

AGENDA

Committee on Public Safety August 6, 2026 at 3:30 PM



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

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

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Minutes**
 - A. July 16, 2026
- 4. Public Comment on Agenda Items (Up to 3 Minutes)**
- 5. Discussion/Action:**
 - B. RESOLUTION - Set Show Cause Hearing; Orders to Make Safe or Demolish; 920 Long Blvd.
 - C. RESOLUTION - Set a Show Cause Hearing; Orders to Make Safe or Demolish; 6546 Mercantile Way
 - D. RESOLUTION - Orders to Make Safe or Demolish; 431 S. Francis Ave.
 - E. RESOLUTION - Orders to Make Safe or Demolish; 1217 N. Grand River Ave.
 - F. RESOLUTION - Orders to Make Safe or Demolish Order; 4507 Devonshire Avenue
- 6. Other**
- 7. Adjourn**

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

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MINUTES

Committee on Public Safety

Thursday, July 16, 2026 @ 3:30 p.m.

City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Spadafore called the meeting to order at 3:30 p.m.

PRESENT

Council Member Peter Spadafore, Chair

Council Member Adam Hussain, Vice Chair

Council Member Clara Martinez, Member- excused

OTHERS PRESENT

Sherrie Boak, Council Legislative Office Manager

Sunny Miller, OCA

Rawley Van Fossen, Code Compliance

Tom Berry, Code Compliance

Meredith Johnson, Code Compliance

Crystal Collins

Chief Backus, LPD

Tim Rumler, Investor

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM JULY 8, 2026, AS PRESENTED. MOTION CARRIED 2-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION

RESOLUTION – Orders to Make Safe or Demolish; 4507 Devonshire

Council Member Spadafore noted it was before the Committee last week.

Mr. Van Fossen confirmed the owner has emailed multiple documents since last Friday. They have signed a contract to do \$8000 proposal for interior and exterior clean up. They have paid half and proven they have the remaining funds. When speaking to the owner yesterday they were told they still need the list of what needs to be repaired with cost estimate, and proof of funds from the owner. There was a letter of an interested buyer. Knowing they put the \$4000 down, the department is excited on the progress and recommend to table until next meeting.

Ms. Collins would like it noted she accomplished from 72 hours within the last meeting, and when this started she was not aware of the situation, but this should reflect with 72 action she is making every attempt. She does have several interest with people purchasing “as is”, but not sure what criteria or needs the City needs, to allow that to happen. She is currently looking for direction or input to move in that direction. Any one interested have stated they can do the purchase in a timely manner. Mr. Van

DRAFT

Fossen stated the City cannot provide an actual list because of liability, they have to approve per State code, and a list should be done by a licensed contractor. Ms. Collins asked if she can sell before inspection. Mr. Van Fossen stated she can sell now, but what this body is considering is the make safe or demolish, so that would require a builder. Council Member Spadafore stated when a property is red tagged, and potential buyer, and they were reluctant to buy because it could still be torn down. They provided a plan and that released the demolish order to hold position until updates from contractor and inspections. The new owner would have to have and know the timeline to make it safe, and if demonstrates making the home safe, the Council can delay the order to demolish. The next steps today, if not delay, Council July 27th for a 60 day order. Then after that there is bidding and utilities. In that process she can bring a contractor to determine safe, meet with an agent to sell. What the Committee has before them is to consider moving this to Council.

Mr. Rumler explained his role with this property, and working as an agent working with cash buyers to close in days. He noticed this property last fall, tracks down owners, finds them a buyer. With all the recent activity by the City, he came today. He has told her he can potentially find her a buyer in the current status and state of the home, and can feel at 95% assurance, to meet her needs and investors. He noted he has 3-4 ready to purchase and step up to rehab home, meet or exceed the status in the neighborhood.

Council Member Hussain referred to the contract on interior and exterior cleanup and when it would start. Ms. Collins stated it is going on now, and their timeline 2-3 weeks. Council Member Hussain noted it has been red tagged 2017, the relationship with Mr. Rumler was last fall, and in this Committee they apply the ordinances and policy. There is still needed a timeline, financial, list of repairs, and he is interested in seeing that ASAP, not 2-3 months down the line. Ms. Collins stated she also wants it finished, and once she became aware of this process she is concerned about it as well, and has made progress since the last meeting.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE ACTION UNTIL THE AUGUST 6TH MEETING FOR 4507 DEVONSHIRE. MOTION CARRIED 2-0.

DISCUSSION– General Public Safety Update – Lansing Chief of Police

Council Member Spadafore spoke briefly on neighborhood meetings where the Chief has spoken.

Chief Backus stated there are 196 sworn in officers, there are 19 in candidate sponsorship and will start in August, and with graduation in December. There is an open application process they will start shortly, that will have the candidates start in January. There hope is to get 10 in that academy, and hope to be fully staffed.

With crime numbers there is a 6.2% overall increase, violent crimes are down, increases are in the property crimes.

Calls for service, 350 more this year.

Regarding staffing and overall police strategies. They have taken 10 officers who completed field training program, which were put into shifts and placed them into their busiest hours, starting at 11 am. There is a grant from the COPS office, that puts more officers on the road on Friday and Saturday nights, specific to enforcing parks.

They have added river patrols; either on bikes or golf cart. This operates from Old Town to Impression 5, during specific hours, and expanded into Saturday and Sundays where they also enforce down to Hawk Island.

With CATA, they have added two police officers during afternoon hours.

They have a dedicate downtown CPO.

On the July 4th staffing there were 120 working with 80 to downtown and fireworks, and the remaining to road patrol.

They have an RFP out for road cameras.

They are giving special attention in Old Town due to the recent renovation at Fish Ladder, with more presence.

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Council Member Hussain, with staffing, he asked how many officers over the last 3 years to other departments. Chief Backus stated they have lost 5 over the last year to other departments, some to East Lansing. East Lansing does not require officers to pay into pension, and the City does require it but the City does have a rate that has a more immediate payoff. East Lansing does not pay into health care, and it wasn't until recently the City of Lansing did require that. Outside of that, someone moved out of state, someone moved to follow significant other career. Council Member Hussain, when looking at cities similar to Lansing, what is there retention when looking at pay, benefits. Chief stated similar would be Grand Rapids and Kalamazoo; same median income, housing, and what they do for their officers. Council Member Hussain asked if time in program was expedited to get people on the streets, and the Chief said no, but if they lateral from another department, they might go faster because they are trained and they need 3-4 months to learn Lansing. Council Member Hussain asked about CPO for the City, and Chief stated that CPO will be evaluated to place more people in as a priority. Council Member Hussain asked about neighborhood watch person, and Chief Backus stated it changed over July 10th. Council Member Hussain asked about gang activity, historically, and has the LPD changed the definition of "gangs", are their ties to other agencies. Chief Backus said Lansing does not have traditional gangs, but what they call hybrids – they start with friends, schools, there might be 5-10, and there might be 1 performing the violence, but if they are around them they are perceived to be affiliated with that 1. There is no leader, no underlying crimes, retaliatory violence, not financial gain, more reputation and ego. There affiliated groups and hybrid. Council Member Hussain stated his whole life in Lansing have had what the Chief is calling hybrid, and asked if they are still dealing with, or has the City evolved into the organization structure and multi-generational. Chief Backus stated they are performing focus enforcement, there is usually one and they motivate another group, and then that group is motivated the 1 person's group. They make efforts to make contact with that person, they might already have criminal complaints. They are working with Advance Peace to target them with their programming, and the LPD is there if they choose not to take the program. Council Member Hussain stated they are getting questions on the FLOCK cameras; there was grant in 2023, expanded. Chief stated there are 5 locations, with 4 cameras at each location. These are in public right of way, none on private property. There is no facial recognition. It is a snap shot of the plate, not connected to any personal information. Only the police can determine who it is connected. They do not share information. The department will be doing a news story on how they use, what benefits there are, and there is log that tracks who accesses it. The intelligence of the camera can note specifics on the vehicles. Council Member Hussain appreciates the education he can provide, actual way being deployed and used.

OTHER

No other topics.

ADJOURN

Adjourned at 4:08 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	920 Long Blvd
PARCEL NUMBER:	33-01-05-10-304-042

LISTED TAXPAYER:	Durga Property Holdings Inc.
INTERESTED PARTIES:	
SEV INFORMATION:	\$212, 800.00
LAND VALUE:	\$300,472.00
BUILDING VALUE:	
LOT SIZE:	182.87 x 340.94AV, MORE

LEGAL DESCRIPTION:	LOTS 5 & 6 LONG COMMERCE PARK
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	5.5.26
MSD HEARING RESULTS:	7.6.26

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	8.26.25
ZONING:	
ESTIMATE OF REPAIRS:	\$3,944,265.00
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Durga Properties	11320 CHESTER RD	
MONTU BEDI		513-748-5126 MONTU@BEDIASOCIATES.COM

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	7/13/2026	Referred
Committee on Public Safety	8/6/2026	Set Show Cause Hearing
City Council	8/10/2026	Set Show Cause Hearing
City Council	8/24/2026	Show Cause Hearing
Committee on Public Safety	9/3/2026	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



920 Long Blvd

Title Information:

- Durga Property Holdings

Original Red Tag Date:

- 8.26.25

Reasons for Red Tag

- Unsafe building and equipment
- Dangerous Structure

Property Activity:

- PB23-2140 expired tear out

SEV & Cost of Repairs:

- SEV is \$212,800.00
- Estimated cost of repairs \$3,944,265

City Recommendation:

- 30 days to make safe or demolish.



920 Long Blvd

Damage Report Information:

- **11/2023** – Enforcement **E23-12733** created by Larry Connelly after responding to email from Code Officer Tom Barry. Per Tom building was found to be unserviceable and near collapse.
- Structural concerns noted at curtain walls between center and west entrances due to lack of maintenance.
- Open, accessible rear window identified.
- Property manager contacted and indicated window would be secured.
- Address discrepancy identified between posted address (940) and parcel records (920).
- No photos or supplemental documentation attached to this enforcement.
- **8/2025** – Cory Donnell requested access multiple times while addressing related violations at 6810 S Cedar.
- Search warrant obtained 8/25/2025.
- Building entered on **8/26/2025**; photos documented under enforcement **E25-19005**.
- No contact from owner following entry.
- Property also has multiple board-up and grass/weed enforcements.

Permits needed:

- All trade permits needed

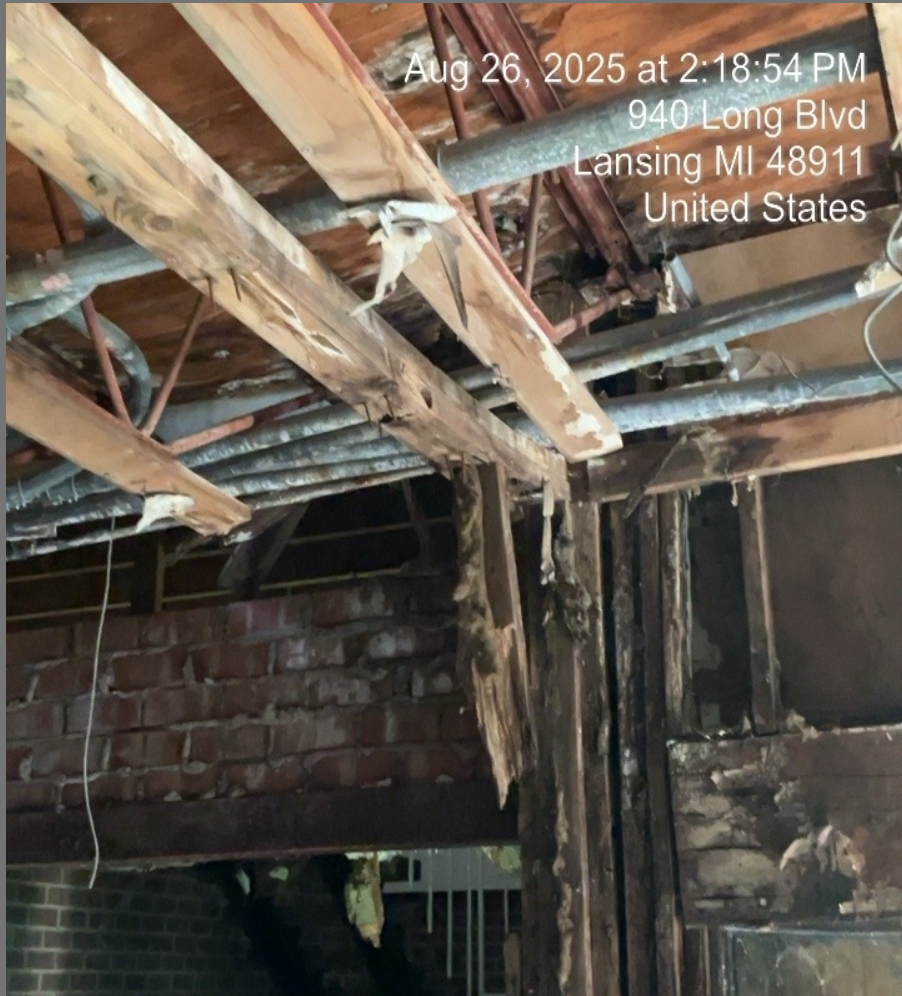


Inspection Photos



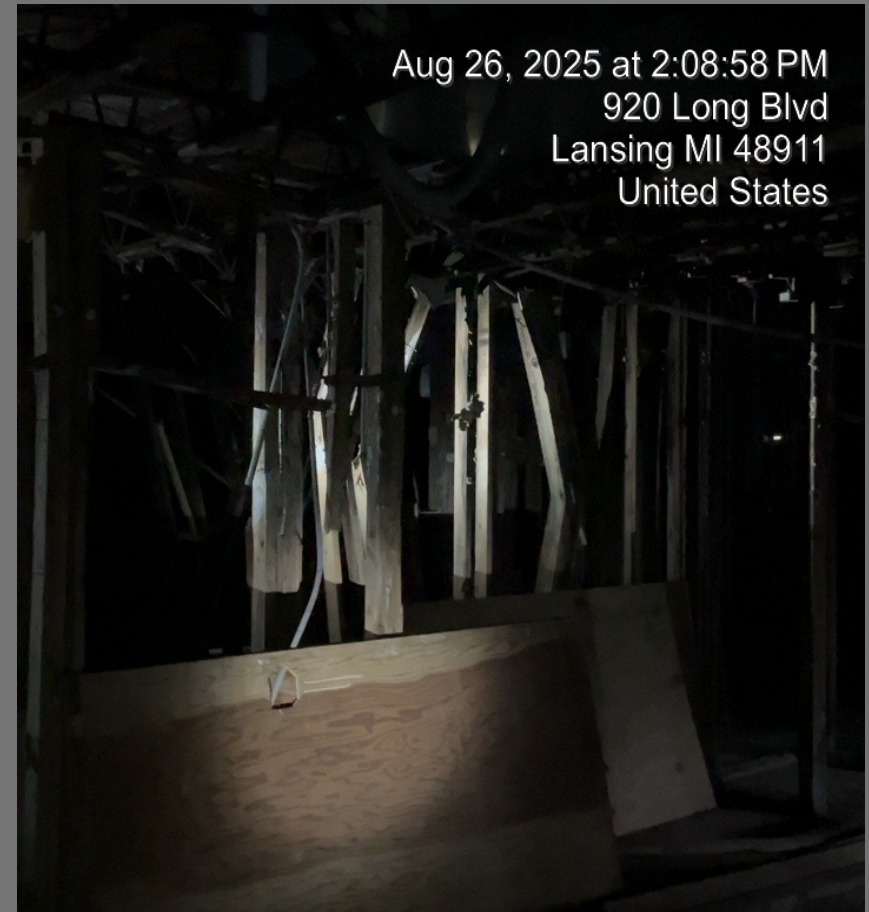


Inspection Photos



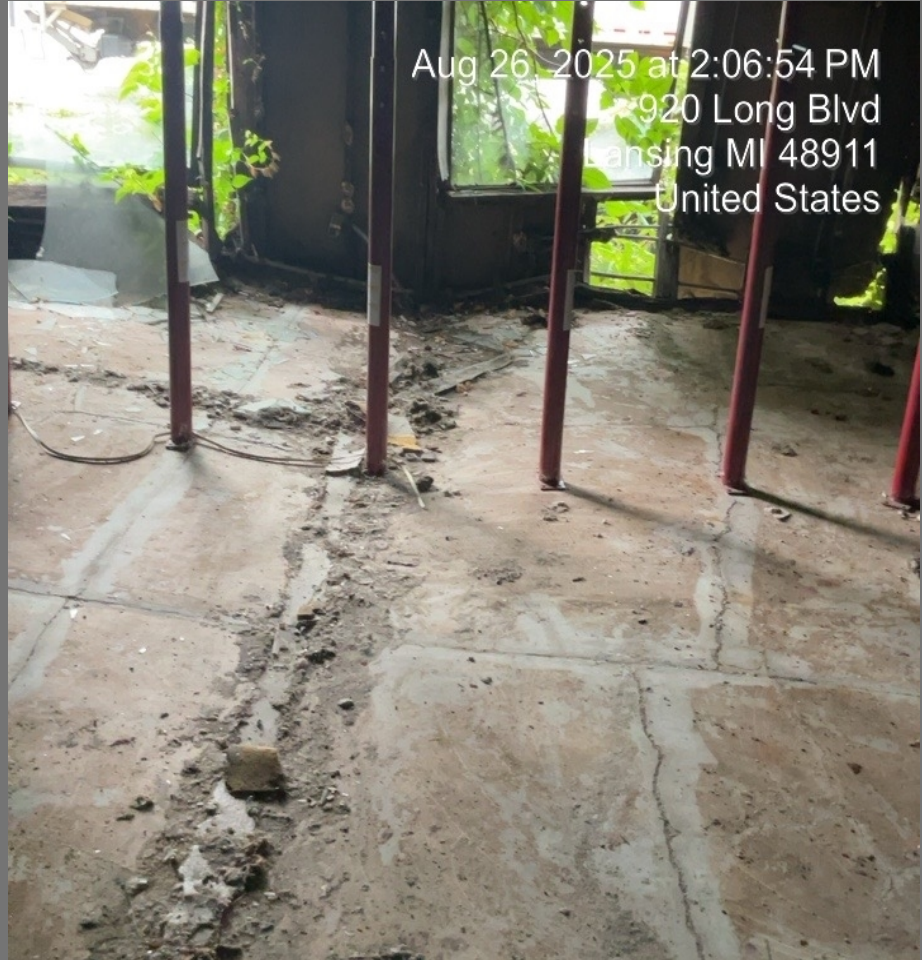
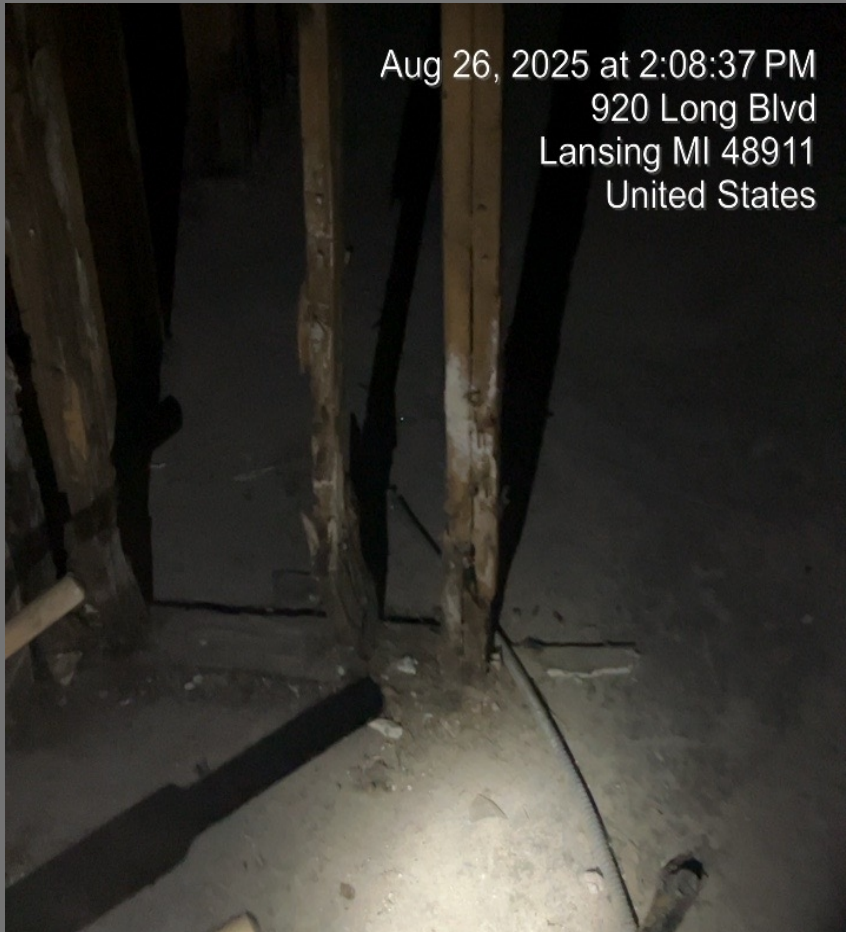


Inspection Photos



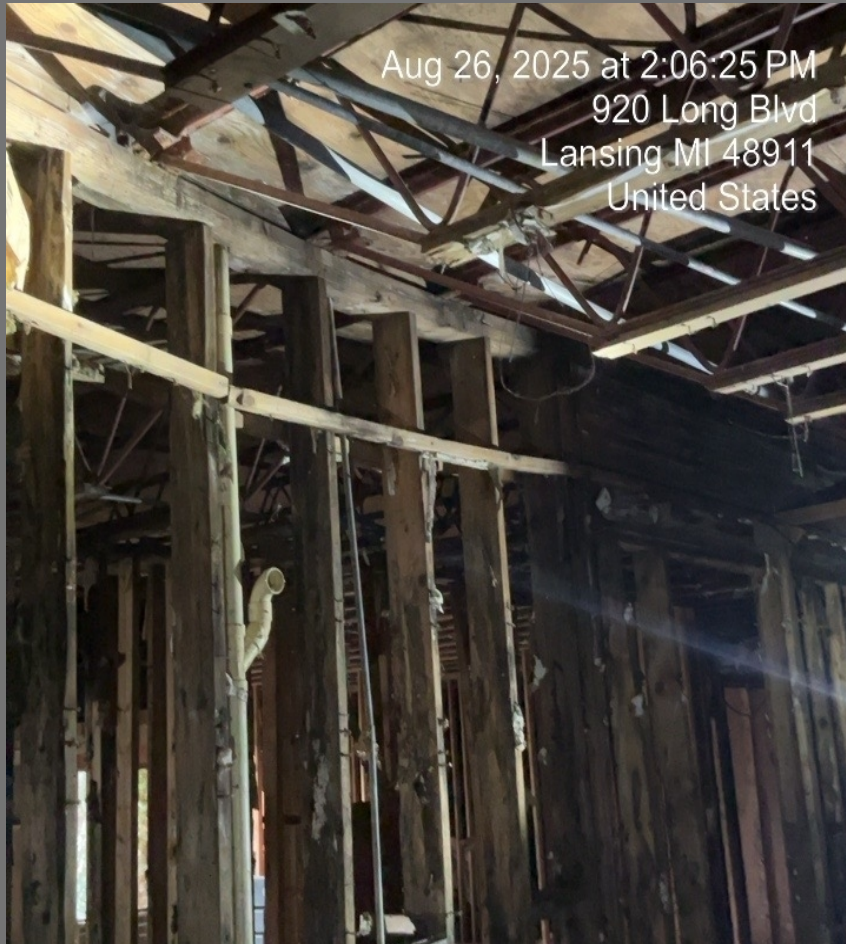


Inspection Photos





Inspection Photos



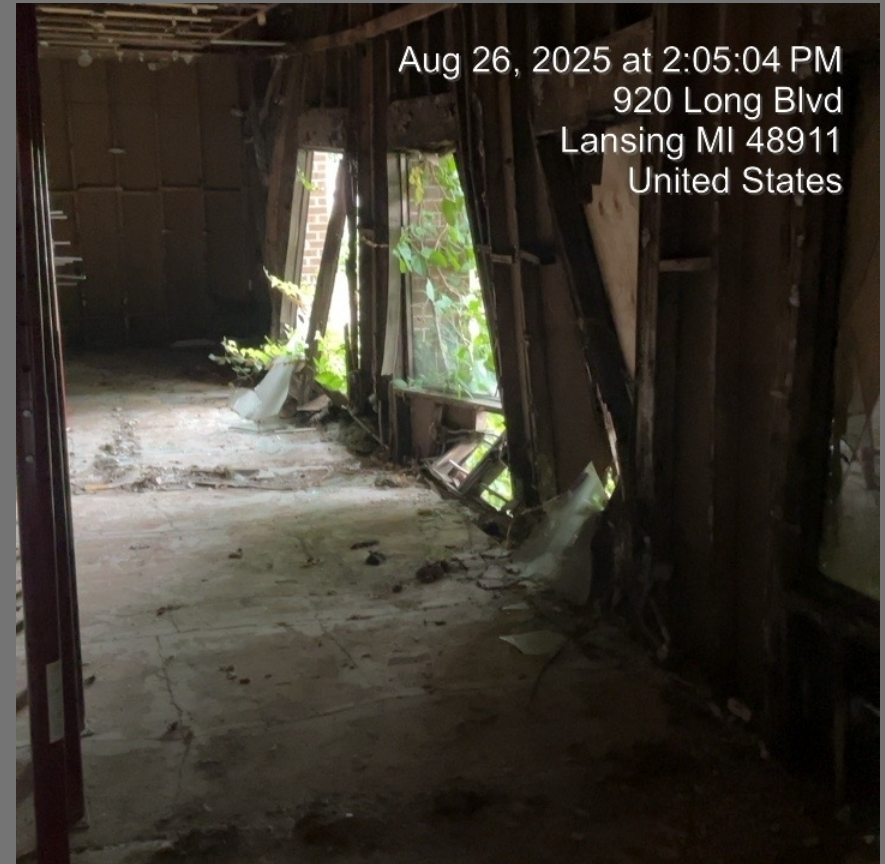
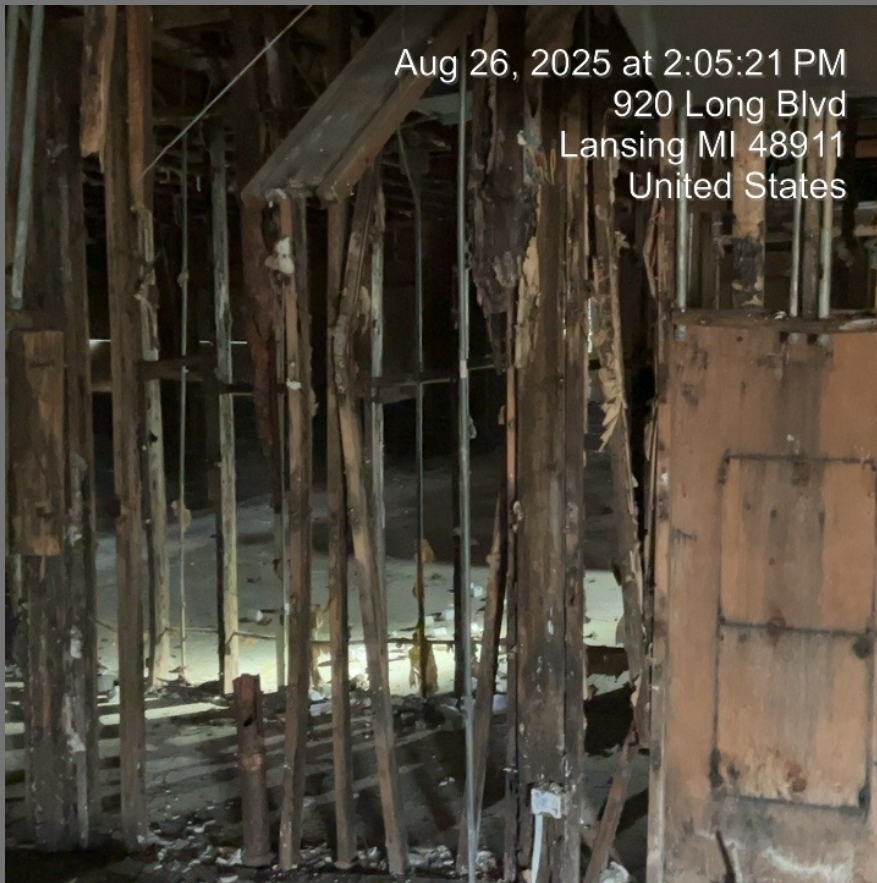


Inspection Photos





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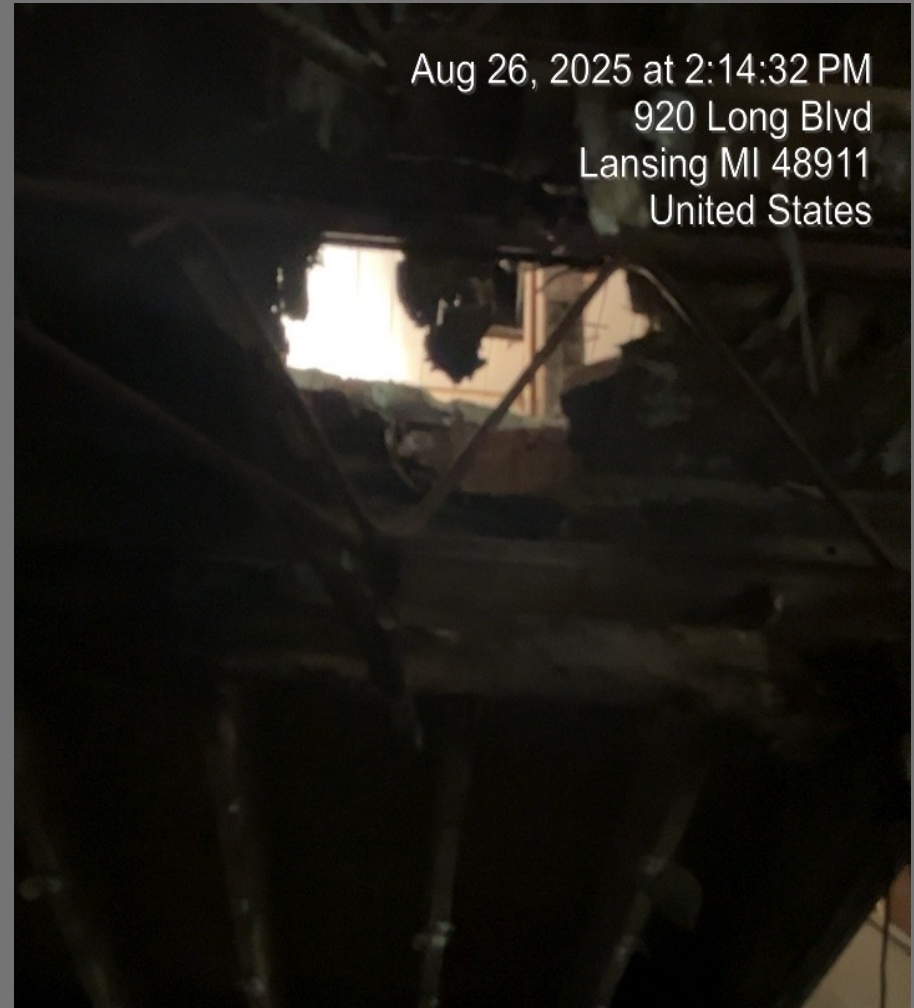




Inspection Photos



Aug 26, 2025 at 2:04:56 PM
920 Long Blvd
Lansing MI 48911
United States



Aug 26, 2025 at 2:14:32 PM
920 Long Blvd
Lansing MI 48911
United States



Inspection Photos

Aug 26, 2025 at 2:12:11 PM
920 Long Blvd
Lansing MI 48911
United States



Aug 26, 2025 at 2:11:29 PM
920 Long Blvd
Lansing MI 48911
United States





Inspection Photos



Aug 26, 2025 at 2:09:25 PM
920 Long Blvd
Lansing MI 48911
United States

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2026-5.5.26 - #1COMM
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Matter of the building/structure at 920 Long Blvd. which is a ☒ dwelling ☐ garage ☐ other

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

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically MCL 15.539(j)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure is a ☒ commercial building/structure ☐ residential building/structure ☐ other.
7. The owner ☐ has ☒ has not informed the local law enforcement agency that the building will be unoccupied.
8. The owner ☐ has ☒ has not maintained the exterior of the building or structure and adjoining grounds in accordance with the Housing Law of Michigan or the Building Code of the City of Lansing.
9. The building/structure ☐ is ☒ is not a secondary dwelling as defined by MCL 125.539(j)(ii).
10. The state equalized value of the building/structure is \$212,800.00
11. The cost to repair the building or structure to make it safe is \$3,944.265.00
12. The real estate is described as follows:

Parcel Number: 33-01-05-10-304-042

LOTS 5 & 6 LONG COMMERCE PARK

IT IS ORDERED THAT:

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

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

☒ The building/structure shall be made safe or demolished on or before 7-6-2025.

5-5-2025
Date

Joseph Vitale
Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **920 Long Blvd** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 920 Long Blvd**
 - **City, State, Zip, county: Lansing, MI 48911**
 - **Legal Description: LOTS 5 & 6 LONG COMMERCE PARK**
 - **Parcel #: 33-01-05-10-304-042**

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

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

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

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

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

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



The City of
LANSING
City Council

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

July 13, 2026

Montu Bedi

via email: montu@bediassociates.com

RE: Make Safe or Demolish at 920 Long Blvd., Lansing Michigan

Recently the property you own at 920 Long Blvd, Lansing Michigan went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

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

This Committee will meet on:
Thursday, 8/6/2026 @ 3:30 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

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

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Thursday, 7/30/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 920 Long Blvd, 33-01-05-10-304-042, LOTS 5 & 6 LONG COMMERCE PARK , City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on AUGUST 26TH, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MAY 5th, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by JULY 6th, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, _____, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 920 Long Blvd, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	6546 Mercantile Way
PARCEL NUMBER:	33-01-05-10-176-062

LISTED TAXPAYER:	Durga Property Holdings Inc.
INTERESTED PARTIES:	
SEV INFORMATION:	\$405, 300.00
LAND VALUE:	\$384,492.00
BUILDING VALUE:	
LOT SIZE:	340 x 283.68, MORE

LEGAL DESCRIPTION:	LOTS 12, 13 & S 90 FT LOT 11 HOLIDAY PLAZA
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	5.5.26
MSD HEARING RESULTS:	7.6.26

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	7.30.25
ZONING:	
ESTIMATE OF REPAIRS:	\$3,587,717.00
PICTURES:	YES
OTHER:	

PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Durga Properties	11320 CHESTER RD	
MONTU BEDI		513-748-5126 MONTU@BEDIASOCIATES.COM

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	7/13/2026	Referred
Committee on Public Safety	8/6/2026	Set Show Cause Hearing
City Council	8/10/2026	Set Show Cause Hearing
City Council	8/24/2026	Show Cause Hearing
Committee on Public Safety	9/3/2026	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

6546 Mercantile Way

Title Information:

- Durga Property Holdings

Original Red Tag Date:

- 7.30.25

Reasons for Red Tag

- Roof collapsed
- •Unsafe mechanical systems
- •Maintenance of existing wiring and equipment

Property Activity:

- No current permits

SEV & Cost of Repairs:

- SEV is \$405,300.00
- Estimated cost of repairs \$3,587,717

City Recommendation:

- 30 days to make safe or demolish.



6546 Mercantile Way

Damage Report Information:

- **6/5/2025** –Partial roof collapse occurred; owner made no contact with the department.
- **7/30/2025** –Enforcement **E25-18348** created by Cory Donnell and Eric Simmon following City official referral.
 - Joint inspection by Building, Electrical, and Mechanical divisions determined the building to be unsafe.
 - Building red-tagged; remaining tenants ordered to vacate.
 - Emergency electrical and gas disconnections completed the same day.
- Letter issued requiring owner to submit a plan of action by **8/6/2025**.
- Enforcement remains open with no corrections made.

Permits needed:

- All trade permits needed



Inspection Photos



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2026-5.5.26 - #2COMM
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Matter of the building/structure at 6546 Mercantile Way, which is a ☒ dwelling ☐ garage ☐ other

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

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically MCL 15.539(j)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure is a ☒ commercial building/structure ☐ residential building/structure ☐ other.
7. The owner ☐ has ☒ has not informed the local law enforcement agency that the building will be unoccupied.
8. The owner ☐ has ☒ has not maintained the exterior of the building or structure and adjoining grounds in accordance with the Housing Law of Michigan or the Building Code of the City of Lansing.
9. The building/structure ☐ is ☒ is not a secondary dwelling as defined by MCL 125.539(j)(ii).
10. The state equalized value of the building/structure is \$405,300.00
11. The cost to repair the building or structure to make it safe is \$3,587.717.00
12. The real estate is described as follows:

Parcel Number: 33-01-05-10-176-062

LOTS 12, 13 & S 90 FT LOT 11 HOLIDAY PLAZA

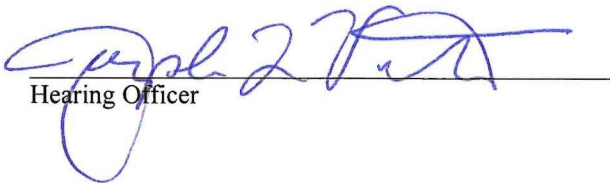
IT IS ORDERED THAT:

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

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

☒ The building/structure shall be made safe or demolished on or before 7-6-2025.

5-5-2025
Date


Hearing Officer



Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **6546 Mercantile Way** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 6546 Mercantile Way**
 - **City, State, Zip, county: Lansing, MI 48911**
 - **Legal Description: LOTS 12, 13 & S 90 FT LOT 11 HOLIDAY PLAZA**
 - **Parcel #: 33-01-05-10-176-062**

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

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

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

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

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

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



The City of
LANSING
City Council

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

July 13, 2026

Montu Bedi

via email: montu@bediassociates.com

RE: Make Safe or Demolish at 6546 Mercantile, Lansing Michigan

Recently the property you own at 6546 Mercantile, Lansing Michigan went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

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

This Committee will meet on:
Thursday, 8/6/2026 @ 3:30 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

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

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Thursday, 7/30/2026.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

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

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 6546 Mercantile Way, 33-01-05-10-176-062, LOTS 12, 13 & S 90 FT LOT 11 HOLIDAY PLAZA , City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on JULY 30TH, 2025 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on MAY 5th, 2026, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by JULY 6th, 2026; and

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

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

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, _____, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 6546 Mercantile Way, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

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

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	431 S Francis
PARCEL NUMBER:	

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

LEGAL DESCRIPTION:	LOT 194 SNYDERS SUB
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	NA
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

DELINQUENT TAXES	Per County
2024	3236.7
2025	5708.58

MSD HEARING DATE:	5.5.26
MSD HEARING RESULTS:	

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

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

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

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



431 South Francis

Title Information:

- Laudenslaged Greg & Garza Gayle

Original Red Tag Date:

- 7/05/2020

Reasons for Red Tag

- For safety issues and inspection request by the LPD

Property Activity:

- No permits for the property

SEV & Cost of Repairs:

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

City Recommendation:

- 30 days to make safe or demolish.



Address

Damage Report Information:

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

Permits needed:

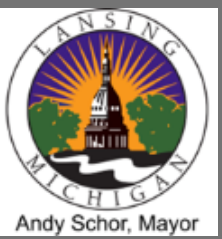
- Building permit for the foundation walls.

Owner interaction

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

Other violation activity

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



Inspection Photos



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



Inspection Photos



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



Inspection Photos



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



Inspection Photos



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

Inspection Photos



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



Inspection Photos



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



Inspection Photos



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

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2026 - 5.5.2026 #3
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Matter of the building/structure at **431 S. Francis Ave** which is a ☒ dwelling ☐ garage ☐ other

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

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

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

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

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

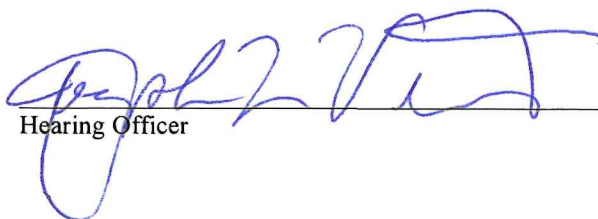
LOT 194 SNYDERS SUB

IT IS ORDERED THAT:

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

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

5/5/26
Date


Hearing Officer

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 431 S. Francis Ave, 33-01-01-14-377-081, LOT 194 SNYDERS SUB, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 5TH, 2020; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MAY 5TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by JUNE 5TH, 2026 and

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

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

WHEREAS, the City Council held a public show cause hearing on July 27, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 431 S. Francis Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within ____ days from the date of this resolution, _____.

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

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

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	1217 N Grand River
PARCEL NUMBER:	33-01-01-09-326-141

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

LEGAL DESCRIPTION:	COM AT NE COR LOT 4, TH W 257.5 FT, S 10 FT, S 10FT, SE'LY TO PT 1 R OF SW COR LOT 4, E 81.5 FT, N 22 FT E 100 FT N 44 FT TO REG.
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<u>CURRENT BLDG SAFETY PERMIT ACTIVITY</u>
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BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	
MSD HEARING RESULTS:	

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

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



1217 N Grand River

Title Information:

- Jonathan Reedy

Original Red Tag Date:

- 1/30/25

Reasons for Red Tag

- Fire damaged structure

Property Activity:

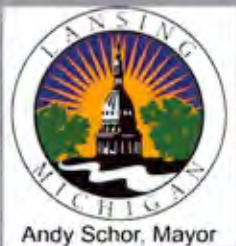
- No permits. House is for sale by owner, as is

SEV & Cost of Repairs:

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

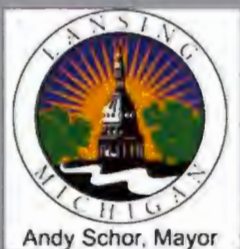
City Recommendation:

- 30 days to make safe or demolish.



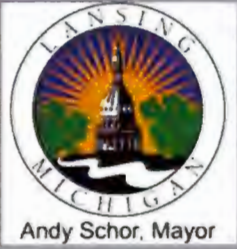
Inspection Photos





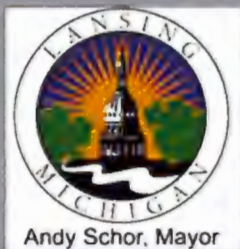
Inspection Photos





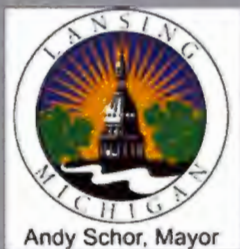
Inspection Photos





Inspection Photos





Inspection Photos





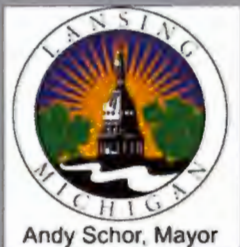
Inspection Photos





Inspection Photos



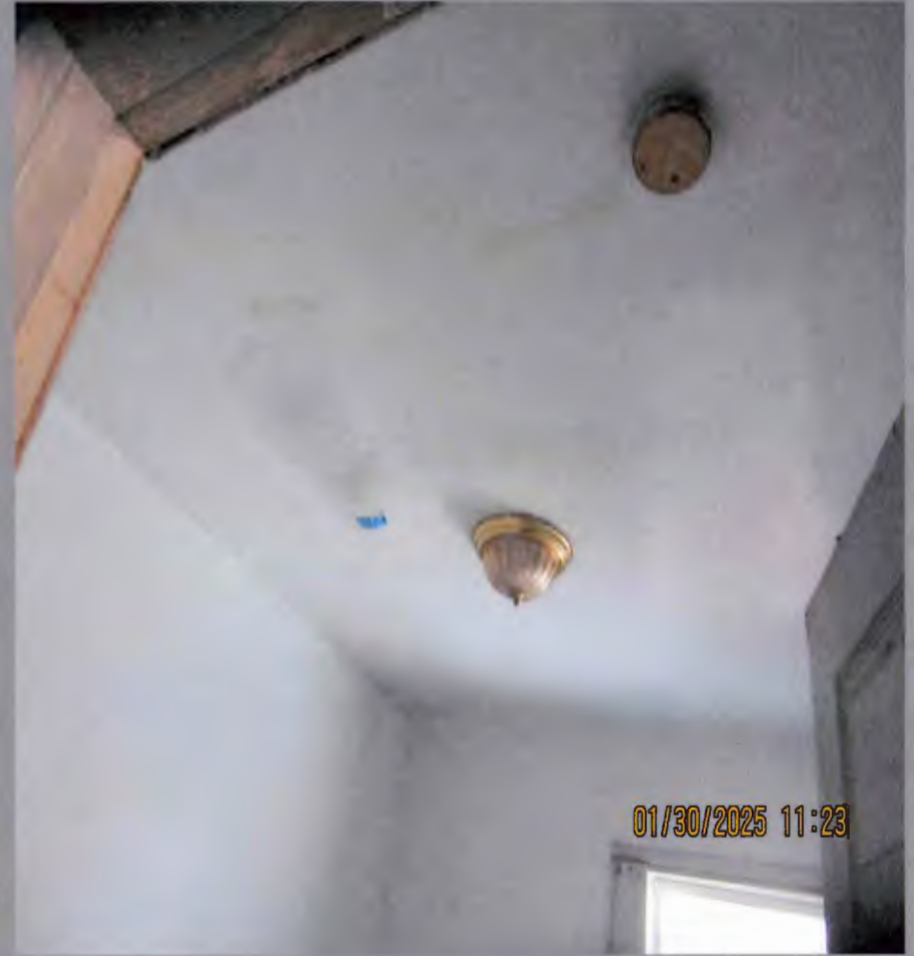


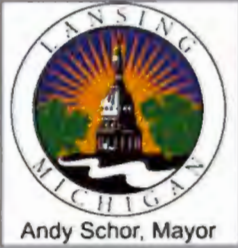
Inspection Photos





Inspection Photos





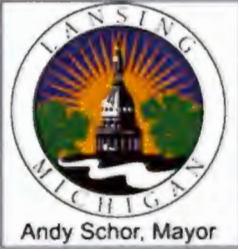
Inspection Photos



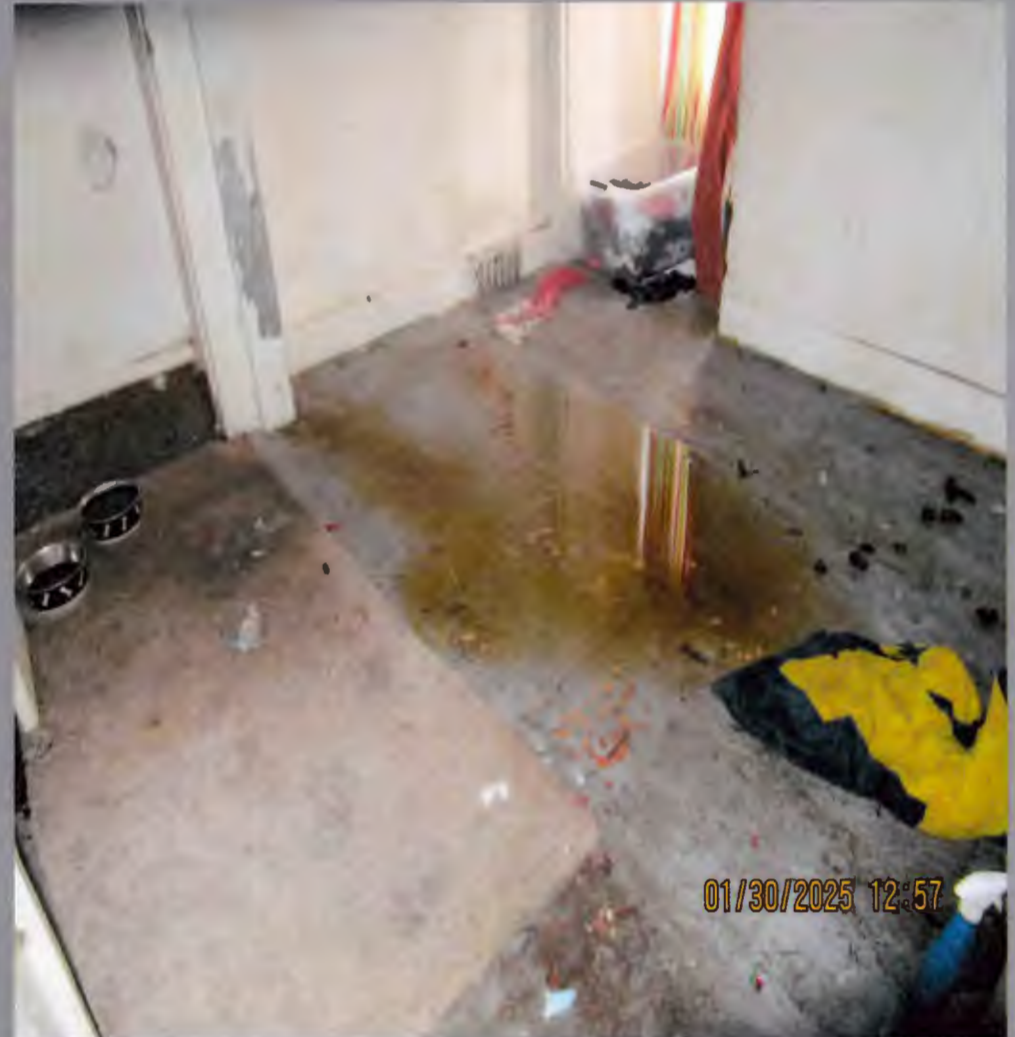


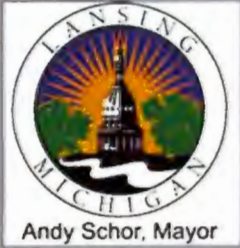
Inspection Photos





Inspection Photos





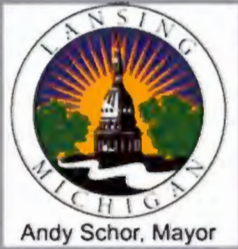
Inspection Photos





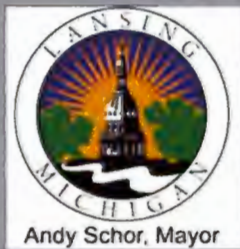
Inspection Photos





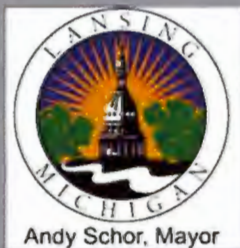
Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos



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

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

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

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

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

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

IT IS ORDERED THAT:

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

☒ The building/structure shall be made safe or demolished on or before May 26, 2026

3/24/26
Date

[Signature]
Hearing Officer

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 1217 N. Grand River Avenue, 33-01-01-09-326-141, COM AT NE COR LOT 4, TH W 237.5 FT S 10 FT, SE'LY TO PT 1 R W OF SW COR LOT 4, E 81.5 FT, N 22 FT, E 100 FT, N 44 FT TO BEG; BLOCK 29 ORIG PLAT, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JANUARY 30TH, 2025; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on MARCH 24TH, 2026, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by MAY 26TH, 2026 and

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

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

WHEREAS, the City Council held a public show cause hearing on July 27, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1217 N. Grand River Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within ____ days from the date of this resolution, _____.

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

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

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

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

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

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

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

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

DELINQUENT TAXES	Per County
2025	6012.19

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

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

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

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	5/11/2026	Referred to Committee
Committee on Public Safety	5/21/2026	Set Show Cause Hearing
City Council	6/8/2026	Set Show Cause Hearing
City Council	6/22/2026	Show Cause Hearing
Committee on Public Safety	7/8/2026	Tabled 1 week
Committee on Public Safety	7/16/2026	Tabled till 8/6/2026
Committee on Public Safety	8/6/2026	
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

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



Andy Schor, Mayor

4507 Devonshire

Title Information:

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

Original Red Tag Date:

- 7/5/17

Reasons for Red Tag

- Unfit for human occupancy

Property Activity:

- No permit activity

SEV & Cost of Repairs:

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

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

4507 Devonshire

Damage Report Information:

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

Permits needed:

- Building, electrical, mechanical

Owner interaction

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

Other violation activity

- 2025
 - 1 board up



Inspection Photos





Andy Schor, Mayor

Original Photos



Original Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





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Inspection Photos





Andy Schor, Mayor

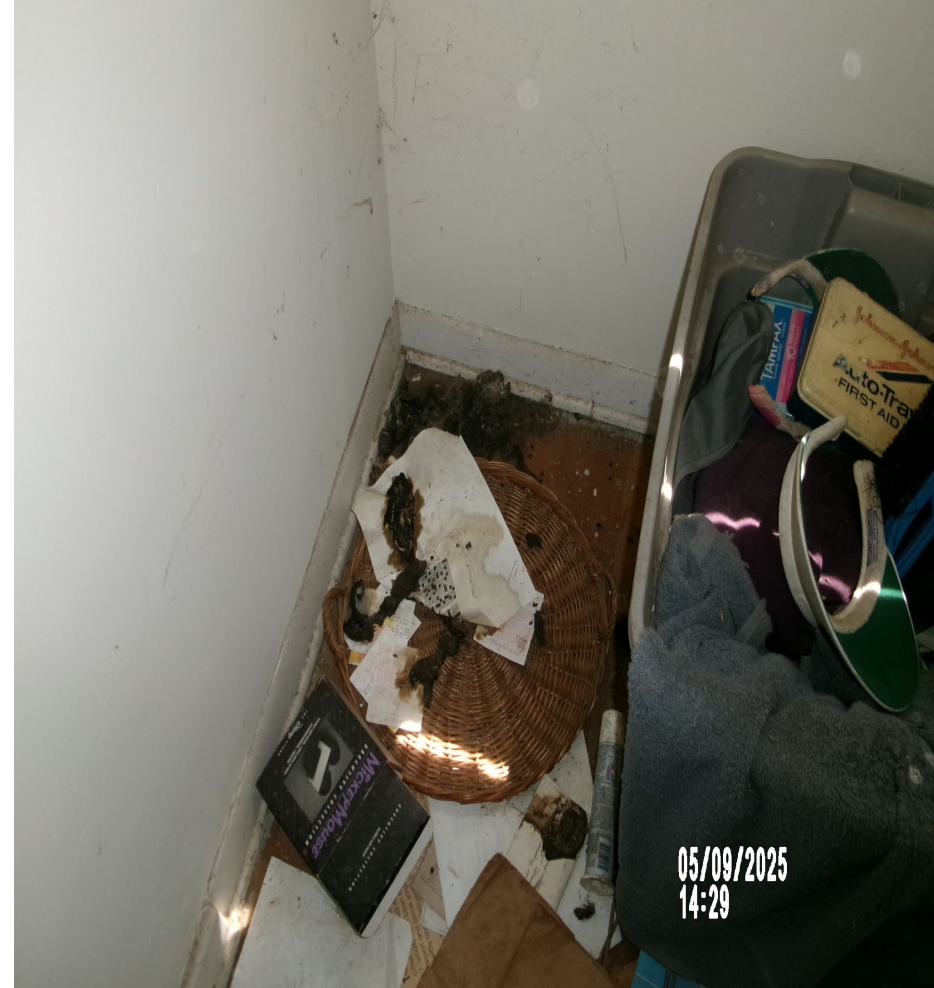
Inspection Photos





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Inspection Photos



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

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

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

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

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

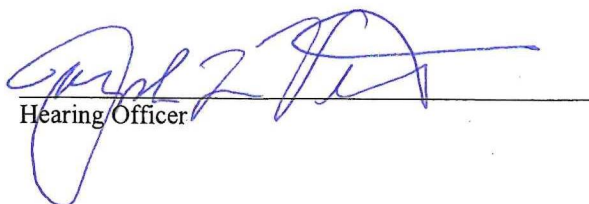
LOT 94 PLEASANT RIDGE SUB NO 3

IT IS ORDERED THAT:

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

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

3/24/26
Date


Hearing Officer

Boak, Sherrie

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

Sent from my Galaxy

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

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

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

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

Crystal Collins
517.755.8479

Sent from my Galaxy

Boak, Sherrie

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

Sent from my Galaxy

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

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

Mr. Van Fossen,

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

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

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

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

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

Sent from my Galaxy

Prospective Buyer Letter for 4507 Devonshire Ave

Subject: Prospective Buyer for 4507 Devonshire Ave

Dear City of Lansing,

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

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

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

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

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

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

Sincerely,

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

Boak, Sherrie

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

Importance: High

Sent from my Galaxy

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

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

Mr. Van Fossen,

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

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

With your approval, I will get them started immediately.

Thank you for your time,
Crystal Collins

Sent from my Galaxy

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

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

To: crystalacollins@hotmail.com
Subject: 4507 Devonshire

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

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



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

Project Proposal for 4507 Devonshire Avenue

Objective:

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

Goals:

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

Timeline:

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

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

Details:

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

Costs:

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

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

Plan of Action:

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

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

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

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

Thank you for considering Junk in the Trunk.

Boak, Sherrie

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

Sent from my Galaxy

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

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

Mr. Van Fossen,

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

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

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

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

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

Thank you for your consideration,
Crystal Collins

Sent from my Galaxy

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

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

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

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

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

WHEREAS, the City Council held a public show cause hearing on June 22, 2026 to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

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

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 4507 Devonshire Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within ____ days from the date of this resolution, _____

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

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

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

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