



**AGENDA**  
**Committee on General Services**  
**Tuesday, February 13, 2018 @ 4:00 p.m.**  
**City Council Conference Room, City Hall 10<sup>th</sup> Floor**  
**UPDATED 2/7/2018 p.m.**

Councilmember Patricia Spitzley, Chair  
Councilmember Adam Hussain, Vice Chair  
Councilmember Carol Wood, Member

**1. Call to Order**

**2. Approval of Minutes:**

- January 16, 2018

**3. Public Comment on Agenda Items**

**4. Discussion/Action:**

A.) RESOLUTION – Claim Appeal #1474; K. Martin; 913 Moores River Dr.; \$407.00

B.) RESOLUTION – Claim Appeal; #1498; T. Felder; IRENTINK; 6121 Coulson Ct.;  
\$2,909.00

C.) RESOLUTION – Claim Appeal; #1438; H. Khorrami; 834 Gier Street; \$500.00

**5. Other**

**6. Adjourn**



DATE Feb 13, 2018

Please print

[illegible]



**MINUTES**  
**Committee on General Services**  
**Tuesday, January 16, 2018 @ 4:00 p.m.**  
**City Council Chambers, City Hall 10<sup>th</sup> Floor**

**CALL TO ORDER**

The meeting called to order at 4:00 p.m. by Council Member Hussain.

**ROLL CALL**

Councilmember Patricia Spitzley, Chair- arrived at 4:18 pm  
Councilmember Adam Hussain, Vice Chair  
Councilmember Carol Wood, Member

**OTHERS PRESENT**

Sherrie Boak, Council Office Manager  
Nick Tate, Assistant City Attorney  
Scott Sanford, Code Compliance  
Stan Parker  
Council Member Washington  
Joe Abood, Chief Deputy City Attorney  
Art Ostaszewski  
Jerome Heathcote

**Minutes**

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FROM NOVEMBER 13, 2017 AS PRESENTED. MOTION CARRIED 2-0.

**Public Comment on Agenda Items**

No public comment at this time.

**Discussion/Action**

**RESOLUTION – Claim Appeal #1481; J. Heathcote; Vacant Lot Glenburne; \$395.50**

Mr. Sanford informed the Committee that the violation occurred in July 2017 and was rechecked on July 14, 2017. The violation was still present, so the contractor was notified and arrived July 24, 2017 and mowed. Mr. Sanford noted that their records did not have a phone number for the owner for them to call, and at this time recommended denial.

Mr. Brewer stated the Claims Review Committee saw the claim first due to its amount and after review of the information, pictures and contractor invoice denied the claim.

Mr. Heathcote, referenced the documents in the packet and stated his contractor mowed it on July 10<sup>th</sup>, so he did not believe the inspector looked at the correct lot on July 14<sup>th</sup> when they made their determination. He added that his contractor was out on July 25<sup>th</sup> and mowed, which was one day after the contractor stated they mowed. He stood by his contractor and their work performed. His contractor has been directed to mow every two weeks, per earlier requests from Code Compliance in the past. Mr. Heathcote then asked Mr. Sanford why there were no pictures taken by the inspector on July 14<sup>th</sup> when they did the re-inspection. Mr. Sanford confirmed that if it is not in compliance on the recheck they do not take pictures but just submit it to the contractor.

Council Member Wood referred the Committee to the packet of information, and acknowledged that the letter did go out to the owner, and noted the recheck date. After the review of the photos, and recommendation from Claims Review Council Member Wood made her recommendation.

**MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM #1481 FOR THE VACANT LOT ON GLENBURNE OWNED BY JEROME HEATHCOTE IN THE AMOUNT OF \$395.50.**

Mr. Heathcote appealed that his contractor did the work.

**MOTION CARRIED 2-0.**

Council Member Hussain moved the Claim Appeal from Eastside Community Center to the end of the agenda per the request from Council Member Wood.

**RESOLUTION – Claim Appeal; #1453; A. Ostaszewski; 114 W. Willow; \$3,652.00**

Mr. Sanford read the staff report, noting the notice was sent to the claimant on May 24, 2017 with a compliance date of May 31, 2017. Mr. Sanford the claimant has contacted his office multiple times and was aware of the notices. His office was directed by Law to pursue the cleanup of the site and it was performed by the contractor.

Council Member Wood asked Mr. Tate to speak to the claim since it appeared before the Committee in 2017 and then was withdrawn from Committee because the claimant was seeking legal action against the City. Mr. Tate confirmed that at the last meeting of Committee in 2017 there was pending litigation, but the OCA no longer has a concern with the Committee reviewing the claim and can proceed.

Mr. Ostaszewski distributed additional packets of photos and a site plan showing the easement on his property he noted as protected wetlands and a flood plain. The photos represented camera shots of the code enforcement and contractor entering onto his property from a surveillance camera. Mr. Ostaszewski admitted to a joint inspection on June 1<sup>st</sup> and an additional walk through on June 15<sup>th</sup>. Mr. Ostaszewski appealed that per his opinion of the City Ordinances, the code compliance officers were in violation of their procedures because he did not believe they had the right to enter onto his property. His appeal was that the Code Officer should only be able to cite the violations they see without entering his property. Mr. Ostaszewski then distributed a handout of his understanding of the violations, hours and fees of the contractor. Outline in his materials were items he stated he was using for scrap-fest, and tree limbs he was using as landscape borders. Mr. Ostaszewski stated he reached out to Mr. Sanford to meet on site, however was denied the visit, however did meet with Rhonda Oberlin regarding the natural settings and took her advice on natural borders. In regards to the

statement on the notice that says the contractor can remove additional violations when they arrive on site, his opinion was that the contractor over charged and took more than they should.

Council Member Spitzley referred to the contractor invoice, and asked by it stated they had to call the inspector. Mr. Sanford stated it was noted because when they arrived on site, the owner had blocked off all areas of access, so they had to hand carry every violation, which took longer.

Mr. Ostaszewski appealed the note on the bill for removal of carpet, referencing the photo in his materials which showed the carpet was still in his garage, again stating the contractor over charged.

Council Member Spitzley asked if the "no trespassing" was posted after the violations began, and Mr. Sanford confirmed that the contractors went by the site the day before they began work to determine how much labor and equipment they would need and there were no signs, then when they went back to start the signs were posted and all the cars were moved to block the driveway and access to the violations. Mr. Ostaszewski stated the contractor never stated they were coming on that day, and again referenced photos of items that were taken.

Council Member Wood pointed out to Mr. Ostaszewski that Ms. Oberlin is not part of Code Compliance and her suggestions to a claimant on how to address items is not the resolve and she does not have the authority to address a violation from Code Compliance. Mr. Tate confirmed that code compliance issues should be routed through Code on what is accepted and what isn't. Council Member Wood then pointed out to the claimant that a large brush pile is not a "living hedge" and can be kept. Mr. Sanford then detailed what steps have to be taken by the contractor when removing brush, which includes hauling off site, have it chipped, then taken to the landfill. Covering up something does not abate anything, if they see something they can write up an additional violation. Mr. Sanford noted this has been taken to two judges for their determination already. Council Member Wood then asked Mr. Sanford why there was a difference between the estimate and actual bill. Mr. Sanford stated the estimate is what the initial inspection was figured, but when the contractor arrived there was more and it took a longer amount of time. Code Compliance again recommends denial of the claim. Council Member Spitzley asked if the inspections were legal, and Mr. Sanford confirmed that it was ruled on by two judges. Council Member Spitzley then asked about the significance of the mentioning of the easements, and Mr. Sanford also confirmed that the easement was not noted legally on the property until after the work was done. The property is in a flood plain, but that does not prevent from the owner from being required to cutting grass or Code Compliance from doing their job. Mr. Ostaszewski stated it was not a judge's ruling but was in small claims, and it was denied because he did not include the City in the paperwork. Mr. Tate interceded and clarified that the case was dismissed under government liability, the second case against the enforcement officer was dismissed, but the plaintiff was allowed to amend the claim because of governmental torque. That case is still pending. Council Member Spitzley then asked if the Committee should even be discussing the item or wait until it is adjudicated. Mr. Abood stepped into the conversation and confirmed the claimant was recommended to avail, but the claim is not here to get into litigation. Council Member Spitzley pointed out that the claimant keeps mentioning litigation, and if the claimant has been asked to avail, then if he keeps talking about litigation, that is an issue. Council Member Wood asked Law if the Committee made a determination if it would hurt the ongoing litigation. Mr. Abood stated it would not, and the City is refiling a motion to dismiss and has no impact on this complaint. Council Member Spitzley reminded the Committee that any further discussion and determination must be limited to the complaint and they cannot talk about what is in litigation.

Mr. Ostaszewski continued his appeal and concluded by stating his opinion that the bill was too high.

MOTION BY COUNCILMEMBER WOOD TO DENY THE CLAIM #1453 FOR 114 W WILLOW BASED ON THE INFORMATION PROVIDED BY CODE COMPLIANCE, LAW AND CLAIMS REVIEW. MOTION CARRIED 3-0.

Mr. Ostaszewski was informed the claim would be before the Council on January 22, 2018.

RESOLUTION – Claim Appeal; #1454; A Ostaszewski; 114 W. Willow; \$362.50

Mr. Ostaszewski presented handouts on the grass violation. As stated in the earlier claim, he stated his opinion that the property is in a flood plain, and in this claim stated the City never identified where the tree line was for maintaining on their June 1<sup>st</sup> joint inspection. He noted that Code enforcement rules say 8” but his opinion was that anyone in the flood plain area could not mow the whole area, and his belief that the City does not have jurisdiction in State protected wetlands.

Council Member Spitzley asked Mr. Sanford to reference the photos for an explanation on the location of the mow area, height of grass and violation. Mr. Sanford stated that if the lot is more than 2 acres they are required to mow 500’ back. He again stated the area is not a designated wetland, but at this time was in the flood plain. Being in the flood plain does not alleviate anything in the City from being enforced. He could not confirmed how far back the contractor mowed, but it appeared they went back as far as they could which was the tree line. Mr. Ostaszewski again noted that Code never told him where the line was that he had to mow up to. He then continued with his handout and again noted his opinion on the determination of the wetlands and flood plain. He noted under a FOIA he had obtained a transcript of a communication from Code. Council Member Spitzley reminded him that it was already determined that the wetland was not established until after the violation occurred. Council Member Wood asked Law if a FOIA Request was submitted by Mr. Ostaszewski for a written transcript of a communication, and if it was provided. Mr. Abood stated he was not aware of a FOIA from Mr. Ostaszewski for that communication. Mr. Ostaszewski corrected his earlier comment and stated it was not a communication transcript, but a memo to the DEQ is what he was citing. His opinion at this time was that mowing imposes on the nature growing area of the wetland. He asked Council to agree the wetland is protected moving forward. Council Member Spitzley stated that less than 5 acres can be regulated by the local municipality, and if it is less than 5 acres then the local must grant a permit. Concluding, that this topic was not relevant to what the Committee was talking at this meeting. Mr. Sanford stated there is nothing in the State law, and so the City Ordinance is more restrictive and takes precedence. Again he noted, it was not deemed a wetland until after the violation.

Council Member Wood stated to Mr. Ostaszewski that the City has adopted the International Property Maintenance Code, and amended the regulation height of tall grass to 8”, and that trumps anything else. Mr. Abood assured the Committee that the statement was correct and within the context of the issue. Council Member Wood then asked Code if other properties within the area were cited, which he did not have an answer for at this time. Mr. Abood informed the Committee that now that Mr. Ostaszewski has stated no one else in the neighborhood has had to mow and theirs is just as high, Code Compliance will start enforcing the violations based on that complaint.

Council Member Spitzley asked if the City consistently enforced code compliance across the board. Mr. Sanford stated they have adopted the International Property Maintenance code and

it applies to building code as well. The process is followed for the maintaining of a yard at no higher than 8" on vacant and occupied lots. Once they receive a notice of a violation, they notify the homeowner who then has 7 days to correct it. On the 8-9<sup>th</sup> day, it is re-inspected and if the violation still exists, it is submitted to the contractor. The contractor then has 10-14 days to clear the violation. The bill is assessed to the taxpayer of record, if it is not paid it will appear on the next tax bill. So from the time of the complaint to compliance could take 3 weeks. If the contractor arrives and it is resolved the records will show the violation was abated by the owner.

Mr. Brewer confirmed the claim was in front of the Claims Review Committee and after review of the information and pictures the claim was denied.

Mr. Ostaszewski asked if the Committee determines the Code Inspector was trespassing. Council Member Spitzley stated if there is a violation the inspector can be on the property, and trespassing cannot be discussed because it is part of the pending litigation.

MOTION BY COUNCIL MEMBER HUSSAIN TO DENY THE CLAIM APPEAL #1454 FOR 114 W WILLOW IN THE AMOUNT OF \$362.50. MOTION CARRIED 3-0.

Mr. Ostaszewski was again informed the claim would be before the Council on January 22, 2018 and he would have 3 minutes to speak at that meeting for each agenda item.

**RESOLUTION – Claim Appeal; Eastside Community Center**

Council Member Wood explained that the applicant had been before the Committee in 2017 when there was an issue with their taxes, and those were then directed to and taken care of at the Tax Tribunal/Board of Review. Based on the misunderstanding that the items were corrected at the Board of Review the Committee took no further action. However she stated, the nuisance violation special assessments were not addressed at Board of Review, they have returned. Council Member Wood stated the 2017 Committee's intent was to grant the appeal, therefore she was proposing the motion to grant.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE CLAIM FROM EASTSIDE COMMUNITY CENTER IN THE AMOUNT OF \$1,976.30 FOR ASSESSMENTS ON THEIR TAXES FOR NUISANCE VIOLATIONS. MOTION CARRIED 2-1.

**Other**

Council Member Spitzley (Committee Chairperson) moved the regularly scheduled meetings of the Committee on General Service to the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of every month, with the next meeting to be February 13, 2018 at 4 pm. She then informed the Committee that Eric Brewer, Council Internal Auditor will be attending all Committee on General Services meetings until told otherwise to report out on the Claims Review Committee decisions.

Council Member Wood asked Council Member Spitzley to invite Code Compliance and their contractor to the next meeting to provide information on their practices. Council Member Spitzley asked Mr. Sanford to attend the February 13, 2018 meeting for that discussion.

**Adjourned**

Adjourned at 5:13 p.m.

Submitted by Sherrie Boak,

Office Manager, Lansing City Council

Approved by the Committee on \_\_\_\_\_

Kathleen S Martin  
913 Moores River Dr  
Lansing, MI 48910

RECEIVED  
2017 NOV 28 4:59 PM  
LANSING CITY CLERK  
Date of delivery

11-28-2017

Lansing City Council  
C/O City Clerk  
City of Lansing  
9<sup>th</sup> Floor City Hall  
Lansing MI 49833

To the elected members of the Lansing City Council:

- Have you ever taken a vacation of duration longer than one week in July in Michigan?
- Have you ever run short of money (prior to your current positions as elected officials) as a result of being on a fixed income?
- When were you last denied due process by the City of Lansing?

I request audience with the Lansing City Council. I have been denied due process over a matter of a box spring placed on my property in July of 2017. I was brief in my original claim, as I saw (and continue to see) this incident as a one-time oversight.

THE FACTS:

1. Purchased **used** box spring earlier in summer. It was too big to move to the room for which it was intended. It was left in my living room, where it fell and broke a family heirloom.
2. I did not have \$33 to pay for the required sticker.
3. Early in July, to avoid further damage in my home, I placed the box spring (the **USED** box spring) out against my tree in front of my house to await my next income (July 26, 2017). It did not occur to me this might be a problem. During the time outside, it rained several times. Evidence cited as "deteriorating" was from it's used condition, not reflective of a long storage period outside of my home.
4. Apparently, on July 10, someone DROVE BY MY HOME and filled out a citation. I was in my home all that day and could have been informed of the problem.
5. I left Lansing on July 11, early morning, to go to the campground I rent in for the summer.
6. I had a neighbor checking my mail,
7. I was asked by someone in the city attorney's office "if my neighbor mowed my grass" as well as checking my mail, in the meeting at the city attorney's office. Relevant how? My front yard is adorned with hostas. My yard is well maintained, just not grass. There is no evidence in the "photographic evidence" someone clearly took close up to my home that

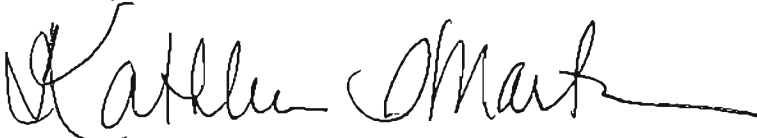
- my yard is not maintained. If photos are taken, why not knock on the door and ask about the presence of the box spring and inform the resident that this is a problem by city code?
8. A letter arrived, dated July 11, 2017 addressed to "Kathleen Martin—or Current Resident". No urgency stated on envelope, not a certified letter, no indication of a time-sensitive issue or anything but a routine mailing from the city.
  9. My car is garaged in the alley behind my home. I do not routinely view my front yard from the road side.
  10. According to the letter, the box spring was picked up on July 20<sup>th</sup>, 2017. I arrived home either July 24<sup>th</sup> late, or July 25<sup>th</sup> early, and did not observe the box spring gone, or read my mail until following my Meals on Wheels deliveries from 11 to noon on Tuesday July 25<sup>th</sup>.
  11. The box spring was already gone by the time I received any information on the violation.
  12. I receive my monthly disability check on the 4<sup>th</sup> Wednesday of the month, and was prepared to purchase the \$33 sticker.
  13. Upon learning of the issue, I awaited the second letter, Invoice #00097856, of \$440 from the City, filed my statement, and paid the \$33 upon visiting City Hall to deliver my statement directly to the city attorney's office.
  14. I had one week to "remove" the box spring, during the prime summer vacation time. I filed my claim, delivering my form directly to the city attorney's office, on 08-11-17. I received a letter from the city attorney's office on 09-22-17. It seems equitable that I have equal time to resolve disposal of a box spring.

I do not know how I could have dealt with this issue any differently, given the timing and the lack of clear and immediate information from the city. I ask that the balance of the fine, \$407, be dismissed because of lack of due process and the unclear communication methods used by the city of Lansing for this incident.

As a further piece of information, I was outside the city attorney's office awaiting my "claim" appointment. The discussion of the previous claimant was discussed at a volume clear to any sitting in the outer room. Twice it was stated "there is no way that we can [fine him for this offense]". I don't know the circumstances, nor do I care. I only know that my situation clearly falls into the same category.

I have attached in reverse time order copies of all the communications I have. If you have further questions, you can contact me at my address.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen Martin". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kathleen Martin

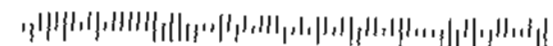
A voting and tax paying citizen of Lansing Michigan



OFFICE OF THE CITY ATTORNEY  
124 West Michigan Avenue  
Fifth Floor, City Hall  
Lansing, Michigan 48933



Kathleen Martin  
913 Moores River Drive  
Lansing, MI 48910





# City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

October 31, 2017

Kathleen Martin  
913 Moores River Drive  
Lansing, MI 48910

Re: Claim – 913 Moores River Dr.

Dear Ms. Martin:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$440.00 for property located at 913 Moores River Drive, Lansing, Michigan, and denied the claim 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, 9<sup>th</sup> 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 cursive script that reads "Venus Kumar".

Venus Kumar  
Paralegal



# City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

September 22, 2017

Kathleen Martin  
913 Moores River Drive  
Lansing, MI 48910

**Re: Claims Review Committee**  
**Claim for: 913 Moores River Dr.**

Dear Ms. Martin:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to begin hearings at **11:00 a.m. on Thursday, October 19, 2017**. A copy of the appropriate Department's recommendation is enclosed for your review.

You are encouraged to attend the hearing and present your claim to the committee. The committee will meet in the **City Attorney Conference Room, 5th Floor, City Hall, 124 W. Michigan Avenue**, Lansing, Michigan. If you plan to attend, please come to the City Attorney's Office on the date of the hearing and sign in at the Receptionist counter.

Thank you.

Sincerely,

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

Venus Kumar  
Paralegal

Enclosure

Claim No: 1474



# City of Lansing

OFFICE OF THE CITY ATTORNEY

## Claim Form – Special Assessments

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

NAME: Kathleen S Martin DATE: 8/8/17

MAILING ADDRESS: 913 Moores River Dr

CITY: Lansing STATE: Mi ZIP CODE: 48910

TELEPHONE: Home ( [REDACTED] )

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: 913 Moores River Dr PARCEL NO. 33-01-01-20-427-081

DATE OF INCIDENT: 7-10-17 AMOUNT YOU WERE BILLED: \$440

TOTAL AMOUNT YOU ARE CONTESTING: \$403

TYPE OF ASSESSMENT: Trash + Debris Collection Notice

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.

Violation dated 7/10/17 (I was home). Left on vacation 7/11/17. Planned to get \$33 sticker for Boxspring on next pay date (7-26-17) and put on curb. Upon my return, box spring was gone, had Lansing Fire Department letter in my pile of mail addressed to "Martin Kathleen or Current Occupant" - didn't seem like more than an informational thing. Read on 7/25/17 - mattress was already gone - called City. Enclosed is \$33 I intended to pay. As I missed the entire process while on vacation, I ask for the balance of the attached bill to be forgiven. This will not happen again. \$ Photocopies attached. Thank you for your consideration

A description of the claims review process is available on our website at: [http://www.lansingmi.gov/attorney/Claims\\_review\\_process.jsp](http://www.lansingmi.gov/attorney/Claims_review_process.jsp)

Paid \$33 to City Treasurer

Kenneth S 08/11/17

DATE: 9/21/2017

PPN: 33-01-01-20-427-081  
DATE SUBMITTED: 8/11/2017  
ADDRESS OF VIOLATION: 913 Moores River Drive  
LISTED TAXPAYER OF RECORD: Martin, Kathleen S.  
OTHER TAXPAYER OF RECORD:  
CLAIMANT: Martin, Kathleen S.  
CLAIMANT'S ADDRESS: 913 Moores River Drive  
Lansing, MI 48910  
TYPE OF ACTIONS CONTESTED: Trash Removal  
VIOLATION DATE: 7/10/2017  
NOTIFICATION DATE: 7/10/2017  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT: \$440.00  
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T029 7/20/2017  
AMOUNT OF CLAIM: \$407.00

1474

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

HISTORY: Trash  
Violation  
7/10/2017

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: A trash notice was sent to the taxpayer of record for a box spring that was lying in the front yard. The Premise Officer rechecked the violation on 7/19/2017 the violation was still present and it was submitted to the contractor to remove. The contractor arrived on 7/20/2017 the box spring was still there and it was removed. Proper procedures were followed by the officer and the contractor. This office recommends denial of the claim and would like to note that bulk items cannot be placed outside until the proper bulk stickers of have been purchased. The claimant indicated they placed the item outside prior to the 7/10/17 violation but did not plan on buying the sticker until 7/26/17

CITY OF LANSING  
124 W MICHIGAN AVE  
LANSING, MI 48933

Received From:  
MARTIN KATHLEEN S  
913 MOORES RIVER DR  
LANSING MI 48910-1345

Date: 08/11/2017 Time: 11:29:35 AM  
Receipt: 141886 \*\*\* REPRINT \*\*\*  
Cashier: AMallis  
Workstation: CNTR03 Drawer: 1

BDINV

| ITEM REFERENCE               | AMOUNT  |
|------------------------------|---------|
| BDINV Building Dept. Invoice |         |
| 00097856                     | \$33.00 |
| TOTAL                        | \$33.00 |
| CHECKS 3493                  | \$33.00 |
| Total Tended:                | \$33.00 |
| Change:                      | \$0.00  |

THANK YOU!



# CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

DUE DATE 08/24/2017

INVOICE

07/31/2017

Bill To:

MARTIN KATHLEEN S

913 MOORES RIVER DR

LANSING, MI 48910-1345

TOTAL AMOUNT DUE  
\$ 440.00



| Invoice Number | Record No | Address             | Amount Due |
|----------------|-----------|---------------------|------------|
| 00097856       | E17-06908 | 913 MOORES RIVER DR | \$440.00   |

07/25/2017

Trash - Admin Fee

Trash - Contractor Charge

| TOTAL DUE | \$440.00 |
|-----------|----------|
|-----------|----------|

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, 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](http://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 Thursday 8:00 a.m. - 4:30 p.m., at the above address or by mail

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

Invoice No.: 00097856

Date: 07/25/2017

Record: E17-06988

MARTIN KATHLEEN S

913 MOORES RIVER DR

LANSING, MI 48910-1345

TOTAL AMOUNT DUE

\$440.00

| Item Category    | Item Description          | Amount Due |
|------------------|---------------------------|------------|
| Code Compliance  | Trash - Admin Fee         | \$265.00   |
| Code Compliance  | Trash - Contractor Charge | \$175.00   |
| Total Amount Due |                           | \$440.00   |

Eric's Refuse LLC

P.O. Box 16035  
Lansing, MI 48901

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 7/23/2017 | 6652      |

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

|                                            |
|--------------------------------------------|
| property address                           |
| 913 Moores River DR<br>33-01-01-20-427-081 |

|       |
|-------|
| Terms |
|       |

|               |
|---------------|
| work complete |
| 7/23/2017     |

| Quantity              | Item Code | Description                                                                                 | Price Each   | Amount          |
|-----------------------|-----------|---------------------------------------------------------------------------------------------|--------------|-----------------|
| 1                     | 1hr 3cy   | first hour and 3 yards of debris<br>7/20/17<br>total yards 3<br>submitted by Zachary Driver | 175.00       | 175.00          |
| All work is complete! |           |                                                                                             | <b>Total</b> | <b>\$175.00</b> |



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 07/19/2017

TAXPAYER: MARTIN KATHLEEN S, 913 MOORES RIVER DR LANSING, MI 48910-1345

**Location of Work:**

Enf Num: E17-06988

Address: 913 MOORES RIVER DR

Lot No:

Description:

Parcel No: 33-01-01-20-427-081

Remove Trash and Debris

Work Authorized:

AREA: Entire Exterior

Violation: *Deteriorated box spring*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 3

Warning Comment:

<NONE>

Submitted By: Zachary Driver (517) 702 4750

This action is authorized by the Manager of Code Compliance



**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**

**MARTIN KATHLEEN S or Current Occupant**  
**913 MOORES RIVER DR**  
**LANSING, MI 48910-1345**

**Violation Date:** 07/10/2017  
**Violation Location:** 913 MOORES RIVER DR  
**Parcel No:** 33-01-01-20-427-081  
**Compliance Due Date:** July 17, 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.

**AREA:** Entire Exterior  
**Violation:** Deteriorated box spring

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 JPMC, 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.

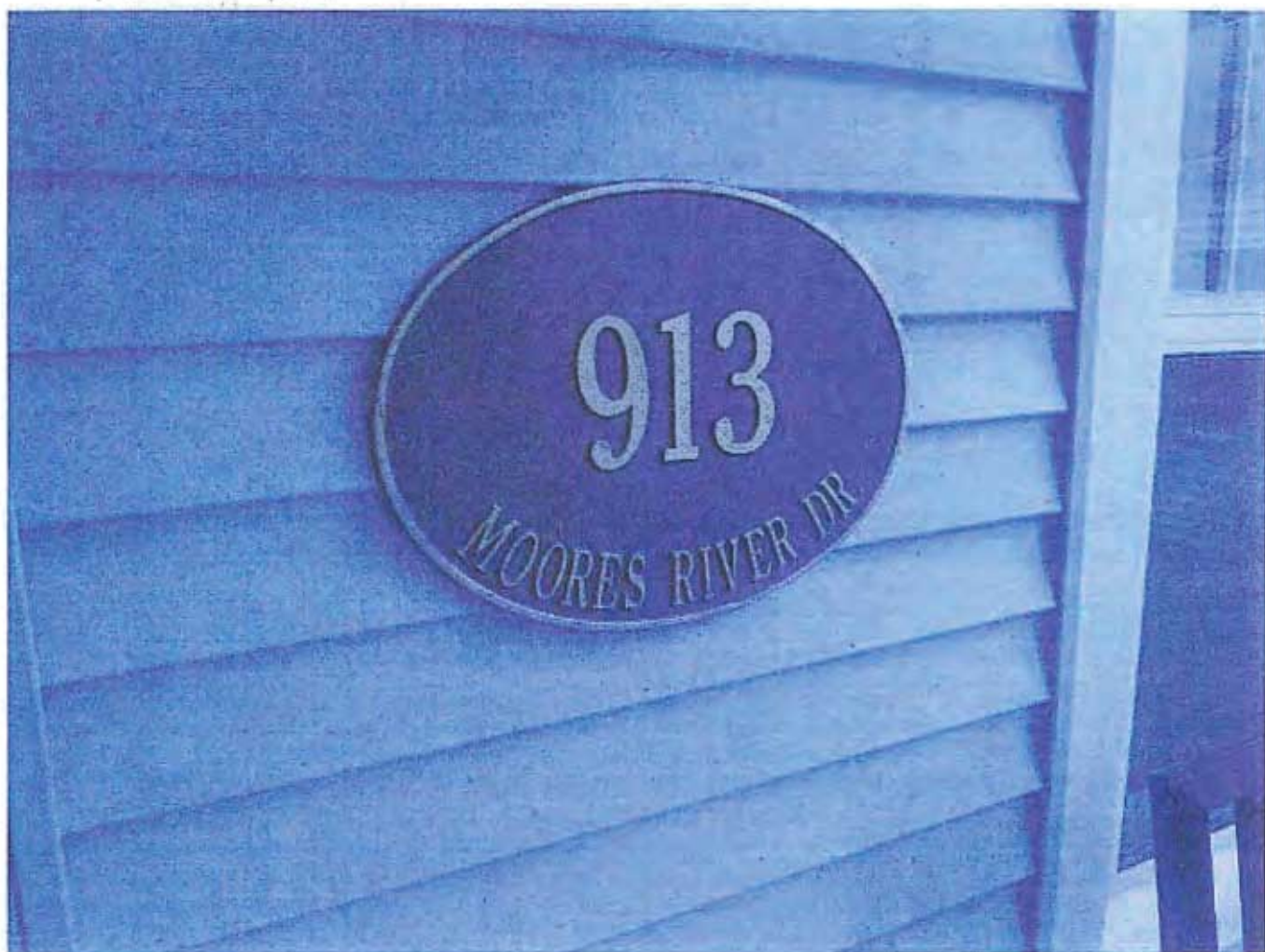
**Code Officer:** Zachary Driver (517) 702 4750 [Zachary.Driver@lansingmi.gov](mailto:Zachary.Driver@lansingmi.gov)

"Equal Opportunity Employer"

Taxpayer's Copy



913 Moores river DR (1)



913 Moores river DR (2)



913 Moores river DR (3)

913 MOORES RIVER DR LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-20-427-081



Item 1 of 3 1 Image / 2 Sketches

Property Owner: MARTIN KATHLEEN S

Summary Information

- > Residential Building Summary
  - Year Built: 1926
  - Full Baths: 1
  - Sq. Feet: 1,344
  - Bedrooms: 0
  - Half Baths: 0
  - Acres: 0.120
- > Assessed Value: \$50,700 | Taxable Value: \$43,491
- > Property Tax information found
- > 4 Building Department records found

Owner and Taxpayer Information

|       |                                                                    |          |                       |
|-------|--------------------------------------------------------------------|----------|-----------------------|
| Owner | MARTIN KATHLEEN S<br>913 MOORES RIVER DR<br>LANSING, MI 48910-1345 | Taxpayer | SEE OWNER INFORMATION |
|-------|--------------------------------------------------------------------|----------|-----------------------|

General Information for Tax Year 2017

|                     |               |                          |                             |
|---------------------|---------------|--------------------------|-----------------------------|
| Property Class      | RESIDENTIAL   | Unit                     | 33 CITY OF LANSING - INGHAM |
| School District     | LANSING       | Assessed Value           | \$50,700                    |
| MAP #               | P -3120 -0112 | Taxable Value            | \$43,491                    |
| TOP TEN             | Not Available | State Equalized Value    | \$50,700                    |
| NEW PERMITS         | Not Available | Date of Last Name Change | 01/19/2012                  |
| 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 12/29/2011

|                               |            |            |
|-------------------------------|------------|------------|
| Principal Residence Exemption | June 1st   | Final      |
| 2017                          | 100.0000 % | 100.0000 % |

**Previous Year Information**

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2016 | \$45,800      | \$45,800  | \$43,104      |
| 2015 | \$43,900      | \$43,900  | \$42,976      |
| 2014 | \$42,300      | \$42,300  | \$42,300      |

**Land Information**

|                                |                    |                                         |                    |
|--------------------------------|--------------------|-----------------------------------------|--------------------|
| <b>Zoning Code</b>             | Not Available      | <b>Total Acres</b>                      | 0.120              |
| <b>Land Value</b>              | \$16,000           | <b>Land Improvements</b>                | \$0                |
| <b>Renaissance Zone</b>        | No                 | <b>Renaissance Zone Expiration Date</b> | No Data to Display |
| <b>ECF Neighborhood</b>        | 42C                | <b>Mortgage Code</b>                    | No Data to Display |
| <b>Lot Dimensions/Comments</b> | No Data to Display | <b>Neighborhood Enterprise Zone</b>     | No                 |

| Lot(s)                          | Frontage | Depth                           |
|---------------------------------|----------|---------------------------------|
| Lot 1                           | 49.50 ft | 105.40 ft                       |
| <b>Total Frontage: 49.50 ft</b> |          | <b>Average Depth: 105.40 ft</b> |

**Legal Description**

LOT 10 BLOCK 6 PARK HEIGHTS SUB

**Sale History**

| Sale Date  | Sale Price  | Instrument | Grantor                 | Grantee                 | Terms of Sale | Liber/Page |
|------------|-------------|------------|-------------------------|-------------------------|---------------|------------|
| 12/29/2011 | \$39,500.00 | TR         | CEZON MAE BELLE-TRUSTEE | MARTIN KATHLEEN S       | CONV          |            |
| 05/05/1998 | \$0.00      | QC         | CEZON MAE BELLE         | CEZON MAE BELLE-TRUSTEE | CASH          | L3205-P136 |

**Building Information - 1344 sq ft 1 STY (Residential)****General**

**General Information for 2017 Winter Taxes**

|                             |                    |                            |                    |
|-----------------------------|--------------------|----------------------------|--------------------|
| <b>School District</b>      | 33020              | <b>PRE/MBT</b>             | 100.0000%          |
| <b>Taxable Value</b>        | \$43,491           | <b>S.E.V.</b>              | \$50,700           |
| <b>Property Class</b>       | 401 - RESIDENTIAL  | <b>Assessed Value</b>      | \$50,700           |
| <b>Tax Bill Number</b>      | No Data to Display | <b>Last Receipt Number</b> | No Data to Display |
| <b>Last Payment Date</b>    | No Data to Display | <b>Number of Payments</b>  | 0                  |
| <b>Base Tax</b>             | \$894.99           | <b>Base Paid</b>           | \$0.00             |
| <b>Admin Fees</b>           | \$3.89             | <b>Admin Fees Paid</b>     | \$0.00             |
| <b>Interest Fees</b>        | \$0.00             | <b>Interest Fees Paid</b>  | \$0.00             |
| <b>Total Tax &amp; Fees</b> | \$898.88           | <b>Total Paid</b>          | \$0.00             |
| <b>Renaissance Zone</b>     | Not Available      | <b>Mortgage Code</b>       | Not Available      |

**Tax Bill Breakdown for 2017 Winter**

| Taxing Authority | Millage Rate    | Amount          | Amount Paid   |
|------------------|-----------------|-----------------|---------------|
| INGHAM COUNTY    | 3.280000        | \$142.65        | \$0.00        |
| AIRPORT AUTH.    | 0.699000        | \$30.40         | \$0.00        |
| CATA             | 3.007000        | \$130.77        | \$0.00        |
| CADL-LIBRARY     | 1.560000        | \$67.84         | \$0.00        |
| ZOO MILLAGE      | 0.410000        | \$17.83         | \$0.00        |
| TRASH REMOVAL    | 0.000000        | \$407.00        | \$0.00        |
| RECYCLE FEE      | 0.000000        | \$98.50         | \$0.00        |
| Admin Fees       |                 | \$3.89          | \$0.00        |
| Interest Fees    |                 | \$0.00          | \$0.00        |
|                  | <b>8.956000</b> | <b>\$898.88</b> | <b>\$0.00</b> |

[Click here for a printer friendly version of Winter 2017 Tax information](#)

2017 Summer \$1,988.34 \$1,988.34 08/11/2017 \$0.00



# City of Lansing

OFFICE OF THE CITY ATTORNEY

1498

## Claim Form – Special Assessments

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

NAME: Tony Felder (NCOG Realty ? Property Mgmt.) DATE: 10-16-17  
 MAILING ADDRESS: 159 W. Pearl st ste 101  
 CITY: Jackson STATE: MI ZIP CODE: 49203  
 TELEPHONE: Hon [REDACTED]

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: 6121 Coulson Ct. PARCEL NO. 33-01-05-09-202-011  
 DATE OF INCIDENT: 10/2/17 AMOUNT YOU WERE BILLED: 10/9/17  
 TOTAL AMOUNT YOU ARE CONTESTING: 2909.00  
 TYPE OF ASSESMENT: Trash -

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.

The City of Lansing failed to deliver proper notice of any complaint against code compliance. We received no letter, and no other contact in order to correct any complaint against this property. Furthermore, I have photo evidence indicating that there was no trash in the common area, and after the city did clean up a few items left a bunch of additional items behind. In no way was \$3000 worth of work as upcharge performed.  
- color pictures to be sent in email.

A description of the claims review process is available on our website at: [http://www.lansingmi.gov/attorney/Claims\\_review\\_process.jsp](http://www.lansingmi.gov/attorney/Claims_review_process.jsp)

RECEIVED DEC 07 2017

DATE: 12/04/2017

PPN: 33-01-05-09-202-011  
DATE SUBMITTED: 10/17/2017  
ADDRESS OF VIOLATION: 6121 Coulson Court  
LISTED TAXPAYER OF RECORD: Irentink, LLC.  
OTHER TAXPAYER OF RECORD:  
CLAIMANT: Felder, Tony  
CLAIMANT'S ADDRESS: 159 W. Pearl Street Suite 101  
Jackson, MI 49203

1498

TYPE OF ACTIONS CONTESTED: Trash Violation  
VIOLATION DATE: 8/22/2017  
NOTIFICATION DATE: 8/22/2017  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT: \$3,059.00  
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T039 9/26/2017  
AMOUNT OF CLAIM: \$3,059.00

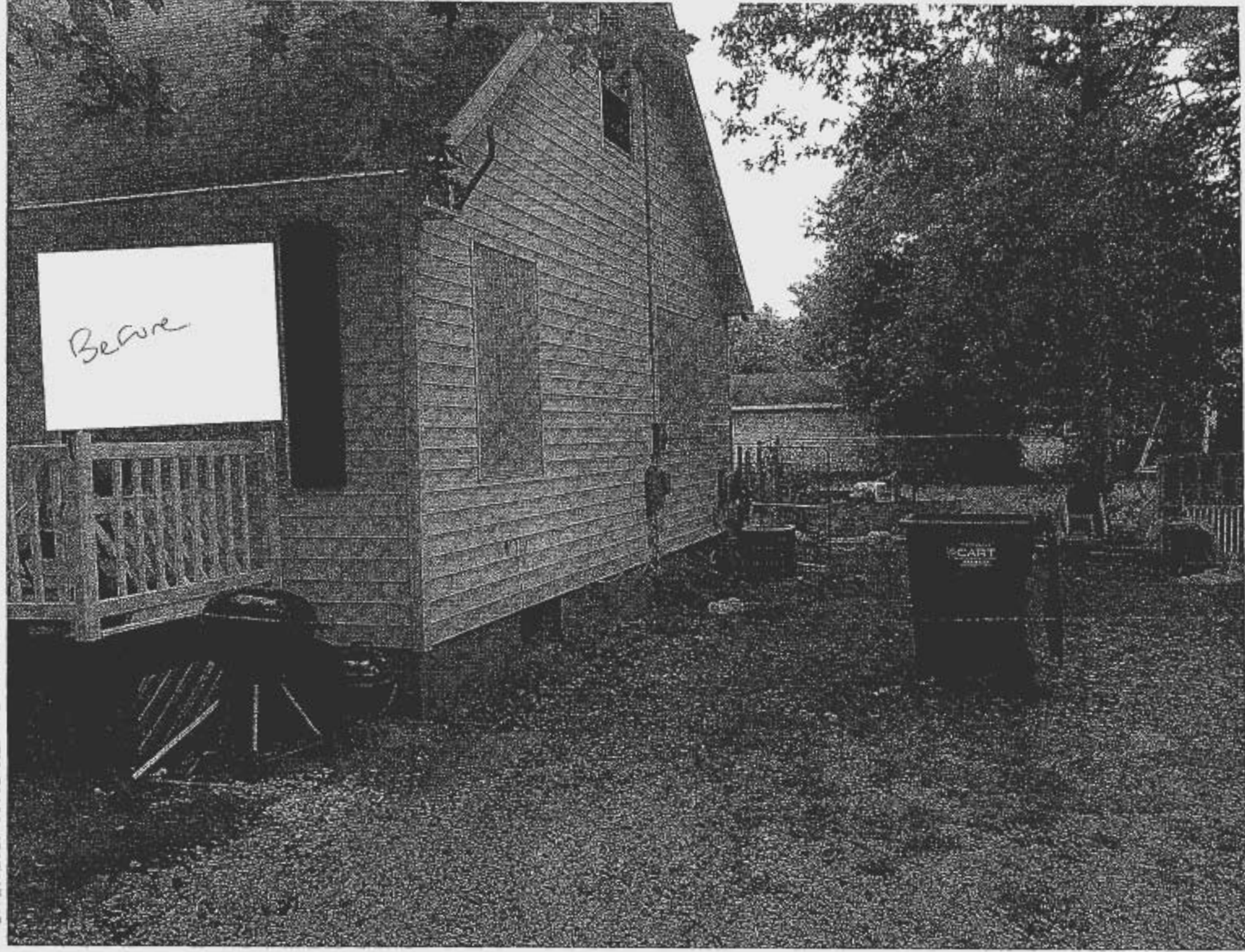
ADDITIONAL ACTIONS CONTESTED:  
VIOLATION DATE:  
NOTIFICATION DATE:  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT:  
CONTRACTOR NAME - INVOICE NO. - DATE:  
AMOUNT OF CLAIM:  
MEMO DATE -- INVOICE NO.:

|          |                                 |                                 |
|----------|---------------------------------|---------------------------------|
| HISTORY: | Trash<br>Violation<br>2/07/2017 | Trash<br>Violation<br>8/22/2017 |
|----------|---------------------------------|---------------------------------|

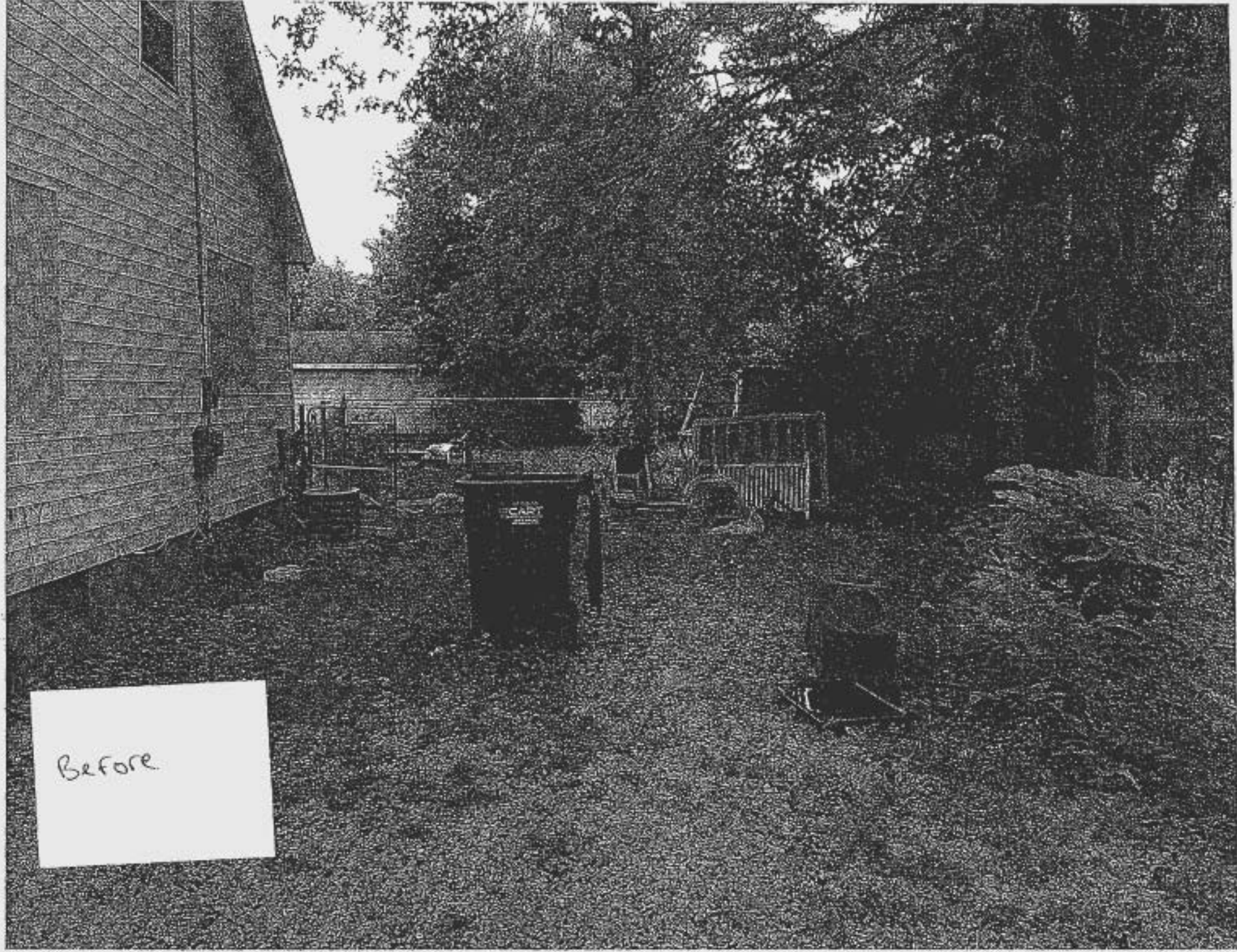
CITATIONS IN PREVIOUS YEAR:

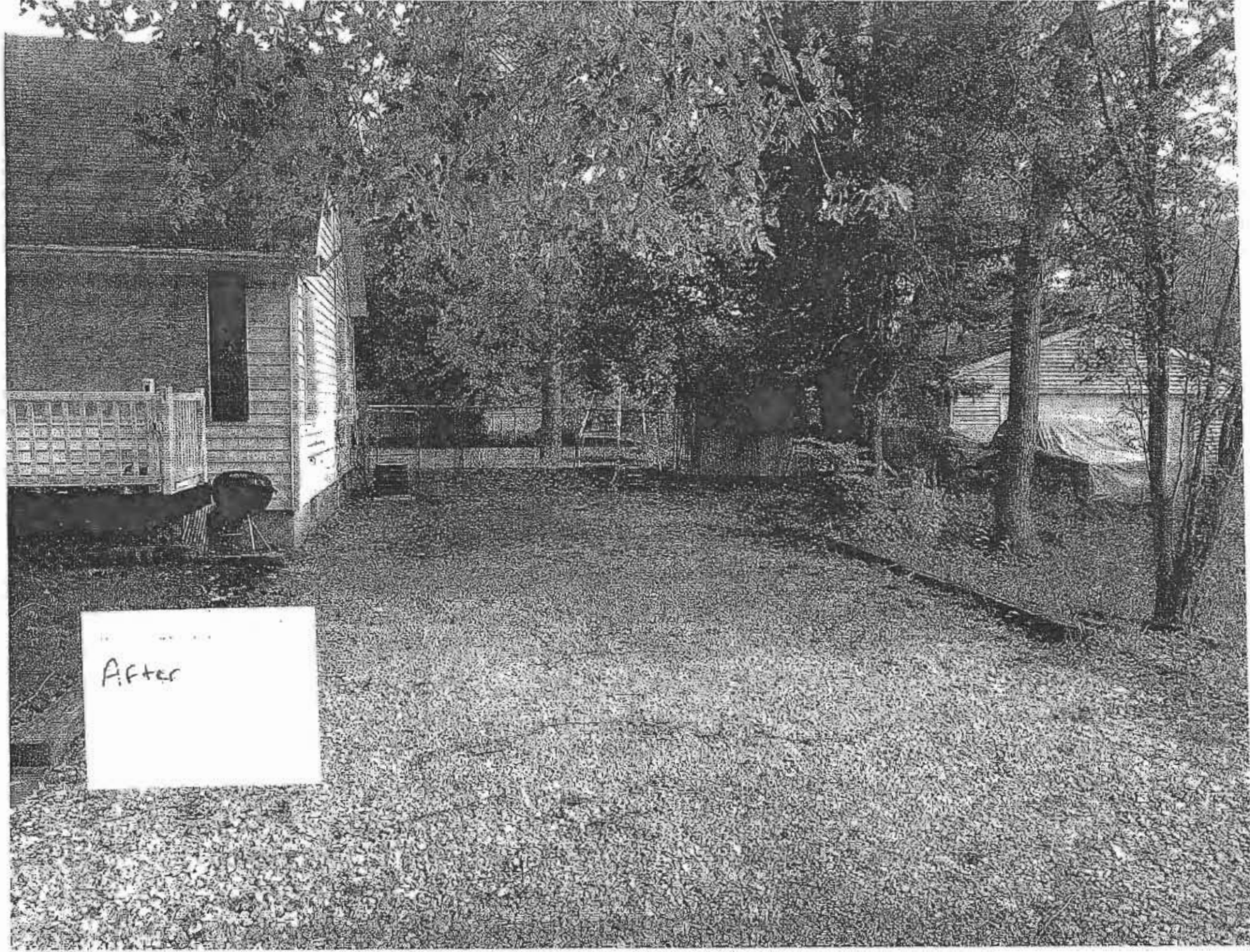
CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 8/22/2017 with a compliance due date of 8/29/2017. The Premise Officer rechecked the property on 8/30/2017 the violations were still present and the property was submitted to the trash contractor. The contractor arrived on 9/26/2017 there were multiple violations present and they were removed. The claimant is claiming they didn't receive proper notice but are also claiming they have photos to prove there were no violations. Contractor photos clearly show there were multiple violations present in several areas of the property and they took property action. This office recommends denial of the claim.



Before





After

Before



Eric's Refuse LLC  
P.O. Box 16035  
Lansing, MI 48901 US  
ericsrefuse@hotmail.com

## INVOICE

### BILL TO

Lansing Fire Department  
316 N Capitol, Ste. C-1  
Lansing, MI 48933-1238

INVOICE # 1038

DATE 10/01/2017

PROPERTY ADDRESS  
6121 Coulson CT

PARCEL NUMBER  
33-01-05-09-202-011

| ACTIVITY                                           | QTY | RATE   | AMOUNT   |
|----------------------------------------------------|-----|--------|----------|
| city:1hour 3 yards<br>first hour and 3 cubic yards | 1   | 175.00 | 175.00   |
| city:add hours<br>any hours after 1                | 10  | 150.00 | 1,500.00 |
| city:class 2<br>construction material after 3      | 42  | 26.00  | 1,092.00 |
| city:tire<br>tire removal                          | 5   | 5.50   | 27.50    |

9/26/17  
total yards 45  
submitted by Jacob Odom

BALANCE DUE

**\$2,794.50**



**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: 10/02/2017  
 Due Date: 11/01/2017  
 Pay Invoice In Full



IRENTINK L L C  
 159 W PEARL ST, SUITE 101  
 JACKSON MI 49201

Inv Number: 00101254  
 Parcel: 33-01-05-09-202-011  
 Address: 6121 COULSON CT



Parcel: 33-01-05-09-202-011 Bill Detail

| Invoice Number   | Date of Service | Enforcement Num | Address         | Amount Due                |             |
|------------------|-----------------|-----------------|-----------------|---------------------------|-------------|
| 00101254         |                 | E17-09012       | 6121 COULSON CT | \$3,059.00                |             |
| Fee Details:     |                 |                 | Quantity        | Description               | Balance     |
|                  |                 |                 | 1.000           | Trash - Admin Fee         | \$ 265.00   |
|                  |                 |                 | 2794.000        | Trash - Contractor Charge | \$ 2,794.00 |
| Total Amount Due |                 |                 |                 |                           | \$3,059.00  |

**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](http://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**

**Occupant or Current Occupant**  
6121 COULSON CT  
LANSING, MI 48911

**Violation Date:** 08/22/2017  
**Violation Location:** 6121 COULSON CT  
**Parcel No:** 33-01-05-09-202-011  
**Compliance Due Date:** August 29, 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:** *Paper/Glass/Plastic/Metal/Cardboard debris*

**Violation:** *Deteriorated box spring*

**INSPECTOR COMMENTS:** *by the drive way.*

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:** Jacob Odom (517) 483 4378 **Jacob.Odom@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**

**I RENTINK L L C or Current Occupant  
159 W PEARL ST, SUITE 101  
JACKSON, MI 49201**

**Violation Date:** 08/22/2017  
**Violation Location:** 6121 COULSON CT  
**Parcel No:** 33-01-05-09-202-011  
**Compliance Due Date:** August 29, 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.**

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**Violation:** *Deteriorated box spring*

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"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**

**IRENTINK L L C or Current Occupant**  
1685 68TH ST STE B  
CALEDONIA, MI 49316

**Violation Date:** 08/22/2017  
**Violation Location:** 6121 COULSON CT  
**Parcel No:** 33-01-05-09-202-011  
**Compliance Due Date:** August 29, 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:** *Paper/Glass/Plastic/Metal/Cardboard debris*

**Violation:** *Deteriorated box spring*

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**Code Officer:** Jacob Odom (517) 483 4378 **Jacob.Odom@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 Authorization Form

Submitted to: Eric Crutcher on 08/30/2017

**TAXPAYER: IRENTINK L L C, 159 W PEARL ST, SUITE 101 JACKSON, MI 49201**

**Location of Work:**

**Enf Num: E17-09012**

**Address: 6121 COULSON CT**  
**Lot No:**  
**Description:**  
**Parcel No: 33-01-05-09-202-011**

**Remove Trash and Debris**

**Work Authorized:**

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

***Violation: Deteriorated box spring***

**INSPECTOR COMMENTS: *by the drive way.***

**PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY**

**Authorized Time required to complete work: 2**

**Authorized Cubic Yards: 6**

**Warning Comment:**

**<NONE>**

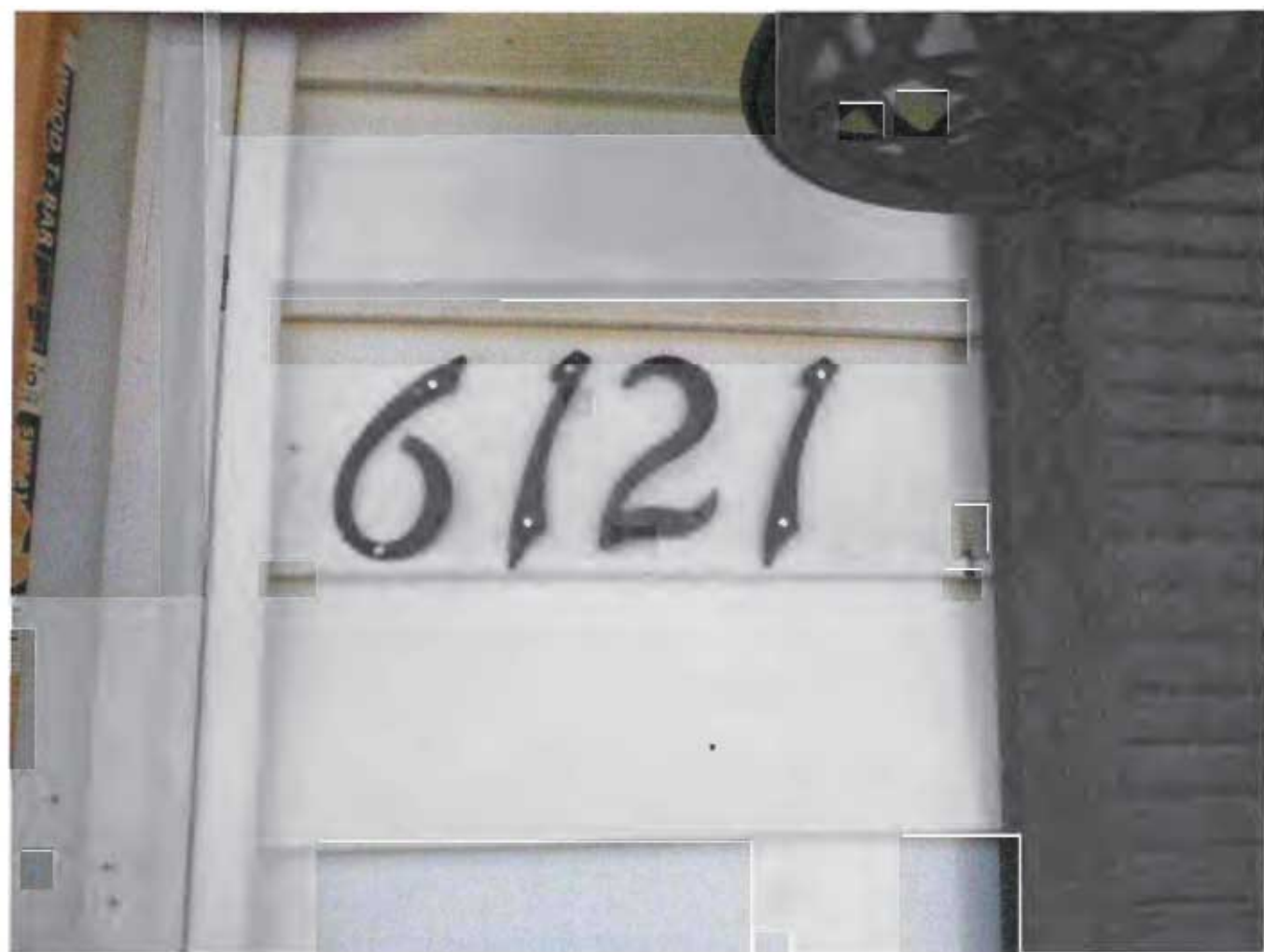
**Submitted By: Jacob Odom (517) 483 4378**

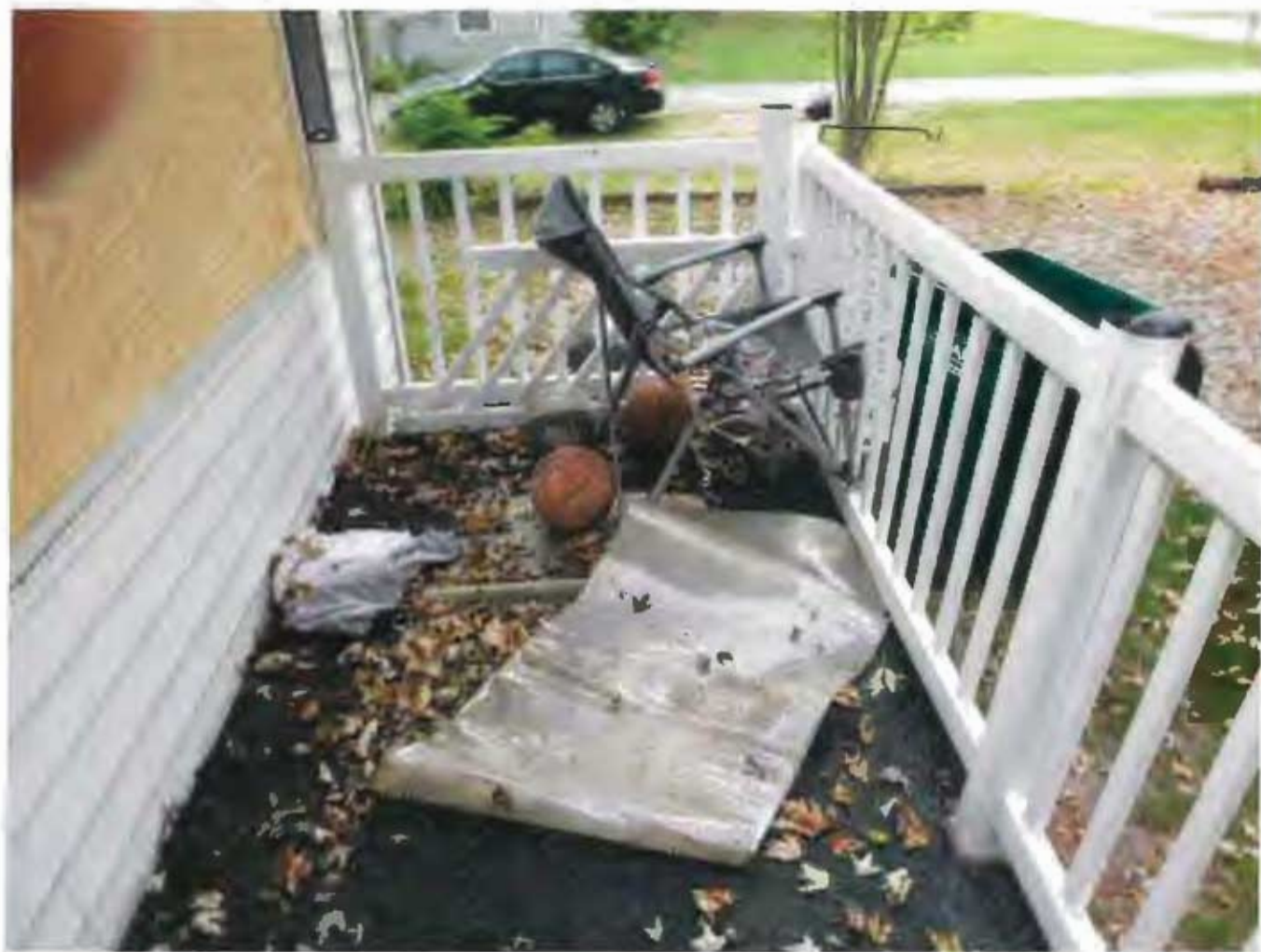
**This action is authorized by the Manager of Code Compliance**



6121 Coulson CT (1)



















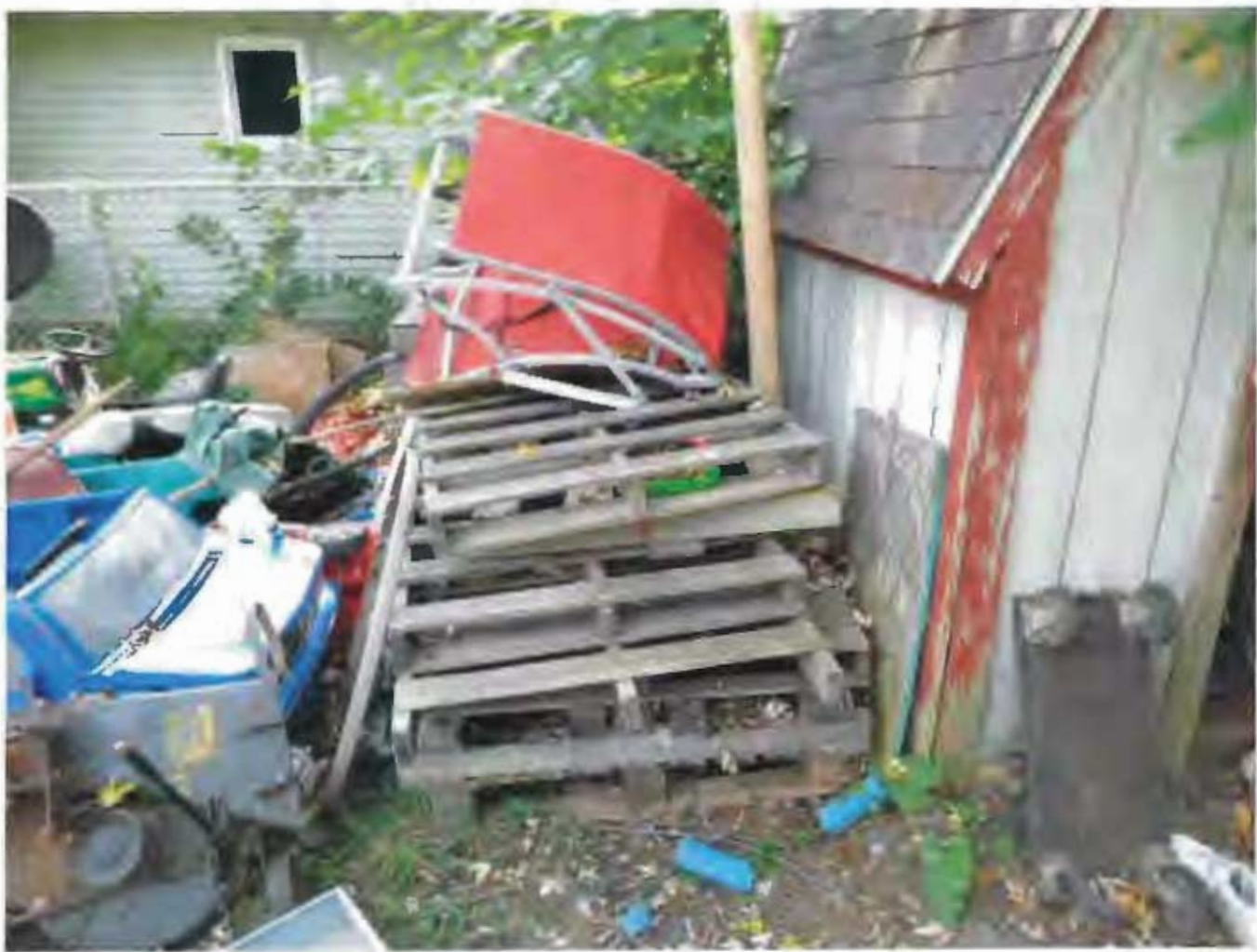




















































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6121 Coulson CT (29)









**6121 COULSON CT** LANSING, MI 48911 (Property Address)

Parcel Number: 33-01-05-09-202-011



Item 1 of 4      2 Images / 2 Sketches

**Property Owner:** IRENTINK L L C

**Summary Information**

- > Residential Building Summary

  - Year Built: 1956
  - Full Baths: 1
  - Sq. Feet: 1,121
  - Bedrooms: 0
  - Half Baths: 0
  - Acres: 0.290
- > Assessed Value: \$28,800 | Taxable Value: \$27,966
  - > Property Tax information found
  - > 8 Building Department records found

**Owner and Taxpayer Information**

|              |                                                                  |                 |                       |
|--------------|------------------------------------------------------------------|-----------------|-----------------------|
| <b>Owner</b> | IRENTINK L L C<br>159 W PEARL ST, SUITE 101<br>JACKSON, MI 49201 | <b>Taxpayer</b> | SEE OWNER INFORMATION |
|--------------|------------------------------------------------------------------|-----------------|-----------------------|

**General Information for Tax Year 2017**

|                            |               |                                 |                             |
|----------------------------|---------------|---------------------------------|-----------------------------|
| <b>Property Class</b>      | RESIDENTIAL   | <b>Unit</b>                     | 33 CITY OF LANSING - INGHAM |
| <b>School District</b>     | LANSING       | <b>Assessed Value</b>           | \$28,800                    |
| <b>MAP #</b>               | DI-0009 -0031 | <b>Taxable Value</b>            | \$27,966                    |
| <b>TOP TEN</b>             | Not Available | <b>State Equalized Value</b>    | \$28,800                    |
| <b>NEW PERMITS</b>         | Not Available | <b>Date of Last Name Change</b> | 06/29/2017                  |
| <b>USER ALPHA 3</b>        | Not Available | <b>Notes</b>                    | Not Available               |
| <b>Historical District</b> | Not Available | <b>Census Block Group</b>       | Not Available               |
| <b>TYPE CODE</b>           | Not Available | <b>Exemption</b>                | No Data to Display          |

**Principal Residence Exemption Information**

**Homestead Date**      12/30/1997

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

**Previous Year Information**

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2016 | \$28,400      | \$28,400  | \$27,717      |
| 2015 | \$27,800      | \$27,800  | \$27,635      |
| 2014 | \$27,200      | \$27,200  | \$27,200      |

**Land Information**

|                                |                    |                                         |                    |
|--------------------------------|--------------------|-----------------------------------------|--------------------|
| <b>Zoning Code</b>             | Not Available      | <b>Total Acres</b>                      | 0.290              |
| <b>Land Value</b>              | \$17,400           | <b>Land Improvements</b>                | \$0                |
| <b>Renaissance Zone</b>        | No                 | <b>Renaissance Zone Expiration Date</b> | No Data to Display |
| <b>ECF Neighborhood</b>        | 74B                | <b>Mortgage Code</b>                    | No Data to Display |
| <b>Lot Dimensions/Comments</b> | No Data to Display | <b>Neighborhood Enterprise Zone</b>     | No                 |

| Lot(s)                          | Frontage | Depth                           |
|---------------------------------|----------|---------------------------------|
| Lot 1                           | 75.00 ft | 168.50 ft                       |
| <b>Total Frontage: 75.00 ft</b> |          | <b>Average Depth: 168.50 ft</b> |

**Legal Description**

COM 187.9 FT E & 213 FT S OF N 1/4 POST SEC 9, TH S 75 FT, E 168.5 FT, N 75 FT, W 168.5 FT TO BEG; SEC 9 T3N R2W

**Sale History**

| Sale Date  | Sale Price  | Instrument | Grantor                          | Grantee                      | Terms of Sale      | Liber/Page  |
|------------|-------------|------------|----------------------------------|------------------------------|--------------------|-------------|
| 07/19/2013 | \$31,000.00 | TR         | FEDERAL NATIONAL ASSOCIATION     | IRENTINK L L C               | CONV               | 2013 037749 |
| 05/24/2012 | \$89,838.00 | SD         | VIDA KATHLEEN M / SHERIFF'S SALE | FEDERAL NATIONAL ASSOCIATION | OTHER              | 2012 024633 |
| 11/11/2004 | \$0.00      | QC         | ALDRICH KATHLEEN M               | VIDA KATHLEEN M              | CASH/CONV-NOT USED | L3140-P1030 |
| 01/12/2001 | \$0.00      | QC         | ALDRICH RICHARD H & KATHLEEN M   | ALDRICH KATHLEEN M           | CASH/CONV-NOT USED | L2887/P1246 |



<sup>ATTORNEY</sup>  
City of Lansing  
OFFICE OF THE CITY ATTORNEY

## Claim Form – Special Assessments

1438

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

NAME: HAMID R KHORRAMI DATE: 6-19-17  
MAILING ADDRESS: 5500 S CEDAR ST  
CITY: LANSING STATE: MI ZIP CODE: 48910  
TELEPHONE: Home ( 517-272-1999 ) Work ( 517-272-1999 )

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: 834 Oak St PARCEL NO. 33-01-01-03-352-401  
DATE OF INCIDENT: 6-1-17 AMOUNT YOU WERE BILLED: 525.00  
TOTAL AMOUNT YOU ARE CONTESTING: 500.00  
TYPE OF ASSESMENT: Normal

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.

UNNECESSARY ROAD OUT, AS RECOMMENDED BY LPD

A description of the claims review process is available on our website at: [http://www.lansingmi.gov/attorney/Claims\\_review\\_process.jsp](http://www.lansingmi.gov/attorney/Claims_review_process.jsp)

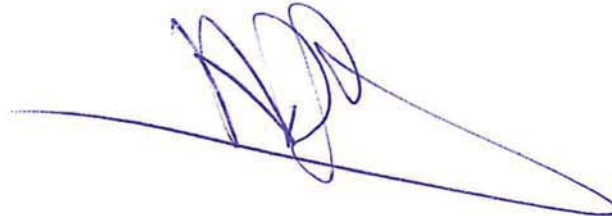
HAMID R KHORRAMI  
5500 S CEDAR ST  
LANSING MICH 48910

dce 15-2017

CITY OF LANSING  
LANSING CITY CLERK  
9th FLOOR CITY HALL  
LANSING MICH 48933

DEAR CITY CLERK  
WITH ALL RESPECT I REQUEST TO APPEAL THE DRCISION OF  
THE CLAIMS REVIEW COMMITTEE.

SINCERELY  
HAMID R KHORRAMI

A handwritten signature in blue ink, appearing to be 'H. Khorrami', with a long horizontal line extending to the right.

RECEIVED  
2017 DEC 20 AM 11:41  
LANSING CITY CLERK



# City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

November 16, 2017

Hamid Khorraahmi  
5500 S. Cedar St.  
Lansing, MI 48910

Re: Claim – 834 E. Gier St.

Dear Mr. Khorraahmi:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$525.00 for property located at 834 Gier St., Lansing, Michigan, and denied the claim 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, 9<sup>th</sup> 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 cursive script that reads "Venus Kumar".

Venus Kumar  
Paralegal



# City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

November 16, 2017

Hamid Khorrahi  
5500 S. Cedar St.  
Lansing, MI 48910

Re: Claim – 834 E. Gier St.

Dear Mr. Khorrahi:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$525.00 for property located at 834 Gier St., Lansing, Michigan, and denied the claim 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, 9<sup>th</sup> 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

## Incident Report

LANSING POLICE DEPARTMENT  
120 W MICHIGAN AVE  
LANSING, MICHIGAN 48933  
(517) 483-4600

Incident Number: LLA170531005951

### Incident Summary

Incident Type: BURGLARY/BREAKING & ENTERING  
Inc Occurred Address: 834 E GIER ST, LANSING, MI 48906L  
Inc Occurred Start: 05/30/2017 14:15  
Domestic: N Bias Motivation: NONE Gang Related: N  
Reported Date/Time: 05/30/2017 14:15  
Reporting Officer: SCHULTE, MICHAEL Primary Assigned Officer: BLOUNT, DARREN  
Case Status: Disposition: Disposition Date:  
Approved by: KILBOURN, KEVIN Approved date/time: 05/31/2017 11:51 Approve status: Approved

### Offenses

Statute Code: 2202 Enhancers:  
Statute Desc: BURGLARY-FORCED ENTRY-RESIDENCE  
Counts: 1 Statute Severity: PART ONE

### Officers

| Event Association        | Emp# | Badge# | Name             |
|--------------------------|------|--------|------------------|
| REPORTING OFFICER        | 026  | 026    | SCHULTE, MICHAEL |
| PRIMARY ASSIGNED OFFICER | 132  | 132    | BLOUNT, DARREN   |

### Persons Involved

Person#: 0002 Person PK: 508957 MNI ID:  
Event Association: WITNESS  
Name: PILACZYNSKI, JAMIE

Person#: 0003 Person PK: 271002 MNI ID:  
Event Association: VICTIM  
Name: KHORRAMI, HAMID REZA

### Person Offenses

Statute Code: 2202 Enhancers:  
Statute Desc: BURGLARY-FORCED ENTRY-RESIDENCE  
Counts: 1

## Incident Report

LANSING POLICE DEPARTMENT  
120 W MICHIGAN AVE  
LANSING, MICHIGAN 48933  
(517) 483-4600

Incident Number: LLA170531005951

### Persons Involved

Person#: 0004      Person PK: 509997      MNI ID:  
Event Association: ACCUSED



### Person Offenses

Statute Code: 2202      Enhancers:  
Statute Desc: BURGLARY-FORCED ENTRY-RESIDENCE  
Counts: 1

### Property Involved

|                               |                                          |                         |
|-------------------------------|------------------------------------------|-------------------------|
| Property # 0000               | Evidence: No                             |                         |
| Event Assoc/Orig status: NONE | Original Status Date: 5/30/2017 14:15:00 | Original Value:         |
| Current Status: UNKNOWN       | Current Status Date: 5/30/2017 14:15:00  | Current Value: \$600.00 |
| Property Type:                |                                          |                         |
| Description: NOTHING TAKEN    |                                          |                         |
| Make/Brand:                   | Model:                                   |                         |
| Color:                        | Quantity:                                |                         |
| Serial/Lot#:                  | Owner Applied Marks:                     |                         |

### Property/Person Associations

|       |                      |              |
|-------|----------------------|--------------|
| Per#: | Person Name:         | Association: |
| 0003  | KHORRAMI, HAMID REZA | OWNER        |

## Incident Report

LANSING POLICE DEPARTMENT  
120 W MICHIGAN AVE  
LANSING, MICHIGAN 48933  
(517) 483-4800

Incident Number: LLA170531005951

---

### Narratives

ENTERED DATE/TIME: 5/31/2017 11:02:54

NARRATIVE TYPE: PRIMARY

SUBJECT: B & E

AUTHOR: SCHULTE, MICHAEL

#### INFORMATION:

On 5/30/17 at 1417 Officers responded to 834 E Gier on the report of a B & E in progress. Information was coming from a neighbor to 834 E Gier. Before officers were on scene information was given that the accused subjects had left n/b 8th in a White SUV. Upon arrival I met with the neighbor and caller, Jamie Pilaczynski, and obtained the following information:

Upon arrival it was found the front, north facing door, had been forced open. Officers cleared the inside of the residence and found no one inside and the residence was vacant.

WITNESS STATEMENT: Jamie Pilaczynski

Jamie lives at 830 E Gier which is directly west of the residence broken into (834 E Gier).

Jamie advised she had spoken with the owner of 834 E Gier, Hamid, and he said if anyone was around his house she was to call 911. Jamie advised on 5/30/17 at approximately 1415 hrs. she observed a w/m subject walking around 834 E Gier. Jamie advised she made verbal contact with the subject outside in the front yard and asked why he was there. Jamie said the subject started walking towards a white SUV parked on 8th St just south of Gier. Jamie advised the subject honked the horn and after a few seconds another subject walked out of the front door of 834 E Gier. Jamie said she told the subject he wasn't supposed to be there and the subject replied "This is my buddy Tyler's place".

Jamie advised the second subject got in the same white SUV and both subjects left n/b 8th St.

Jamie advised she called 911 after taking a couple photos of the accused and accused vehicle with her cell phone (see attached).

Jamie said she did not see either subject make entry into the residence and she did not see either subject remove anything from the residence.

VICTIM STATEMENT: Hamid Khorrami

I attempted TX contact with Hamid who we were advised is the owner of 834 E Gier. I called several times and left 2 voice messages. The entry door could not be secured and no victim information obtained so Code Compliance boarded up the door.

## Incident Report

LANSING POLICE DEPARTMENT  
120 W MICHIGAN AVE  
LANSING, MICHIGAN 48933  
(517) 483-4800

Incident Number: LLA170531005951

---

I received a return call from Hamid on 5/31/17 at 1030 hrs.

Hamid advised the residence is owned by him and has been vacant for 2 years. Hamid advised there is not supposed to be anyone inside the residence without his permission. Hamid advised he did not give anyone permission to enter the residence on 5/30/17.

Hamid advised there was nothing inside the structure to be stole, but he is out financially for the damage to the door and the cost to have the city board and secure the structure.

Hamid advised he is out \$600.00.

### ACCUSED INFORMATION:



### PHOTOS:

Attached are 2 photos. One of accused driver from a distance and another of the rear of accused vehicle as they drove off.

### DISPOSITION:

RTI

---

### List of Documents

Subject:  
PHOTOS

Author:  
SCHULTE, MICHAEL

Entered Date/Time:  
5/31/2017 11:28:24

---

Printed by: cballor  
Printed date/time: 9/6/17 18:09

## Incident Report

Page 6 of 5

LANSING POLICE DEPARTMENT  
120 W MICHIGAN AVE  
LANSING, MICHIGAN 48933  
(517) 483-4600

Incident Number: LLA170531005951

---

### Signatures

---

|                   |      |
|-------------------|------|
| Reporting Officer | Date |
|-------------------|------|

---

|            |      |
|------------|------|
| Supervisor | Date |
|------------|------|

## Jackson, Brian

---

**From:** Ballor, Cherie  
**Sent:** Wednesday, September 06, 2017 6:15 PM  
**To:** Kumar, Venus  
**Cc:** Green, Daryl  
**Subject:** RE: Special Assessment Claim - Khorrami  
**Attachments:** Khorrami.pdf

Venus

I have attached the police report regarding Hamid Khorrami. Officers responded to the residence at 824 Gier . Suspects had been inside and the door had been forced open. Officer attempted to call Khorrami with no response. The officers called Code compliance because the door could not be secured.



Captain Cherie Ballor  
Staff Services  
Lansing Police Department  
517-483-4647

---

**From:** Kumar, Venus  
**Sent:** Monday, August 28, 2017 3:40 PM  
**To:** Ballor, Cherie  
**Cc:** Green, Daryl  
**Subject:** FW: Special Assessment Claim - Khorrami  
**Importance:** High

Hello,

I have this claimant in the City Attorney's office inquiring about this claim. Has your department made any progress investigating this board up? Please advise.

Thank you,

**Venus Kumar**  
*Assistant to the City Attorney*  
*Office of the City Attorney*



City of Lansing  
124 W. Michigan  
City Hall – 5<sup>th</sup> Floor

Lansing, MI 48933  
517.483.4320  
Direct: 517.483.4319  
Fax: 517.483.4081  
[venus.kumar@lansingmi.gov](mailto:venus.kumar@lansingmi.gov)

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---

**From:** Kumar, Venus  
**Sent:** Monday, June 26, 2017 2:22 PM  
**To:** Ballor, Cherie  
**Subject:** Special Assessment Claim - Khorrami

Hello Cherie,  
Please see the attached special assessment claim for Hamid Khorrami. He claims unnecessary board up by LPD. Please send me any investigative documents regarding this board up as per the attached memo.  
Thank You,

**Venus Kumar**  
*Assistant to the City Attorney*  
*Office of the City Attorney*



City of Lansing  
124 W. Michigan  
City Hall – 5<sup>th</sup> Floor  
Lansing, MI 48933  
517.483.4320  
Direct: 517.483.4319  
Fax: 517.483.4081  
[venus.kumar@lansingmi.gov](mailto:venus.kumar@lansingmi.gov)

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RECEIVED OCT 06 2017

DATE: 5/30/2017

PPN: 33-01-01-03-352-401  
DATE SUBMITTED: 6/26/2017 (not received in this office until 9/22/17)  
ADDRESS OF VIOLATION: 834 E. Gier Street  
LISTED TAXPAYER OF RECORD: Khorrahi, Hamid R  
OTHER TAXPAYER OF RECORD:  
CLAIMANT: Khorrahi, Hamid R.  
CLAIMANT'S ADDRESS: 5500 S. Cedar Street  
Lansing, MI 48910

1438

TYPE OF ACTIONS CONTESTED: Board Up  
VIOLATION DATE: 5/30/2017  
NOTIFICATION DATE: 5/30/2017  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT: \$525.00  
CONTRACTOR NAME - INVOICE NO. - DATE: Lansing Teen Challenge  
LTC-130 5/30/2017  
AMOUNT OF CLAIM: \$500.00

ADDITIONAL ACTIONS CONTESTED:

VIOLATION DATE:  
NOTIFICATION DATE:  
2<sup>ND</sup> NOTICE ASSESSMENT DATE:  
AMOUNT OF ASSESSMENT:  
CONTRACTOR NAME - INVOICE NO. - DATE:  
AMOUNT OF CLAIM:  
MEMO DATE - INVOICE NO.:

HISTORY: Red Tagged Board Up  
3/06/2017 - 5/30/2017  
9/22/2017

CITATIONS IN PREVIOUS YEAR: Grass  
Violation  
6/30/2016

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The on call Code Enforcement Officer was called to the property by the Lansing Police Department. LPD forced entry into the dwelling and it was not able to be secured which resulted in the board up crew called to secure the property. This office recommends denial of the claim.



TEEN CHALLENGE  
INTERNATIONAL  
The Funded Solution to the Drug Problem  
LANSING, MICHIGAN

LANSING TEEN CHALLENGE COUNCIL WORK ORDER  
FOR ACCOUNTS RECEIVABLE

Date: 5-30-17 Time: 3:00 PM Department Requesting \_\_\_\_\_ City of Lansing-PNDD Individual Requesting \_\_\_\_\_ Code Compliance \_\_\_\_\_  
Location: 834 E GIER ST. Building: HOUSE  
Contact Person: DAVE VINCENT Phone: \_\_\_\_\_

RECORD OF MATERIAL USED OUT OF STOCK:

| QUANTITY | DESCRIPTION   | UNIT COST | AMOUNT | WORK REQUESTED        |
|----------|---------------|-----------|--------|-----------------------|
| 1        | SHEET T1-11   |           |        | BOARDED-UP FRONT DOOR |
| 1        | PACK OF NAILS |           |        |                       |
|          |               |           |        | ARRIVE: 3:15 PM       |
|          |               |           |        | LEAVE: 3:25 PM        |

RECORD OF MATERIAL USED OUT OF STOCK:

| QUANTITY | DESCRIPTION | UNIT COST | AMOUNT | PERSONNEL | DATE    | TIME TAKEN | PERSONNEL | DATE | TIME TAKEN |
|----------|-------------|-----------|--------|-----------|---------|------------|-----------|------|------------|
|          |             |           |        | RANDALL   | 5-30-17 | 10 MIN     |           |      |            |
|          |             |           |        | LUTT      | 5-30-17 | 10 MIN     |           |      |            |

FORM COMPLETED BY:

Michael Randall

DATE COMPLETED:

5-30-17



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: 05/30/2017

## Emergency Board Up Notice

KHORRAHMI HAMID R  
5500 S CEDAR ST  
LANSING, MI 48910

Inspection Type: Safety  
Inspection Date: 05/30/2017  
Compliance Due Date: 05/30/2017

**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)*

|                            |                     |
|----------------------------|---------------------|
| <b>Violation Location:</b> | 834 E GIER ST       |
| <b>Parcel No:</b>          | 33-01-01-03-352-401 |

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.

*The front entry door jamb was damaged due to forced entry and was not able to be secured with existing hardware. The board up crew was contacted and secured before departure.*

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) 483 4379 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

**Officer: Dave Vincent** [dave.vincent@lansingmi.gov](mailto:dave.vincent@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: KHORRAHMI HAMID R, , LANSING, MI 48910**

DV: 04-07-17. The neighbors are calling and stating people are going in to the property after hours. I referred them to the Police Department.

DV: 05-12-17. Hamid contacted me and requested an extension. Granted. Hamid: 749-9694.

Moved to NEAT Team and set to bill by VC on 8/4/2017 sks









834 E GIER ST LANSING, MI 48906 (Property Address)

Parcel Number: 33-01-01-03-352-401



Item 1 of 5      3 Images / 2 Sketches

Property Owner: KHORRAHMI HAMID R

Summary Information

- > Residential Building Summary
- Year Built: 1923

- Full Baths: 1

- Sq. Feet: 1,020

- Bedrooms: 3

- Half Baths: 0

- Acres: 0.086
- > Assessed Value: \$19,800 | Taxable Value: \$19,025
- > Property Tax information found
- > 8 Building Department records found

Owner and Taxpayer Information

|       |                                                           |          |                       |
|-------|-----------------------------------------------------------|----------|-----------------------|
| Owner | KHORRAHMI HAMID R<br>5500 S CEDAR ST<br>LANSING, MI 48910 | Taxpayer | SEE OWNER INFORMATION |
|-------|-----------------------------------------------------------|----------|-----------------------|

General Information for Tax Year 2017

|                     |               |                          |                             |
|---------------------|---------------|--------------------------|-----------------------------|
| Property Class      | RESIDENTIAL   | Unit                     | 33 CITY OF LANSING - INGHAM |
| School District     | LANSING       | Assessed Value           | \$19,800                    |
| MAP #               | P -2090 -0219 | Taxable Value            | \$19,025                    |
| TOP TEN             | Not Available | State Equalized Value    | \$19,800                    |
| NEW PERMITS         | Not Available | Date of Last Name Change | 08/22/2014                  |
| 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      12/30/1997

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

**Previous Year Information**

| Year | MBOR Assessed | Final SEV | Final Taxable |
|------|---------------|-----------|---------------|
| 2016 | \$19,500      | \$19,500  | \$18,856      |
| 2015 | \$18,800      | \$18,800  | \$18,800      |
| 2014 | \$18,300      | \$18,300  | \$18,300      |

**Land Information**

|                                |                    |                                         |                    |
|--------------------------------|--------------------|-----------------------------------------|--------------------|
| <b>Zoning Code</b>             | Not Available      | <b>Total Acres</b>                      | 0.086              |
| <b>Land Value</b>              | \$7,600            | <b>Land Improvements</b>                | \$0                |
| <b>Renaissance Zone</b>        | No                 | <b>Renaissance Zone Expiration Date</b> | No Data to Display |
| <b>ECF Neighborhood</b>        | 15C                | <b>Mortgage Code</b>                    | No Data to Display |
| <b>Lot Dimensions/Comments</b> | No Data to Display | <b>Neighborhood Enterprise Zone</b>     | No                 |

| Lot(s)                          | Frontage | Depth                           |
|---------------------------------|----------|---------------------------------|
| Lot 1                           | 33.00 ft | 113.90 ft                       |
| <b>Total Frontage: 33.00 ft</b> |          | <b>Average Depth: 113.90 ft</b> |

**Legal Description**

LOT 148 NORTH LAWN SUB

**Sale History**

| Sale Date  | Sale Price  | Instrument | Grantor                    | Grantee                              | Terms of Sale       | Liber/Page  |
|------------|-------------|------------|----------------------------|--------------------------------------|---------------------|-------------|
| 08/07/2014 | \$4,475.00  | QC         | INGHAM COUNTY<br>TREASURER | KHORRAHMI HAMID R                    | 1ST SALE AFTER BANK | 2014 032689 |
| 04/01/2014 | \$0.00      | QC         | VELASQUEZ RAUL             | INGHAM COUNTY<br>TREASURER           | OTHER               | 2014 015044 |
| 10/26/2000 | \$39,900.00 | TR         | SHERIFF                    | NATIONS CREDIT<br>FINANCIAL SERVICES | CASH/CONV-NOT USED  |             |

**Building Information - 1020 sq ft 1 1/2 STY (Residential)**

2017 Winter \$795.56 \$0.00 **\$795.56** [Pay Now](#)

### General Information for 2017 Winter Taxes

|                             |                    |                            |                    |
|-----------------------------|--------------------|----------------------------|--------------------|
| <b>School District</b>      | 33020              | <b>PRE/MBT</b>             | 0.0000%            |
| <b>Taxable Value</b>        | \$19,025           | <b>S.E.V.</b>              | \$19,800           |
| <b>Property Class</b>       | 401 - RESIDENTIAL  | <b>Assessed Value</b>      | \$19,800           |
| <b>Tax Bill Number</b>      | No Data to Display | <b>Last Receipt Number</b> | No Data to Display |
| <b>Last Payment Date</b>    | No Data to Display | <b>Number of Payments</b>  | 0                  |
| <b>Base Tax</b>             | \$793.86           | <b>Base Paid</b>           | \$0.00             |
| <b>Admin Fees</b>           | \$1.70             | <b>Admin Fees Paid</b>     | \$0.00             |
| <b>Interest Fees</b>        | \$0.00             | <b>Interest Fees Paid</b>  | \$0.00             |
| <b>Total Tax &amp; Fees</b> | \$795.56           | <b>Total Paid</b>          | \$0.00             |
| <b>Renaissance Zone</b>     | Not Available      | <b>Mortgage Code</b>       | Not Available      |

### Tax Bill Breakdown for 2017 Winter

| Taxing Authority | Millage Rate    | Amount          | Amount Paid   |
|------------------|-----------------|-----------------|---------------|
| INGHAM COUNTY    | 3.280000        | \$62.40         | \$0.00        |
| AIRPORT AUTH.    | 0.699000        | \$13.29         | \$0.00        |
| CATA             | 3.007000        | \$57.20         | \$0.00        |
| CADL-LIBRARY     | 1.560000        | \$29.67         | \$0.00        |
| ZOO MILLAGE      | 0.410000        | \$7.80          | \$0.00        |
| BOARD UP FEE     | 0.000000        | \$525.00        | \$0.00        |
| RECYCLE FEE      | 0.000000        | \$98.50         | \$0.00        |
| Admin Fees       |                 | \$1.70          | \$0.00        |
| Interest Fees    |                 | \$0.00          | \$0.00        |
|                  | <b>8.956000</b> | <b>\$795.56</b> | <b>\$0.00</b> |

[Click here for a printer friendly version of Winter 2017 Tax information](#)