it previously. I discovered it only on my Summer Property Tax Billing when I noticed the large amount and saw "TRASH REMOVAL" at the bottom of the "DESCRIPTION" column. The first notice of any Trash Removal issue sent to me by the Code Compliance Office related to 1207 N. Chestnut was on 12/20/2016, and I personally came down to Lansing before Christmas, removed all trash and debris on the property, and dumped them at the Granger Land Fill. I have receipts validating the two loads that I took and the witness of the two guys who helped me.

2nd: The person to whom I am selling the property, Mr. Brandon Wheaton, also lived there until it got Red Tagged due to an incident on July 16, 2016. He told me in August, and promised to witness to any who asked, that there had never been, prior to that July 16 issue, any code compliance issue and no notification of any such code compliance violation. Furthermore, he said that there had never been, to his knowledge, any crew from the city on the property dealing with "Grass and Weeds" or with "Trash Removal". He contended that he had personally dealt with grass and weeds and trash himself until, and even after, the Red Tag was applied. Unfortunately, I was unable to reach him after we visited the Code Compliance Office together in mid-August as I was helping him to pull permits and to address the specific issues causing the Red Tag to be applied. Because I was unable after enormous effort to reach Brandon from August through December 20, 2016, when I received the notice about Trash, I personally attended to the issue to assure compliance and to defer any fines or special assessments. While there I presumed to enter the premises as allowed per the Land Contract so that I could shut off the water and drain the pipes so as not to incur any freezing and resultant damage, and, to my surprise, discovered that the house was warm and toasty and looked 'lived-in'. I was still unable to reach Mr. Wheaton until late April of 2017... but that is another story that I must share in a future meeting.

3rd: I discovered in the process of investigating a previous Special Assessment that the city has been sending tax billings and any notices about this property to me at an incorrect address. Officer Amy Castillo and I discovered this when I asked for some clarification about Code Compliance and she read aloud to me the address to which she would send me the requested information which she stated that she got from the City Assessor's Office. I identified it immediately to her as incorrect. Later, I learned that the city was aware since 2013 that they had the wrong address because they received communiqués sent to me back as *undeliverable*. Someone obviously made a mistake about which I was unaware. (Please, see accompanying letter from Robin Wright of the City Assessor's Office dated July 27, 2016.) In spite of efforts to clarify to the Code Compliance Office how to reach me by mail, the first information about 1207 Chestnut that I received at my correct address was December 6, 2016. (Since I have been traveling extensively the last few years, I have been paying my taxes on this and another Lansing property that I own by going on line to determine what I owed.)

4th: I have been a proud and loyal Lansing resident since my youth. Even when I had to travel elsewhere to earn my living, I maintained my residence here and faithfully paid my taxes and kept up my properties. In recent years I have been focused on missions and eager to sell my Lansing properties which I finally own outright. Hence, selling the house on Land Contract. Otherwise, I am now on Social Security and have no paying job. If it is true and actual that Code Compliance issues existed on this property, and if I had been made aware of it, then to the best of my ability I would have tended to any such issue if my buyer had not done what was required. .. which is what I did after the December 20th notice. I would want to do so; it is much cheaper to do such work myself or by someone I hire than to leave it undone and leave it to the city. I would not knowingly do such a thing.

Again, please remove from me and from my property tax billing this very expensive and grievous charge. It appears unwarranted. I was uninformed of It and oblivious to it. It is my sincere desire to pay what I owe and to maintain a good relationship with the city, but this Trash Removal Assessment is beyond difficult, even egregious to me. Thank you.

Respectfully,

A handwritten signature in cursive script that reads "Kent T. Bowden". The signature is written in dark ink and is positioned above the printed name.

Rev. Kent T. Bowden, EdD (ABD)



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1480

Please provide the following information so we can contact you regarding your claim.

NAME: Rev. Kent T. Bowden DATE: August 25, 2017
 MAILING ADDRESS: 4241 Lake Harbor Rd. EMAIL: kborules@yahoo.com
 CITY: Norton Shores STATE: MI ZIP CODE: 49441
 TELEPHONE: Home (231) 766-8296 Work (517) 862-8739 or (616) 822-5962

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

ADDRESS: 1207 N. Chestnut St, Lansing 48906 PARCEL NO. 33-01-01-09-302-111
 DATE OF INCIDENT: Uncertain, but seemingly from July-Dec. 6, 2016 & billed on 2017 Summer Taxes AMOUNT YOU WERE BILLED: \$3,922.38
 TOTAL AMOUNT YOU ARE CONTESTING: \$630.00 for the "Tag Monitoring" Fees
 TYPE OF ASSESMENT: "TAG MONITORING" as per Property Tax Billing "DESCRIPTION" column 2nd to last item

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

Initially unaware of Tag Monitoring Fees. Once aware, we were in belief there was a 90 Day extension. Thereafter, since obvious work was being done as per issues listed on the July, 16, 2016 Safety Inspection Correction Notice, and we were told by Code Compliance personnel that a Tag Monitoring Fee "will be assessed every month that the property remains red tagged and no one is actively working on the repairs to get the tag removed," then we believed that Tag Monitoring Fees were a moot point. Beyond that, efforts for owners to pull permits were unsuccessful & since came after a Licensed Pro Pulled Permits.

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

* Please, see attached sheets. Thank you.

August 25, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

To Whom It May Concern:

I just became aware of a Special Assessment of \$630.00 for 'TAG MONITORING' applied to property I own, but which I have been selling on Land Contract. I discovered this special assessment as I reviewed my Property Tax Billing for 1207 N. Chestnut St. due August 31, 2017. I respectfully request that these assessments be removed from me and my Property Tax Billing.

1st: Although I am now aware of this Code Compliance Red Tag Monitoring concept and that it relates to this property, I was never informed of it until December 22, 2016 when I discovered a \$75.00 fee added to my Winter Tax billing. At that time I inquired of Code Compliance what this was all about and was told directly by a Code Compliance Officer that *"The Tag Monitoring Fee is a fee that the City of Lansing assesses to properties that have been red tagged for more than 90 days. An officer does monitor the property monthly to check for activity and to confirm that the property is secure. The fee will be assessed every month that the property remains red tagged and no one is actively working on the repairs to get the tag removed."* Since I came down to that property in response to being properly informed about a Trash & Debris Correction Notice that was the result of work being done on the property in response to the Red Tag issues indicated, and since I personally took care of that situation with receipts from Granger Land Fill to verify that, I believed that I had shown that we, indeed, were "actively working on the repairs to get the tag removed", and therefore mitigated against the red tag being further applied to the property.

2nd: The person to whom I am selling the property, Mr. Brandon Wheaton, also lived there until it got Red Tagged due to an incident on July 16, 2016. He told me in August, and promised to witness to any who asked, that there had never been, prior to that July 16 issue, any code compliance issue and no notification of any such code compliance violation that he knew of. (I knew of none.) He contended that he had personally dealt with grass and weeds and trash himself until, and even after, the Red Tag was applied. Please note that on August 12, 2016 I personally requested of Code Compliance for an extension to the August 15, 2016 Compliance Due Date. According to your records Brandon Wheaton was in communication with you on August 15 clarifying that he was almost ready to have permits pulled to effect repairs. Unfortunately, I was unable to reach him after we visited the Code Compliance Office together in mid-August as I was helping him to get permits pulled and to address the specific issues causing the Red Tag to be applied. Because I was unable, even with enormous effort, to reach Mr. Brandon Wheaton from August through December 20, 2016 (when I received a notice about Trash to which I personally attended in order to assure compliance and to defer any fines or special assessments), I was thus unaware of any further issues about the property until then and was concerned about cold weather coming. While there at the property I presumed to enter the premises as allowed

per the Land Contract so that I could shut off the water and drain the pipes so as not to incur any freezing and resultant damage. To my surprise, I discovered that the house was warm and toasty and looked 'lived-in'. So I left the property as is and asked Code Compliance again about their Red Tag Monitoring checklist and procedures.

3rd : I was still unable to reach Mr. Wheaton until late April of 2017 when I discovered to my surprise that there were continuing Red Tag Monitoring Fees being assessed in spite of the obvious fact that work was being done on the property related to issues indicated in the notice. Furthermore, somewhere around late April when I was finally able to find Mr. Wheaton, he admitted to me that he and his Mother had been living in the property without incident in spite of the Red Tag since early December, 2016. So, I was left to ponder what exactly I was being asked to pay for when it came to this "Red Tag Monitoring Fee" that Code Compliance was saying I owed. To that end I contacted Code Compliance again, and this time heard back from Officer Driver about what that fee was to cover. Part of his April 27 answer was, "We make sure the property is secure and unoccupied." The mere fact that, unknown to me, they were living in the house during that whole time speaks against the efficacy of that fee and nullifies its application to me or the property... but that is another story that I must present in a future meeting.

4th : In an effort to get the Red Tag removed Mr. Wheaton and I visited the Code Compliance/Building Permit Office a few times and asked questions and got our facts straight and filled out a Permit Application form which we tried to submit with Fees so that we could remove the last issues related to the Red Tag... the Water Heater and Furnace. These appliances, although installed professionally by licensed contractor William Jameson, apparently did not have permits pulled, according to Lansing City records, and without regard to the fact that they had been functioning fine for 3 years. On May 27 people in the office there on Capitol Ave. refused to accept the Applications we submitted. The issue seemed to be that a) I could not pull the permits, because Mr. Wheaton was the Land Contract buyer/occupant in Building Permit's POV... but b) the building was Red Tagged and therefore could not be being occupied by Mr. Wheaton, and c) I was the one being fined because I was perceived by Code Compliance POV to be the homeowner even though I had provided them a copy of the '*Property Transfer Affidavit*' which we successfully submitted as acceptable to the Lansing City Assessor's Office on the 3rd floor of City Hall, and d) that they preferred, in spite of what the ordinances that we read seemed to say, that we get a licensed professional to pull the permits. [Again, these appliances were already installed by a licensed professional and working well for three years, so it seems that the issue really should have been only that we needed to pay for permits for what already existed and have inspections. However, this approach was deemed unacceptable.] So, in June we got another licensed professional to pull permits, but the Monitoring Fees continued in spite of the fact that we were told that once permits were pulled and accepted then the Red Tag Monitoring Fee would be stopped, because we were showing that we were in the process of resolving the issue.

5th : As we addressed in a previous hearing with the Claims Review Committee, I discovered in the process of investigating a previous Special Assessment that the city has been sending tax billings and any notices about this property to me at an incorrect address. Officer Amy Castillo and I discovered this when I asked for some clarification about Code Compliance and she read aloud to me the address to

which she would send me the requested information which she stated that she got from the City Assessor's Office. I identified it immediately to her as incorrect. Later, I learned that the city was aware since 2013 that they had the wrong address because they received communiqués sent to me back as *undeliverable*. Someone obviously made a mistake about which I was unaware. (Please, see accompanying letter from Robin Wright of the City Assessor's Office dated July 27, 2016.) In spite of efforts to clarify to the Code Compliance Office how to reach me by mail, the first Notification about 1207 Chestnut that I received at my correct address from the Code Compliance was December 6, 2016. (Since I have been traveling extensively the last few years, I have been paying my taxes on this and another Lansing property that I own by going on line to determine what I owed.)

6th: I have been a proud and loyal Lansing resident since my youth. Even when I had to travel elsewhere to earn my living, I maintained my residence here and faithfully paid my taxes and kept up my properties. In recent years I have been focused on missions and eager to sell my Lansing properties which I finally own outright. Hence, selling the house on Land Contract rather than on bank mortgage. Otherwise, I am now on Social Security and have no paying job. Please note, that when I properly received a Code Compliance Trash removal notice on this property December 22, then I attended to the issue immediately. As the property owner on record, I would want to do so; it is much cheaper to do such work myself or to have someone I hire to do so than to leave it undone and leave it to the city. I would not knowingly do such a thing!

Again, please remove from me and from my property tax billing this very expensive and grievous charge. It appears unwarranted. I was uninformed of it and partially oblivious to it until I discovered it on my Property Tax Billing for July 2017. It is my sincere desire to pay what I owe and to maintain a good relationship with the city, but this TAG MONITORING Assessment is beyond difficult, even egregious to me. Thank you.

Respectfully,

Rev. Kent T. Bowden, EdD (ABD)

P.S. Please note: the only way I knew of the Red Tag issue was because I saw it on the house door. I went in to the Code Compliance office and asked for "copies of any previous warnings, fines, or assessments levied against 1207 N. Chestnut since 2013" and they gave me only a copy of the "Safety Inspection Correction Notice – Re-inspection Required" (dated 7/16/2016) and the "TRASH AND DEBRIS CORRECTION NOTICE" (dated 09/30/2015) and the "GRASS AND WEED CORRECTION NOTICE" (DATED 09/30/2015) and the "Record E15-08758... Invoice No., 00065094" (dated 10/14/2015).



XV B 1.

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

July 25, 2017

Pizza Hut of America, LLC
(A Delaware Limited Liability Company)
c/o Adena Santiago
(email: asantiago@buchmanlaw.com)

RID #902199 (MASTER FILE)

Reference/Transaction: Transfer all membership interest through merger from existing member Pizza Hut, Inc. to Pizza Hut, LLC; and by dropping existing member Pizza Hut, LLC and adding new member Pizza Hut Holdings, LLC; and as a result new member Pizza Hut Holdings, LLC will hold 100% membership interest, in conjunction with various 2017 escrowed Resort Class C, Class C, SDM & Tavern licensed businesses located at various locations. (8 locations)

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

Applicant/Licensee: Pizza Hut of America, LLC (A Delaware Limited Liability Company)

Business address and phone number: 3409 Owen Rd., Fenton, MI. 48430, Genesee County
(B) 810-750-2700(**MASTER FILE**)

9430 Lapeer Rd., Davison, MI. 48423, Davison Township, Genesee County (B) 810-658-0008

1516 N Saginaw Rd., Midland, MI. 48640, Midland County (B) 989-839-9939

3199 Bay Rd., Saginaw, MI. 48603, Saginaw Township, Saginaw County (B) 989-790-3390

1216 S. Mission St., Mt. Pleasant, MI. 48858, Isabella County (B) 989-773-6161

6200 S. Cedar St., Lansing, MI. 48911, Ingham County (B) 517-393-9935

2601 Center Ave., Bay City, MI. 48708, Bay County (B) 989-894-0687

G-3326 Miller Rd., Flint, MI. 48503, Flint Township, Genesee County (B) 810-733-1671

Home address and phone number of partner(s)/subordinates: Attorney Adena M. Santiago,
510 Thornall Street, Suite 200, Edison, NJ. 08837 (B) 732-986-9862

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

Lansing District Office (866) 813-0011

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

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

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

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

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

cc: Fenton City Council
Davison Township Board
Midland City Council
Saginaw Township Board
Mt. Pleasant City Council
Lansing City Council
Bay City City Council
Flint Township Board



XV. B 1 a.

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

August 15, 2017

Applicant/Licensee: 320 E. Michigan Holdings, LLC
c/o Michael J. Brown, Esq.
mbrown@cebhlaw.com

RID # 913472 **Reference/Transaction:** Conditional license; Transfer ownership 2017 Class C and SDM licensed business with Sunday sales permit (pm) and outdoor service (1 area) FROM Laf Fine Dining, Inc.

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

Applicant/Licensee: 320 E. Michigan Holdings, LLC

Business address and phone number: 320 E Michigan Ave, Lansing 48933, Ingham County

Home address and phone number of partner(s)/subordinates: Lewis D Johns II, 710 E. Geneva, Dewitt, MI 48820, 517-204-5571

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:
Lansing District Office (866) 813-0011

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

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

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

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

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

cc: Leo Farhat Jr. / Lansing City