



AGENDA
Committee on General Services
Tuesday, February 27, 2018 @ 4:00 p.m.
City Council Conference Room, City Hall 10th Floor

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

1. Call to Order

2. Approval of Minutes:

- February 13, 2018

3. Public Comment on Agenda Items

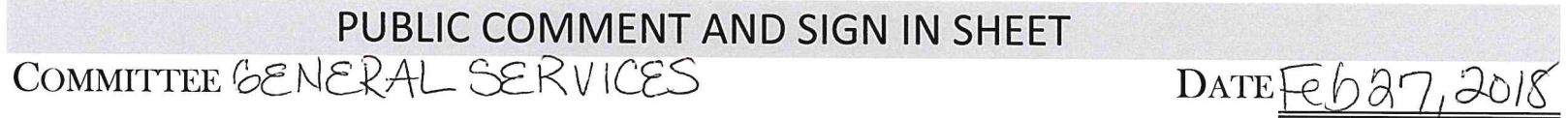
4. Discussion/Action:

- A.) RESOLUTION – Community Funding Request; Native American Arts & Crafts Council; Riverbank Traditional Pow Wow
- B.) RESOLUTION – Request for recognition of non-profit status filed by Maryellen Jansen for IMAGIN; 416 S Cedar Street Suite C
- C.) RESOLUTION – Claim # 1439; B. Koche; 819 Riverview; \$523.00
- D.) RESOLUTION – Claim Appeal #1505; L. Ball; 4615 Ora; \$1,070.00
- E.) RESOLUTION – Claim Appeal #1470; L. Watts; Vacant Lot Kalamazoo; \$1,632.00

5. Pending

6. Other

7. Adjourn

[illegible]



MINUTES
Committee on General Services
Tuesday, February 13, 2018 @ 4:00 p.m.
City Council Chambers, City Hall 10th Floor

CALL TO ORDER

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

ROLL CALL

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Scott Sanford, Code Compliance
Eric Brewer, Council Internal Auditor
Kathleen Martin
Tony Felder, Representative for IRENTINK
Hamid Khorrami
Sarah Lehr, LSJ

Minutes

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FROM JANUARY 16, 2018 AS PRESENTED. MOTION CARRIED 2-0.

Public Comment on Agenda Items

No public comment at this time.

Discussion/Action

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

Mr. Sanford confirmed a notice was sent to the owner for a box spring in the front yard after it was cited on July 10, 2017, and a recheck was done on July 19, 2017. The item was still there so the contractor was contacted and arrived July 20, 2017. The department confirmed they did all the proper procedures, and the records show a bulk item sticker was purchased but not until August.

Ms. Martin confirmed she was not living at property at the time because she was on vacation, however was on site on July 10th and the code officer did not approach her at the door. However, a notice did arrive in the mail while she was gone. Her neighbor collected her mail

while she was gone and there appeared to be no mail labeled “notice”, or “violation”. She admitted if the notice would have been certified or labeled invoice it would have been opened. When she returned from vacation the box spring was gone, and she paid \$33 which she thought was the charge. She concluded that her opinion was that the notice was appropriately handled.

Mr. Brewer stated the Claims Review Committee determined denial of the claim based on the pictures, time frame and contractor timeline.

Council Member Wood asked Law if the ordinance requires notices to be sent certified mail, and Ms. O’Boyle confirmed it does not. Council Member Wood then informed Ms. Martin that there is an ordinance that does allow for two (2) free large item tags, which based on income you have to qualify for. Ms. Martin acknowledged the information noting it was the first time she had heard of this service.

MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM #1474 FOR 913 MOORES RIVER DRIVE IN THE AMOUNT OF \$407.00 BASED ON INFORMATION IN THE PACKET AND CONCURRANCE WITH THE CLAIMS REVIEW COMMITTEE.

Council Member Hussain agreed with the motion noting it appeared code did everything correctly. Ms. Martin stated again her opinion that if Code would have knocked on her door when they saw it on July 10, 2017 she could have removed the item.

MOTION CARRIED 2-0.

The Committee informed Ms. Martin the claim would be at the full Council on February 26, 2018, however Ms. Martin stated she was going to be out of town but again felt the due-process is wrong.

RESOLUTION – Claim Appeal; #1498; T. Felder; IRENTINK; 6121 Coulson Ct.; \$2,909.00
Mr. Sanford stated the property was cited August 22, 2017 re-inspected August 30, 2017 and the contractor arrived September 26, 2017 where the violations and other violations were present and removed.

Mr. Felder stated he disputed the charges and invoices from Eric’s Refuse, his opinion that the charges were extreme and the trash picked up was excessive. He did acknowledge that he did not dispute paying the charge, but that the charges did not reflect on what they did take or should have charged. Mr. Sanford confirmed the notice was send notices to three locations, and the photos reflect the number of pallets, boxes, tires, beds, and brush piles.

Council Member Wood referred the Committee to the inspector authorization form which authorized the contractor for 2 hours and 6 cubic yards. Mr. Sanford stated the inspector cited that based on what he saw from the road and when the contractor arrived they found more in the back yard. Mr. Sanford was not sure how the pallets were handled; taken in part or in pieces. Council Member Hussain asked if the contractor invoice on 11 hours was for one person or more. Mr. Sanford’s opinion was it was for 4 contractors totaling 11 hours. He also noted to Mr. Felder that the tires are a separate removal additional fee.

Mr. Felder was questioned on his position as the owner, and he stated IRENTINK is the owner and he is not in the LLC but the property manager. Council Member Wood stated to Mr. Felder the Committee has been advised in the past that they can only hear and negotiate with the owner. Mr. Felder stated the owner was in Europe and unable to attend, noting the condition

puts owners and investors in an unusual situation. He did then volunteer to pay a portion of the charges, but believed the fees were extreme. Ms. O'Boyle was asked and confirmed that the claim has to be heard from the owner and could be done via phone. Mr. Felder asked for a copy of that determination and process. Ms. O'Boyle referred Mr. Felder to the City Attorney website for the instructions. Council Member Wood instructed Mr. Felder to take the Office Manager business card when he left and make arrangements for a future meeting via phone with the owner.

The claim was pending and moved to a future meeting where a conference call can be set up.

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

Ms. Sanford stated in this case Code was contacted by the LPD for a board up on the dwelling.

Mr. Khorrami presented photos of the door noting the neighbor witnessed the break in through the back door and called LPD, and before LPD could arrive the house invader left. The neighbor then went to the house, and went in that back door and opened the front door as they waited for the LPD. When the LPD arrived, the front door was boarded up, but that was not the door that was broken in the break-in but the back door. Mr. Khorrami again stated the front door was fine and presented photos of the front door. Mr. Sanford referred the Committee to the copy of the police report in the packet. Council Member Wood asked Mr. Sanford for the photo of the actual board and board up of the front door. Mr. Sanford admitted that Code could not find that photo, but his opinion of the photo was that the door was damaged. Council Member Wood asked again for a photo of the board, but Mr. Sanford could not provide the proof, but assured the Committee the door was boarded up as indicated by the LPD report.

Mr. Brewer informed the Committee that the Claims Review Committee denied it also based on the photos and communications.

The Committee reviewed the photos and the photos presented by the claimant of the door. It was noted that the front might have been boarded because the LPD locked the back door from the inside but had not way to lock the front door when they walked out so they ordered the board up.

**MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM #1438 FOR 834 GIER STREET IN THE AMOUNT OF \$500.00 BASED ON INFORMATION IN THE PACKET.
MOTION CARRIED 2-0.**

Council Member Hussain asked for the time line a claim can be heard after it appears on the tax bill. Mr. Sanford confirmed the owner has 30 days. Ms. Boak informed the Committee the claims they are currently hearing were filled in 2017, however with the yearend change over and new Committee establishment they are catching up on the claims.

Other

No other topics.

Adjourned

Adjourned at 4:39 p.m.

Submitted by Sherrie Boak,

Office Manager, Lansing City Council

Approved by the Committee on _____

Application for Community Funding

(5/23/05) - II

Organization Name: Native American Arts and Crafts Council

Tax Id#: 38-2660448

Mailing Address: 725 Ridgewood Ave.

City, State, Zip: Lansing, MI 48910

Contact Person(s) and Title(s): Robin Menefee, Executive Director

Daytime Phone: 517-720-1502

Fax Number: 517-721-1502 (Please call first)

E-mail Address: Robin_Menefee@yahoo.com

Amount Requested: \$650.00

Event Title & Type: Riverbank Traditional Pow Wow – A Native American Cultural Event

Reason for Request: (check all that apply)

Defray costs for Rental of Facility ☒ Defray costs for Set Up ☒

Defray costs for Rental of the Showmobile ☐ Defray costs for Misc. Rental ☐

Defray costs for Other ☐ Please Explain:

Facility Requested For Event and or Equipment (please check)

City Park ☒ City Building ☐ Oldsmobile Park ☐

Lansing Center ☐ Showmobile (mobile stage unit) ☐ Other Equipment ☐

What is the expected rental rate for the facility requested and or equipment? \$650.00 for park rental.

Date(s) and Time(s) of Event: June 1 – 4, 2018

Total Estimated Attendance: 12,000 over the course of 3 days

Estimated Lansing Residents in Attendance: 9000

If your organization has applied for other City funding for this event, please list each

Department and amount requested: NA

Please list all other organizations that are sponsoring or participating in your event: _____

We have send proposals to: Lansing School District, Lansing Community College, Michigan Council for the Arts and Cultural Affairs, Lansing Arts Council, Greater Lansing Visitors and Convention Bureau, Michigan State University, Nokomis Learning Center

If your organization received funding from the Lansing City Council previously please list the amount, year, and purpose: \$650 – 2017 – Park Rental

Total amount of funds and sources granted by the City this year: NA

Total amount of funds and sources granted by the City in the previous year: \$650.00

Please list any admission fee or registration fee for this event: NA

ALONG WITH THIS COMPLETED FORM YOU MUST ATTACH THE FOLLOWING:

(Please check after each is completed and attach)

- ☒ A BUDGET FOR YOUR EVENT
- ☐ A LIST OF POTENTIAL FUNDING SOURCES AND HOW EACH FUNDING SOURCE WILL BE USED TOWARDS THE EVENT
- ☒ LIST OF YOUR ORGANIZATION-S OFFICERS
- ☐ A COPY OF COMPLETED RESERVATION FORM OR CONTRACT FOR FACILITY FOR THE EVENT still waiting for from Parks and Rec.

If your request is granted, you must provide an accounting of how the funds received were spent and a written analysis of the event to the City Council within 60 days after the event. Attached please find a Community Funding Reporting Statement - it must be completed and returned along with the written analysis after the event has taken place to be eligible for Community Funding for the next fiscal or future fiscal years.

SIGNED: R. J. Menefee

DATE: 1/20/18

DO NOT WRITE BELOW THIS LINE

Approved by the Committee on General Services and City Council

Date Approved _____ Resolution # _____ Signature _____

Current List of Potential Funding Sources

<u>Expenses</u>	<u>Amount</u>	<u>Anticipated Revenue</u>	<u>Amount</u>
Site Rental			
Insurance	\$1,150.00	City of Lansing	\$650.00
Riverfront Park	\$3,000.00	Mini Grant Program (awarded)	\$4,000.00
Park Rental, Electric, Water, Grey Water		Young Creatives Grant (awarded)	\$1,500.00
Park Damage Deposit	\$500.00		
Building Permit	\$75.00	Lansing Community College	\$1,000.00
Equipment Rental		MSU American Indian Studies	\$500.00
American Rental-Tents, Port a Potties and Service	\$2,500.00	MSU Native American Institute	\$500.00
On-Stage Visuals:PA equipment	\$600.00	Anonymous Donor	\$500.00
Golf Cart Rental	\$160.00	Little Traverse Bay Band	\$700.00
Grainger: Garbage Disposal	\$300.00	Huron Pottawatomie	\$500.00
		Tribal Donations	\$2,100.00
		Lansing School District	\$1,000.00
		Saginaw Chippewa Tribe	\$500.00
VIP's For Pow Wow		Gun Lake Tribe	\$300.00
MC -	\$300.00	Greater Lansing CVB	\$1,000.00
Head Vet-	\$300.00	Sault Ste. Marie Tribe	\$250.00
Head Male	\$300.00		
Head Female	\$300.00	Booklet advertising	\$1,000.00
Head Elder -	\$150.00		
Head Elder	\$150.00		
Head Jr. Male Dancer (3 @ \$50)	\$150.00		
Head Jr. Female Dancer (3 @ \$50)	\$150.00		
Co-Host Drum:	\$400.00	Vendors 40 @ \$100	\$4,000.00
Co-Host Drum:	\$400.00		
Invited and other Drums	\$900.00		
Children's Craftperson	\$150.00		
Arena Director -	\$150.00		
Dancer Honorarium	\$3,000.00		
Hospitality			
Hotel Rooms	\$800.00		
Give Away Gifts	\$150.00		
Tobbaco Tie Materials	\$50.00		
Food for Volunteers	\$100.00		
Feast for Participants (300 people)	\$700.00		
Friday - Education Day			
Friday Afternoon Dancer Participants	\$250.00		
Friday Afternoon Drum	\$150.00		

Mobile Indian Village	\$0.00		
Story Teller	\$150.00		
Craft Material and teacher	\$250.00		
Medicine Explanation teacher	\$150.00		
Language Teacher	\$150.00		
Fishing and Gillnetting Teacher	\$150.00		
Water preservation Teacher	\$150.00		
Emcee for Dance program	\$100.00		
Promotional and Communication			
Flyer and Poster printing	\$250.00		
Booklet Printing	\$150.00		
Postcards	\$100.00		
Postage	\$49.00		
Envelopes	\$16.00		
Sales			
Shirts	\$1,000.00		
Button Parts	\$50.00		
Totals	\$20,000.00		\$20,000.00

List of Potential 2018 Funding Sources

City of Lansing

The City will provide funding for the rental of the park and fees/deposits required for park services.

Michigan Council for the Arts and Cultural Affairs

We have been awarded \$4000.00 for our event. These funds will be used to pay for our VIP's needed for our event.

Arts Council of Greater Lansing's Young Creative Program

We have been awarded \$1500.00 for our event. These funds will be used to pay for the activities for our Education Day on Friday, June 1, 2018.

Lansing School District

In the past, the school district has provided us with the tables and chairs that we need for our event.

Lansing Community College

LCC provides the Pow Wow with the use of their parking structure during the event as well as their shower facilities for the campers. In 2017, they supported the Pow Wow with a \$850.00 contribution to offset the cost of our event.

Michigan State University American Indian Institute

The American Indian Institute contributed \$1000 to our program last year.

American Rental Company

This Lansing based company has donated 2 tents to our event last year.

Gordon Food Service, Meijers, Kroger

These local companies have donated Gift Certificates to the event.

Tribal Communities in Michigan

Letters will be sent to the Federally Recognized tribes in Michigan for donations to either our program or for our auction.

Native American Arts & Crafts Council Board of Directors

Chair

Jacob Menefee-- Oneida of the Thames First Nations
725 Ridgewood Ave.
Lansing, MI 48910

Secretary/Treasurer

Eva M. Menefee-- Oneida of the Thames First Nations
725 Ridgewood Ave.
Lansing, MI 48910

Jolene Quinlan -- Saginaw Chippewa Indian Tribe
7821 E. Sage
Mt. Pleasant, MI 48858

Carol Howard -- Little Traverse Bay Band of Odawa Indians
1410 Pettis
Lansing, MI 48910

Dalton Childress -- Cherokee
1211 Hillgate Way
Lansing, MI 48912

Pow Wow Chairperson

Robin Menefee -- Grand Traverse Band of Ottawa and Chippewa Indians
725 Ridgewood Ave.
Lansing, MI 48910

COMMUNITY FUNDING REPORTING STATEMENT

(5/23/05) - II

Organization/Group Name: Native American Arts and Crafts Council

Event Name & Type: Riverbank Traditional Pow Wow, Native American Celebration

Organization Address: 725 Ridgewood Ave., Lansing, MI 48910

-Phone Number: 517-721-1502

-Contact Person: Mr. Robin Menefee

Date of Event: June 2-4, 2017

FINANCIAL REPORTING INFORMATION:

Revenue Raised:

- Total Donations and Contributions (List each donation & contribution source along with the amount on a separate sheet of paper)	<u>12800.00</u>
- Admission/Registration Fee	<u>0</u>
- Advertisements	<u>0</u>
- Other Sales and Revenue (List all other sales & revenue and the amounts raised on a separate sheet of paper)	<u>750.00</u>
- Total Revenue (please add all of the line items under "Revenue Raised")	<u>13550.00</u>

EXPENSES

- Wages/Salaries (Artist Honorarium)	<u>5120.00</u>
- Printing	<u>0</u>
- Facility Rentals	<u>3325.00</u>
- Meals/Refreshments	<u>750.00</u>
- Other	<u>4355.00</u>
- Total Expenses (please add all line items of Expenses)	<u>13550.00</u>
- Attendance Totals	<u>5000 total</u>

Please return this form filled out within 60 days after the event to: Lansing City Council, 124 West Michigan Avenue, 10th Floor, Lansing, MI, 48933 - Attention: Committee on General Services Staff

Lansing Community Use Funding Final Budget Report 2017

Donations and Contributions

Fire Keepers Casino and Resort	\$ 500
Lansing Community College	\$ 800
MSU Native American Institute	\$ 1,000
MSU Native American Studies	\$ 250
Lansing School District	\$ 1,000
City of Lansing	\$ 650
MCACA Mini Grant	\$ 3,600
Creative Youth Grant	\$ 1,200
Vendor Payments	\$ 2,800
Greater Lansing Visitors and Convention Bureau	\$ 1,000

Other Sales and Revenues

Raffles and donations	\$ 500
T-shirt sales	\$ 250

Total Revenue **\$ 13,550**

EXPENSES - CASH

Artist Fees	
MC - Don Lyons	\$ 250
Head Vet- Dale Anderson	\$ 250
Co-Host Drum: Sons of the Three Fires	\$ 500
Co-Host Drum: Urban Nation	\$ 400
Invited Drum: Southern Wind	\$ 300
Invited Drum: Sugar Island Singers	\$ 300
Head Elder Male: Dale Peters	\$ 250
Head Elder Female: Erma Peters	\$ 250
Head Male Dancer: Frank Sprague	\$ 150
Head Female Dancer: Judy Robinson	\$ 150
Dancer Honorarium	\$ 2,020
Arena Director - Richard Kennedy	\$ 150
Craft Director - Eva Kennedy	\$ 150

Insurance	\$ 1,150
Riverfront Park	\$ 650
Electical, Water, Grey Water Tank	\$ 2,500
Building Permit	\$ 75
Feast for Participants	\$ 700
Tents, Port a Potties and Service	\$ 2,295
PA equipment	\$ 600
Golf Cart Rental	\$ 160
Garbage Disposal	\$ 300

Total Expenses **\$ 13,550**



City of Lansing, Michigan
Application for Request for Non-Profit Status in the City of Lansing

Organization Name (As Incorporated): IMAGIN
 Address: 416 S. Cedar Street, Suite C
 City: Lansing State: MI Zip: 48912
 Contact Person: Maryellen Hansen
 Main Contact Number: (517) 338-3035 x709 Secondary Contact Number: ()
 Email Address: info@imagin.org

Please include the following with your application:

- a. A copy of your 501(c)3 Designation
- b. A copy of your Articles of Incorporation
- c. A copy of your Bylaws
 - ☒ Includes in bylaws a dissolution provision a plan to distribute all the remaining assets to ensure that
 1. All financial and contractual obligations are fulfilled and that
 2. Remaining assets are distributed only to one or more similar nonprofit, tax exempt organizations and/or institutions
- d. Non-refundable application fee of \$100.00 or fee waiver request*

I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief.

Maryellen Hansen 1-25-18
 Signature Date

*Fee waiver request

I hereby certify that the assets of this non-profit organization are less than \$2,500 and I request the fee be waived. The fee would cause an extreme hardship because:

Signature

Date

Please submitted completed application and attached documents, please return it to:

Chris Swope, City Clerk
 Lansing City Clerk's Office
 Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
City.clerk@lansingmi.gov 517-483-4131

RECEIVED AUG 3 4 1998

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 19 1998

IMAGIN
414 MAIN ST STE 211B
ROCHESTER, MI 48307

Employer Identification Number:
38-3264445
DLN:
17053155036028
Contact Person:
EO CUSTOMER SERVICE
Contact Telephone Number:
(213) 894-2289
Accounting Period Ending:
September 30
Form 990 Required:
Yes
Addendum Applies:
Yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in section 509(a)(2).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(2) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(2) organization.

Letter 947 (DO/CG)

IMAGIN

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of Code sections 2055, 2106, and 2522.

Contribution deductions are allowable to donors only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. See Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, which sets forth guidelines regarding the deductibility, as charitable contributions, of payments made by taxpayers for admission to or other participation in fundraising activities for charity.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

Letter 947 (DO/CG)

IMAGIN

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

This determination is based on evidence that your funds are dedicated to the purposes listed in section 501(c)(3) of the Code. To assure your continued exemption, you should keep records to show that funds are expended only for those purposes. If you distribute funds to other organizations, your records should show whether they are exempt under section 501(c)(3). In cases where the recipient organization is not exempt under section 501(c)(3), there should be evidence that the funds will remain dedicated to the required purposes and that they will be used for those purposes by the recipient.

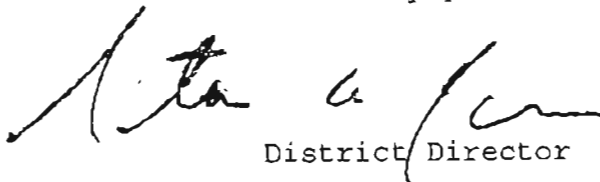
If distributions are made to individuals, case histories regarding the recipients should be kept showing names, addresses, purposes of awards, manner of selection, relationship (if any) to members, officers, trustees or donors of funds to you, so that any and all distributions made to individuals can be substantiated upon request by the Internal Revenue Service. (Revenue Ruling 56-304, C.B. 1956-2, page 306.)

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



District Director

Enclosure(s):
Addendum

Letter 947 (DO/CG)

IMAGIN

Based upon information submitted, the effective date of this determination letter is September 14, 1995.

MICHIGAN DEPARTMENT OF COMMERCE - CORPORATION AND SECURITIES BUREAU

Date Received

(FOR BUREAU USE ONLY)

SEP 13 1995

FILED

SEP 14 1995

Administrator
MICHIGAN DEPARTMENT OF COMMERCE
Corporation & Securities Bureau

EFFECTIVE DATE:

Name Bruce Jeffries		
Address 401 South Washington Square, Plaza One Building		
City Lansing	State Michigan	Zip Code 48933

Document will be returned to the name and address you enter above.

737-203

ARTICLES OF INCORPORATION**For use by Domestic Nonprofit Corporations**

(Please read information and instructions on the last page)

Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Articles:

ARTICLE I

The name of the corporation is:

IMAGIN ✓

ARTICLE II

The purpose or purposes for which the corporation is organized are:

IMAGIN is organized exclusively for scientific and educational purposes within the meaning of Section 501(c)(3) of the U.S. Internal Revenue Code of 1986 or comparable provisions of subsequent legislation (the "Code").

ARTICLE III

The corporation is organized upon a Nonstock basis.
(Stock or Nonstock)

1. If organized on a stock basis, the total number of shares which the corporation has authority to issue is

_____ If the shares are, or are to be, divided into classes, the designation of each class, the number of shares in each class, and the relative rights, preferences and limitations of the shares of each class are as follows:

BM

ARTICLE III (cont.)

2. a. If organized on a nonstock basis, the description and value of its real property assets are: (if none, insert "none")
None
- b. The description and value of its personal property assets are: (if none, insert "none")
None
- c. The corporation is to be financed under the following general plan:
Receipt of dues from members, grants and other contributions, including contributions received in public or private fund-raising programs or from fees in providing services or programs for public or private entities/persons consistent with the purposes of the
- d. The corporation is organized on a Membership basis. corporation.
(Membership or Directorship)

ARTICLE IV

1. The address of the registered office is:

401 South Washington Square, Plaza One Building, Lansing, Michigan 48933
(Street Address) (City) (ZIP Code)

2. The mailing address of the registered office, if different than above:

_____, Michigan _____
(Street Address or P.O. Box) (City) (ZIP Code)

3. The name of the resident agent at the registered office is:

Bruce C. Jeffries

ARTICLE V

The name(s) and address(es) of the Incorporator(s) is (are) as follows:

Name

Residence or Business Address

Bruce C. Jeffries

Michigan State Housing Development Authority

401 South Washington Square, Plaza One Bldg.

Lansing, MI 48933

Ann Maclean

Michigan Technological University

School of Forestry and Wood Products

1400 Townsend Drive

Houghton, MI 49931-1295

James Lively

Northwest Michigan Council of Governments

P.O. Box 506

Traverse City, MI 49685

Use space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added. Attach additional pages if needed.

Article 11 (continued)

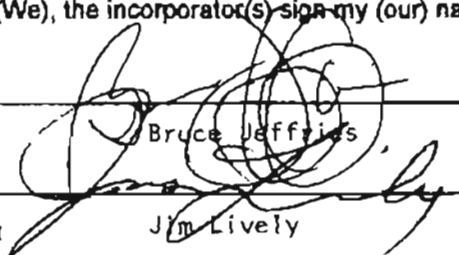
The purpose of IMAGIN is to provide technical, scientific, educational, and informational services to its members and other individuals involved in using geographic information systems (GIS) and the exchange of digital data concerning any of Michigan's natural and cultural resources.

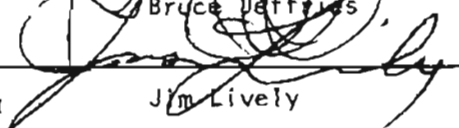
Notwithstanding any other provision of these Articles, IMAGIN shall not carry on any other activities not permitted to be carried on by : (1) a corporation exempt from federal income tax under Section 501(c)(3) of the Code, or (2) a corporation for which contributions are deductible under Section 170(c)(2) of the Code.

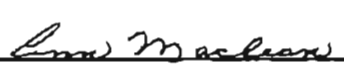
The property of this corporation is irrevocably dedicated to scientific and educational purposes.

Upon dissolution IMAGIN shall, after providing for the payment of all outstanding debts and liabilities, distribute its remaining assets to a nonprofit fund, foundation or corporation which is organized and operated exclusively for scientific and educational purposes and which has established its tax exempt status under Section 501(c)(3) of the Code.

I, (We), the incorporator(s) sign my (our) name(s) this 24th day of August, 1995.


Bruce Jeffries


Jim Lively


Ann Maclean

Continuation of Articles of Incorporation for IMAGIN

Article VI

Elimination and Assumption of Certain Director Liability

A volunteer director of IMAGIN shall not be personally liable to IMAGIN or its members for monetary damages for breach of the volunteer directors fiduciary duty, except for liability:

A. For any breach of the volunteer directors duty of loyalty to IMAGIN or its members;

B. For acts or omissions not in good faith or that involve intentional misconduct or knowing violation of the law;

C. For violation of Section 551(1) of the Michigan Nonprofit Corporation Act;

D. For any transaction from which the volunteer director derived an improper personal benefit;

E. For any acts or omissions occurring before the date these Articles of Incorporation are filed by the Michigan Department of Commerce; and

F. For any acts or omissions that are grossly negligent.

IMAGIN assumes all liability to any person other than IMAGIN or its members, if any, for all acts or omissions of a volunteer director occurring on or after the date these Articles are filed by the Michigan Department of Commerce, incurred in good faith performance of the directors duties as a volunteer director; provided, however that IMAGIN shall not be considered to have assumed any liability to the extent such assumption is inconsistent with the status of IMAGIN as an organization described in Section 501(c)(3) of the Code.

If the Michigan Nonprofit Corporation Act is amended to authorize further elimination or limitation of the liability of the directors of nonprofit corporations, then the liability of a director of IMAGIN (in addition to the limitation, elimination, and assumption of personal liability set forth in this Article) shall be assumed by IMAGIN or eliminated or limited to the fullest extent permitted by the Michigan Nonprofit Corporation Act as so amended, except to the extent that such limitation, elimination, or assumption of liability is inconsistent with the status of IMAGIN as an organization described in Section 501(c)(3) of the Code.

No amendment or repeal to this Article shall apply on have any effect on the liability or alleged liability of any director of IMAGIN for any acts or omissions occurring prior to the effective date of the amendment or repeal.



**Bylaws of IMAGIN, Inc.
Improving Michigan's Access to
Geographic Information Networks**

ARTICLE I.

NAME

The name of the corporation shall be Improving Michigan's Access to Geographic Information Networks (IMAGIN).

ARTICLE II.

PURPOSE

- A. **GENERAL PURPOSES.** IMAGIN is organized exclusively for educational, scientific and charitable purposes, including making distributions to organizations that qualify as tax exempt organizations under § 501(c)(3) of the Internal Revenue Code of 1986 or comparable provisions of subsequent legislation (the "Code"). The purposes of IMAGIN include:
1. To provide technical, scientific, and educational information to individual citizens, public organizations, other nonprofit corporations, and other member organizations for improving the use of geographic information systems and spatially referenced information in the state of Michigan.
 2. To solicit and receive grants, contributions and other property;
 3. To enter into contracts, to engage needed personnel and services and to hold or transfer such property as may be required to carry out the purposes of IMAGIN; and
 4. To take all other lawful actions consistent with the other purposes of IMAGIN.
- B. **PERMITTED ACTIVITIES.** Notwithstanding any other provision of these Bylaws, IMAGIN shall not carry on any other activities not permitted to be carried on by (a) a corporation exempt from federal income tax under § 501(c)(3) of the Code or (b) a corporation for which contributions are deductible under § 170(c)(2) of the Code.
- C. **POLITICAL ACTIVITIES.** No substantial part of the activities of IMAGIN shall consist of attempting to influence federal or state legislation. IMAGIN shall not participate or intervene in any political campaign (including publishing or distributing statements) on behalf of any candidate or public office. Nothing in these Bylaws prevents IMAGIN from providing independent and neutral analyses of county, city, township or other local ordinances or regulations.
- D. **PROPERTY AND ASSETS.** The property of this corporation is irrevocably dedicated to educational, scientific and charitable purposes.

- E. **NET EARNINGS.** No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this article.
- F. **DISPOSITION OF PROPERTY.** Upon dissolution, IMAGIN shall, after providing for the payment of all outstanding debts and liabilities, distribute its remaining assets to a nonprofit fund, foundation or corporation which is organized and operated exclusively for educational, scientific or charitable purposes and which has established its tax-exempt status under § 501(c)(3) of the Code.
- G. **EXPENSES.** No Director, Team Member or contracted management company employee shall have the authority to incur debt or personal expenses on non-budgeted expenses in excess of five hundred dollars (\$500.00) without express Board approval.

ARTICLE III.

MEETINGS

- A. **ANNUAL MEETING.** There shall be an Annual Meeting of IMAGIN for the election of Directors and the transaction of business. The time and place for the Annual Meeting will be determined by the Board of Directors. The order of business at the Annual Meeting, except when otherwise determined by a vote of the Directors present, shall be:
1. Approval of Meeting Agenda
 2. Approval of the minutes of the previous meeting;
 3. President's Report
 4. Annual Financial Report
 5. Election of New Directors;
 6. Open Membership Comments.
- B. **REGULAR MEETINGS.** A Regular Meeting of the Board of Directors shall be held at least four (4) times per year, unless otherwise determined by the Board of Directors. The order of business at a Regular Meeting shall be:
1. Board Member roll call;
 2. Approval of meeting agenda;
 3. Approval of minutes of previous meeting;
 4. Treasurers Report
 5. Review of Old Business / Action Items
 6. Team Reports;
 7. New Business;
 8. Adjournment.

One of the required Regular Meetings may occur immediately after and at the same place as the Annual Meeting with the newly elected Directors and Officers transacting IMAGIN business.

- C. NOTICE OF MEETINGS. Electronic mail (E-mail) notice stating the place and time of any Meeting shall be provided to the Board of Directors not less than 7 days and not more than 28 days before the Meeting. Additional notifications and electronic calendar reminders of the Meeting may also be utilized.

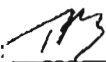
ARTICLE IV.

BOARD OF DIRECTORS

- A. NUMBER and TERM OF OFFICE. The Board of Directors shall consist of 15 members, each serving a 2-year term of office. 7 Board Members will be elected in conjunction with the Annual Conference of odd-numbered years, and the remaining 8 Board Members will be elected in conjunction with the Annual Conference of even-numbered years, according to the schedule outlined in Article IV (B).
- B. MANNER OF SELECTION. All Individual Members of IMAGIN are eligible to vote for, and run for, seats on the Board of Directors. When voting to fill seats on the Board, each Individual Member shall be allowed to cast one vote for each Board Member seat up for election. As a result of these annual Board elections, to the extent that willing candidates allow, the Board composition will satisfy the following criteria, listed in order of decreasing importance, along with any additional criteria the board deems necessary to provide fair representation to the entire IMAGIN membership. There will be:
1. No more than two Board Members whose primary affiliation is with the same Organization;
 2. No less than twelve Board Members whose primary place of work or residence is in Michigan;
 3. No more than five Board Members whose primary affiliation is with a for-profit corporation;
 4. No less than five Board Members whose primary affiliation is with regional (i.e., multi-county), county, or sub-county level governmental units, no less than three of which will be county or sub-county units;
 5. No less than two Board Members from within each of Michigan's three State Plane Coordinate System zones (south, central, and north);
 6. No more than nine Board Members whose primary place of work or residence is within the same Michigan State Plane Coordinate System zone (south, central, or north).

If all the listed criteria cannot be satisfied, then the more important criteria will be satisfied in preference to the less important criteria.

If two or more candidates receive the same number of votes, and the selection of one candidate over another is not required to create a proper Board composition as specified above, then the other Members of the newly elected Board will settle the tie vote by naming one of the candidates in question to the Board.



- C. **VACANCY.** A Board Member may resign from his/her Board position by giving notice in writing to the President. If a Board Member ceases to be an IMAGIN member, then that Board Member shall be removed from his/her Board position. In the case of a Board position vacancy, the remaining Board Members may appoint an IMAGIN Member to fill the vacancy so created for the remainder of the term.
- D. **DISSOLUTION OF BOARD.** The Board shall continue in existence as long as IMAGIN consists of at least 15 members. If an election is not held or the Board is abolished, because IMAGIN consists of fewer than 15 members, the functions and powers of the Board shall be exercised by the remaining members of IMAGIN.
- E. **GOOD STANDING.** Any Director who misses three regularly scheduled Board Meetings shall have his/her position on the Board of Directors reviewed by the Executive Team. If the Executive Team determines additional action is required, the stated action will be presented for a vote by the Board. Notice, as set forth in Article III, shall be provided specifically stating that such a review is to occur. The Director in questionable standing shall have the opportunity, in person or in writing, to explain the absences, but may not vote on the question.
- F. **POWERS AND DUTIES.** The affairs of IMAGIN shall be managed by the Board of Directors, as described in these Bylaws and in the Rules and Procedures established by the Board.
1. The Board shall establish and approve an annual budget.
 2. The Board may authorize any officer, or officer's agent or agent of IMAGIN, in addition to the officers authorized by these Bylaws, to enter into any contract, or to execute and deliver any instrument, in accordance with these Bylaws, in the name of and in behalf of IMAGIN. Such authority may be general or confined to specific instances.
 3. The Board shall designate those Officers or agents by resolution who shall sign all checks or other evidence of indebtedness issued in the name of IMAGIN.
 4. The Board shall establish Rules and Procedures necessary for the proper operation of IMAGIN.
 5. The Board may establish membership fees as necessary to support the functions of the organization. The Board shall review and may adjust the amount of the membership fee on an annual basis.
 6. The Board may accept on behalf of IMAGIN any contribution or gift for any purpose consistent with the Articles of Incorporation and these Bylaws.
 7. The Board may name Ex Officio members to the Board as needed. Ex Officio members do not have voting rights on the Board but do receive all Board related materials and notices and can participate fully in all Board discussions.
- G. **QUORUM.** A simple majority of the Board of Directors shall constitute a quorum.
- H. **DECISIONS OF THE BOARD.** The act of a majority of Directors present at any meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by law or these Bylaws.

- I. **ABSOLUTION OF LIABILITY.** IMAGIN assumes all liability to any person other than IMAGIN, including its members, for all acts or omissions of a volunteer director as defined under Public Act 162 of 1982, as amended, occurring on or after the date of adoption hereof, or such earlier date as is permitted by law. If, after the adoption of this Article by the members or directors of IMAGIN, the Michigan Non-Profit Corporation Act is hereafter amended to further eliminate or limit the liability of a director, then a director of IMAGIN (in addition to the circumstances in which a director is not personally liable as set forth in the preceding paragraph) shall not be liable to IMAGIN or its members, to the fullest extent permitted by the Michigan Non-Profit Corporation Act, as so amended. Any repeal or modification of this Article by the members, or directors of IMAGIN shall not adversely affect any right or protection of a director of IMAGIN existing at the time of such repeal or modification.

ARTICLE V.

MEMBERSHIP

- A. Unless altered pursuant to Article VIII, a person or organization joins IMAGIN by becoming a member of one of the three following categories of IMAGIN membership.

1. **Individual Member.**

Any person may become an Individual Member of IMAGIN by providing the requested member information and paying the membership fees established by the Board of Directors. Benefits of Individual Membership may include a newsletter, discounts for IMAGIN products and events, and other benefits as established by the Board of Directors.

2. **Supporting Organization.**

Any legal entity may become a Supporting Organization of IMAGIN by providing the requested member information and paying the membership fees established by the Board of Directors. Benefits include one free Individual Membership, and may include discounts on additional Individual Memberships for employees of the Supporting Organization, and other benefits as established by the Board of Directors. In addition, Supporting Organization members receive all the benefits of an Individual Member.

3. **Student Member.**

Any full time student at an accredited educational institution may become a Student Member of IMAGIN by providing the requested member information and paying the membership fees established by the Board of Directors. Benefits of Student Membership may include a newsletter, discounts for IMAGIN products and events, and other benefits as established by the Board of Directors.

- B. **STANDARDS FOR MEMBERSHIP.** As provided in Article IV Section F, the Board of Directors may establish reasonable standards for membership in IMAGIN as part of IMAGIN's Rules and Procedures.

- C. RENEWAL. The right of renewal shall rest in the Board of Directors. The Board of Directors may place reasonable conditions and limitations on the renewal of any membership. The offer of renewal of membership, including any limitation or condition, shall be established by transmitting to the member notice that the dues for the ensuing year are due and payable to IMAGIN. The payment of such dues shall constitute an acceptance of the offer. Any conditions or limitations placed upon any renewal may be removed at any time as determined by the Board of Directors.
- D. DISSOLUTION AND RESIGNATION. Dissolution of any member Supporting Organization shall terminate its membership. Any member may resign by providing notice to IMAGIN.

ARTICLE VI.

OFFICERS

- A. OFFICERS. The officers of IMAGIN shall be the President, Vice President, Secretary, and Treasurer. Any member of the Board may be selected to serve as an officer, according to the rules and procedures adopted by the Board of Directors.
- B. ELECTION and TERM OF OFFICE. Officers shall be elected by the Board of Directors at the Annual Meeting. Officers shall serve for a term of approximately one (1) year, with the term beginning at the Annual Meeting where the officers are elected and ending at the next election of Officers occurring at the subsequent Annual Meeting.
- C. VACANCIES. A vacancy in any office may be filled by the Board of Directors for the unexpired portion of the term.
- D. POWERS AND DUTIES. Officers shall have such powers and duties as may be specified in the resolutions or other directives of the Board of Directors. In the absence of such directives, the Officers shall perform the usual duties assigned to officers of the same title serving non-profit corporations of the same or similar general purposes and objectives necessary and proper to conduct business.

ARTICLE VII.

EXECUTIVE TEAM

- A. MEMBERS. The Officers of the Board are the members of the Executive Team.
- B. MEETINGS and RECORDS. Meetings of the Executive Team may be held at the call of any member of that Team. Such meetings may be conducted in person, by telephone, or other electronic means. A record shall be kept of all meetings of the Executive Team.
- C. QUORUM and DECISIONS. A majority of the Executive Team shall constitute a quorum for conducting business. Decisions of the Executive Team require concurrence of at least 3 members.
- D. EXPENDITURES. The Executive Team shall not incur debt or expenses in excess of the amount set forth in the annual program budget categories adopted by the Board of Directors.

- E. **LIMITATION OF AUTHORITY.** The Executive Team is not authorized to adopt an agreement of merger or consolidation, fill vacancies of the Board of Directors, fix compensation of Directors for serving on the Board or Team, amend the Articles of Incorporation, or amend or repeal any resolution of the Board of Directors.

ARTICLE VIII.

CONFLICTS OF INTEREST

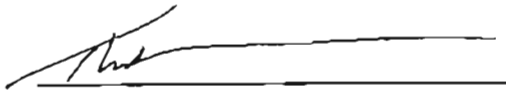
- A. When an Officer, Director or Team Member participates in a project for IMAGIN which will result in compensation for that person, the following steps must be taken:
1. Disclosure must be made to both the Board and the contracting party;
 2. The person working on the project must abstain from all votes pertaining to the project; and
 3. Accept such other conditions as are necessary.

ARTICLE IX. In addition, IMAGIN requires all Board Members to review and sign the IMAGIN Confidentiality and Conflict of Interest Policy and Disclosure Form.

AMENDMENT OF BYLAWS

- A. Each year the Board will review the IMAGIN Bylaws to consider changes and improvements. Any change in the IMAGIN Bylaws must be formally proposed by a 3/4 majority vote of the Board to the Individual Members of IMAGIN. Proposed changes in the IMAGIN Bylaws must be approved by a majority of Individual or Student Members who cast a ballot in order to enact those changes.
- B. The original version of these Bylaws were adopted by IMAGIN on June 7, 1995. A revision to the original Bylaws was approved by the IMAGIN Membership in September of 1999. In March of 2003 the IMAGIN membership approved updated wording of Article IV paragraph A. This version of the bylaws was approved by the IMAGIN Membership on June 9, 2015.

These bylaws are enacted this 9th day of June, 2015



Thomas Van Bruggen, IMAGIN President

6/9/2015

Date

Claim #1439

819 Riverview

\$523.00

Incident Date (per claim application) –6/17/2017

Incident Date (per Code Report) – 5/10/2017

Taxes- Winter 2017 Taxes (see attached)

Filed Claim – June 23, 2017 (City Attorney Date Stamp)

Claims Review Committee Hearing –11/16/2017

Claims Review Committee Letter – 11/16/2017

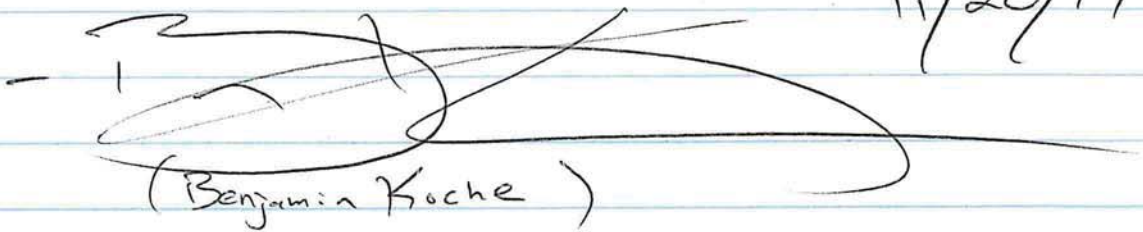
Referred to City Council- 11/28/2017 (City Clerk Date Stamp on Claimant Letter)

Referred to Committee on General Services – 12/11/2017

First meeting of General Services was January 16th and Claimant not able to attend

I Benjamin Koche wish to
further claim an appeal to
the trash violation in
which 150.00 was granted to
the total amount due.

11/28/17



(Benjamin Koche)

RECEIVED

2017 NOV 28 PM 2:43

LANSING CITY CLERK



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

November 16, 2017

Benjamin Koche
819 Riverview
Lansing, MI 48915

Re: Claim – 819 Riverview

Dear Mr. Koche:

Please be advised that the Claims Review Committee reviewed your claim in the amount of \$673.00 regarding a trash violation at the above address and GRANTED a portion of your claim, in amount of \$150.00.

Enclosed please find a Release for your review and signature. If the decision of the committee meets with your approval, please sign the release in front of a witness and have the witness also sign the form, then return the signed Release to this office. Once our office receives the signed Release, we will request the amount be removed from the tax rolls, or a refund issued if the penalty has been paid.

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

Thank you for your cooperation in this matter. If you should have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Venus Kumar".

Venus Kumar
Paralegal

Enclosure



RECEIVED JUN 23 2017

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: Benjamin Koche DATE: 6/23/17
MAILING ADDRESS: 819 ~~819~~ Riverview 819
CITY: Lansing STATE: Mi ZIP CODE: 48915
TELEPHONE: Home [REDACTED] Work () [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: 819 Riverview PARCEL NO. 8673.00
DATE OF INCIDENT: 6/17/17 AMOUNT YOU WERE BILLED: ~~unknown amount~~ time
TOTAL AMOUNT YOU ARE CONTESTING: full amount
TYPE OF ASSESMENT: non conformance

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.

A contractor was sent to do a cleanup in which took myself 8 minutes to personally remove as to conform with code. I did not receive any detailed notification and once contractors were there, they spoke to Zach Driscoll to inform me that there has been 30 days from said form being sent and I must now appeal the time he and contractors have now spent to show up to site. This is my first ever experience with land ownership and the non compliance I received no notice

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_page.jsp
of was so minimal, the contracting company sent there for cleanup was already a over expenditure for corp whom ever is responsible
Fifth Floor, City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@lansingmi.gov
for this cost

RECEIVED OCT 20 2017

DATE: 10/19/2017

PPN: 33-01-01-20-131-041
DATE SUBMITTED: 6/23/2017 (not received in our office until 9/22/2017)
ADDRESS OF VIOLATION: 819 Riverview
LISTED TAXPAYER OF RECORD: Koche, Ben
OTHER TAXPAYER OF RECORD:
CLAIMANT: Koche, Benjamin
CLAIMANT'S ADDRESS: 819 Riverview
Lansing, MI 48915

1439

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 5/10/2017
NOTIFICATION DATE: 5/10/2017
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$673.00
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM: \$673.00

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

HISTORY:	Grass Violation	Trash Violation
	5/10/2017	5/10/2017

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This claimant was sent a notice on 5/10/2017 with a compliance due date of 5/17/2017. The Premise Officer rechecked the property on 5/19/2017 and noted that the violations on the front porch were gone but the violations on the back porch remained due to the progress that was made the Premise Officer gave a 1 week extension and moved the recheck check date to 5/26/2017. The office returned on 5/26/2017 and the remaining violations were still present (please see submittal photo's) and the property was submitted to the contractor for removal. The contractor arrived on 6/16/2017 the violations in the submittal photos were still present as well as additional debris. This office recommends denial of the claim. Please note this property was in the sale process which is why the trash letter has the name of the previous owner on the letter but the claimant admits they received the occupant copy and they spoke with the Premise Officer Zachary Driver.



RECEIVED JUN 23 2017

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: Benjamin Koche DATE: 6/22/17
MAILING ADDRESS: 819 ~~819~~ Riverview 819
CITY: Lansing STATE: Mi ZIP CODE: 48915
TELEPHONE: Home [REDACTED] k() [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: 819 Riverview PARCEL NO. B673.00
DATE OF INCIDENT: 6/17/17 AMOUNT YOU WERE BILLED: ~~on time~~ current time
TOTAL AMOUNT YOU ARE CONTESTING: full amount
TYPE OF ASSESMENT: non conformance

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.

A contractor was sent to do a cleanup in which took myself 8 minutes to personally remove site conformation with code. I did not receive any detailed notification and once contractors were there, they spoke to Zach Driscoll to inform me that there has been 30 days from said form being sent and I must now appeal the time he and contractors have now spent in showing up to site. This is my first ever experience with land ownership and the non compliance. I received no notice

A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.pdf
of was so minimal, the contracting company sent there for cleanup was already a over expenditure for company whom ever is responsible for this cost

Benjamin Koche
claim # 1439

INVOICE

DTU Trash

402269

[illegible]

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
6/18/2017	6580

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

property address
819 riverview Ave 33-01-01-20-131-041

Terms

work complete
6/18/2017

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
1	add 1hr	additional hour after 1	150.00	150.00
3	class 2	construction material after 3	26.00	78.00
1	tire	tire removal	5.50	5.50
work complete 6/16/17 code compliance office was needed to resolve homeowner issues, it took some time for them to get to the job. finished clearing yard was unable to take final picture of porch cleanup because that is where homeowner stored what they were keeping.				
All work is complete!			Total	\$408.50



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: 06/19/2017
 Due Date: 07/19/2017
 Pay Invoice In Full



BAILEY JORDAN
 7 WILLARD CT
 GRAND LEDGE MI 48837

Inv Number: 00095923
 Parcel: 33-01-01-20-131-041
 Address: 819 RIVERVIEW AVE



Parcel: 33-01-01-20-131-041

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00095923		E17-03843	819 RIVERVIEW AVE	\$673.00
Fee Details: Quantity Description				Balance
1.000 Trash - Admin Fee				\$ 265.00
408.000 Trash - Contractor Charge				\$ 408.00
Total Amount Due				\$ 673.00

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. 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

BAILEY JORDAN or Current Occupant
7 WILLARD CT
GRAND LEDGE, MI 48837

Violation Date: 05/10/2017
Violation Location: 819 RIVERVIEW AVE
Parcel No: 33-01-01-20-131-041
Compliance Due Date: May 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: *Trash found in bags/boxes*

Violation: *Deteriorated electronic equipment*

Violation: *Deteriorated furniture*

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

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

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

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

**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
819 RIVERVIEW AVE
LANSING, MI 48915

Violation Date: 05/10/2017
Violation Location: 819 RIVERVIEW AVE
Parcel No: 33-01-01-20-131-041
Compliance Due Date: May 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: Trash found in bags/boxes

Violation: Deteriorated electronic equipment

Violation: Deteriorated furniture

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

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

"Equal Opportunity Employer"

Taxpayer's Copy

ZD 5-19-17: Debris on front porch is gone. debris on back porch still remains. I granted a 1 week ext.

17-T025



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 05/30/2017

TAXPAYER: KOCH BEN, 819 RIVERVIEW AVE LANSING, MI 48915

Location of Work: **Enf Num: E17-03843**

Address: 819 RIVERVIEW AVE
Lot No:
Description:
Parcel No: 33-01-01-20-131-041

Remove Trash and Debris

Work Authorized:

AREA: Entire Exterior

Violation: Trash found in bags/boxes

Violation: Deteriorated electronic equipment

Violation: Deteriorated furniture

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 6

Warning Comment:

<NONE>

Submitted By: Zachary Driver (517) 702 4750

This action is authorized by the Manager of Code Compliance

















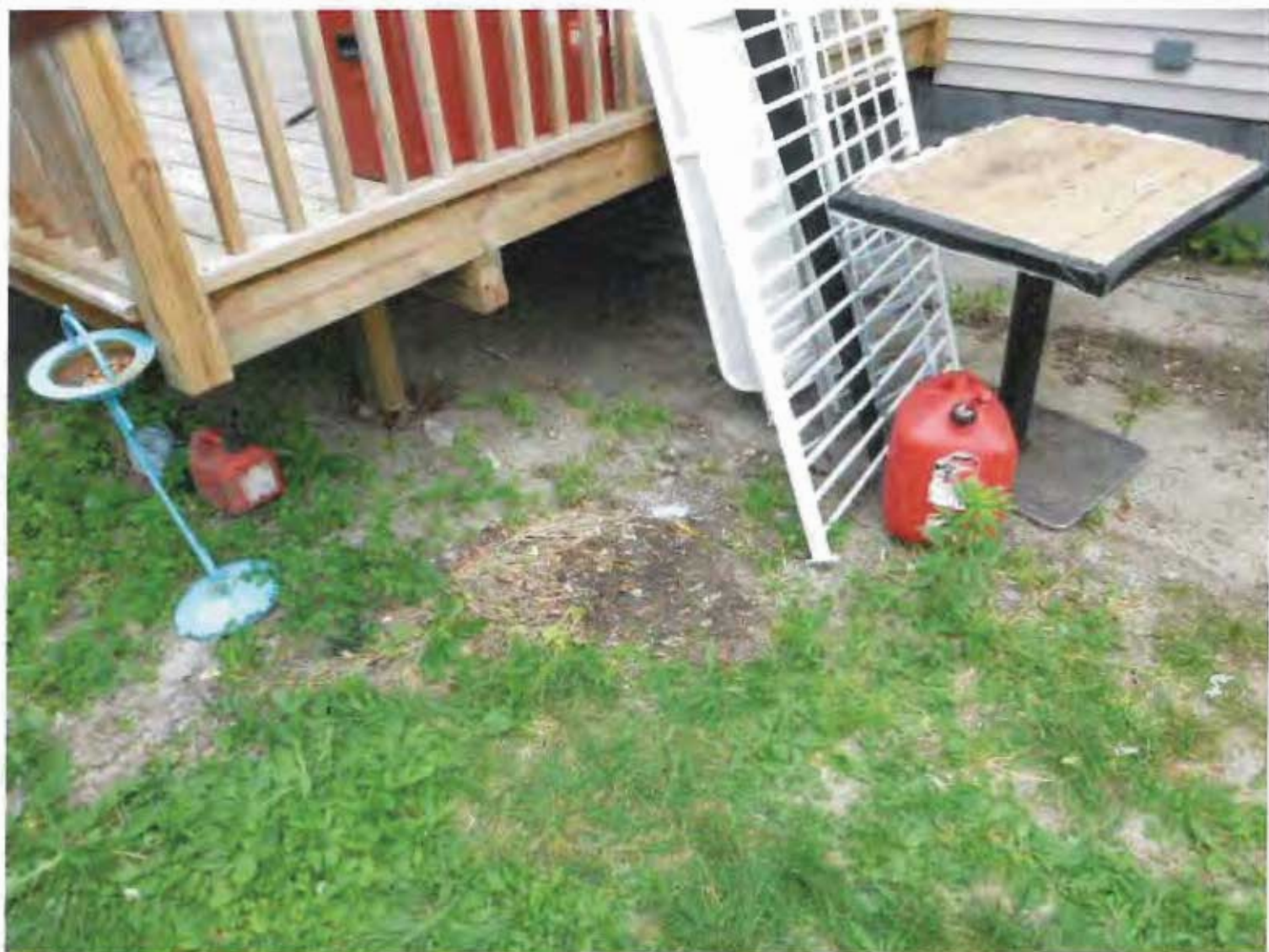












819 RIVERVIEW AVE LANSING, MI 48915 (Property Address)

Parcel Number: 33-01-01-20-131-041



Item 1 of 3 1 Image / 2 Sketches

Property Owner: KOCHE BEN

Summary Information

- > **Residential Building Summary**
 - Year Built: 1922
 - Full Baths: 1
 - Sq. Feet: 660
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.102
- > Assessed Value: \$20,000 | Taxable Value: \$19,430
- > Property Tax information found
- > 10 Building Department records found

Owner and Taxpayer Information

Owner	KOCHE BEN 819 RIVERVIEW AVE LANSING, MI 48915	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2017

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$20,000
MAP #	P -3440 -0015	Taxable Value	\$19,430
TOP TEN	Not Available	State Equalized Value	\$20,000
NEW PERMITS	Not Available	Date of Last Name Change	05/01/2017
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 05/01/2017

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

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$19,700	\$19,700	\$19,257
2015	\$19,200	\$19,200	\$19,200
2014	\$19,900	\$19,900	\$19,900

Land Information

Zoning Code	Not Available	Total Acres	0.102
Land Value	\$9,800	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	29	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	37.00 ft	120.00 ft
Total Frontage: 37.00 ft		Average Depth: 120.00 ft

Legal Description

LOT 9 RIVERVIEW HEIGHTS SUB REC L 4 P 44

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/20/2017	\$10,000.00	WD	BAILEY JORDAN	KOCHE BEN	CASH	2017 016649
03/17/2008	\$7,900.00	CD	DEUTSCHE BANK NATIONAL TRUST	BAILEY JORDAN	1ST SALE AFTER BANK	L3299-P894
03/08/2007	\$19,500.00	SD	SUTTLES ELBERT & SONYA	DEUTSCHE BANK NATIONAL TRUST	OTHER	L3258-P337
03/02/2000	\$41,000.00	WD	HALL VINCENT D & ANDREA J	SUTTLES ELBERT & SONYA	CASH/CONV-NOT USED	2843/60

2017

Winter

\$947.24

\$0.00

\$947.24

[Pay Now](#)

General Information for 2017 Winter Taxes

School District	33020	PRE/MBT	100.0000%
Taxable Value	\$19,430	S.E.V.	\$20,000
Property Class	401 - RESIDENTIAL	Assessed Value	\$20,000
Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$945.50	Base Paid	\$0.00
Admin Fees	\$1.74	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$947.24	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2017 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
INGHAM COUNTY	3.280000	\$63.73	\$0.00
AIRPORT AUTH.	0.699000	\$13.58	\$0.00
CATA	3.007000	\$58.42	\$0.00
CADL-LIBRARY	1.560000	\$30.31	\$0.00
ZOO MILLAGE	0.410000	\$7.96	\$0.00
TRASH REMOVAL	0.000000	\$673.00	\$0.00
RECYCLE FEE	0.000000	\$98.50	\$0.00
Admin Fees		\$1.74	\$0.00
Interest Fees		\$0.00	\$0.00
	8.956000	\$947.24	\$0.00

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

Claim # 1505

4615 Ora

\$1,070.00

Incident Date (per claim application) –11/3/2017

Incident Date (per Code Report) – 9/14/2017

Taxes- did not appear on the Winter 2017 Taxes (see attached)

Filed Claim – 11/9/2017 (City Attorney Date Stamp)

Claims Review Committee Hearing – 1/11/2018

Partial Denial Letter–1/18/2018

Referred to City Council- 2/6/2018 (City Attorney Letter)

Referred to Committee on General Services – 2/12/2018



XV B 4
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City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

1505

NAME: Larry Ball DATE: Nov. 9 2017
MAILING ADDRESS: 1026 Waverly Dimondale EMAIL: LSBC2138@Hotmail.
CITY: Dimondale STATE: MI ZIP CODE: 48821
TELEPHONE: Home (517) 719-4888 Work (Retired)

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

ADDRESS: 4615 Ora PARCEL NO. 33-01-33-378-011
DATE OF INCIDENT: Nov 3, 2017 AMOUNT YOU WERE BILLED: \$1,070.00
TOTAL AMOUNT YOU ARE CONTESTING: \$1,070
TYPE OF ASSESSMENT: Trash pick up.

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.

City never sent me notice to
remove Trash! evicted Tenant (Empty
as of Oct 26th - inspected) moved Dresser
under carpet picked up toys in yard same day.
Contracted with rubbish removal for
Nov 3rd paid on same day. Between Trips
to dump. City without notifying me came
in same day (Possibly next) took headboard
& Dresser too large for original trip + Carpet Behind garage.

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



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

January 18, 2018

Larry Ball
1026 Waverly Road
Dimondale, MI 48821-9656

Re: Claim – 4615 Ora St.

Dear Mr. Ball:

Please be advised that the Claims Review Committee reviewed your claim in the amount of \$1,077.50 regarding a trash violation at the above address and GRANTED a portion of your claim, in amount of \$254.00.

Enclosed please find a Release for your review and signature. If the decision of the committee meets with your approval, please sign the release in front of a witness and have the witness also sign the form, then return the signed Release to this office. Once our office receives the signed Release, we will request the amount be removed from the tax rolls, or a refund issued if the penalty has been paid.

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

Thank you for your cooperation in this matter. If you should have any questions, please feel free to contact me.

Sincerely,

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

Venus Kumar
Paralegal

Enclosure

RELEASE

In consideration for the payment of \$254.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release, or said amount reduced from the tax roll if the assessment has not been paid, I, LARRY BALL (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a trash violation on property located at 4615 Ora St., Lansing, Michigan.

The undersigned understands and agrees that this payment is the sole consideration for my release and is in full and complete settlement of all claims resulting from any damage. The undersigned warrants that no promise or inducement has been offered or made for my release, except as herein set forth; that this Release is executed without reliance upon any statement or representation by any of the parties released herein, or by their representatives concerning the nature and extent of any damage or injury or the legal liability therefore; and that the undersigned is of legal age and legally competent to execute this Release and accepts the full responsibility therefore.

The undersigned understands that none of the parties released admit liability of any kind and this payment and settlement in compromise is made to terminate further controversy respecting claims for damages that the undersigned has heretofore asserted or that the undersigned or his/her heirs, executors, administrators, representative or assigns might later assert.

In witness whereof, I have hereunto set my hand this _____ day of January, 2018.

WITNESS:

CLAIMANT:

LARRY BALL

February 5, 2018

Lansing City Clerk
9th Floor City Hall
Lansing, MI 48933

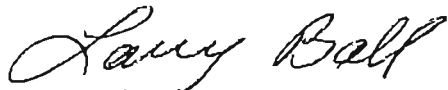
RE: Claim - 4615 Ora Street

Attn: Claims Review Committee,

I am responding to your letter dated January 18, 2018. No, I will not accept the check offered in the amount of \$ 254.00. I was not informed of the intended trash removal and your offer acknowledges the culpability of the City.

I look forward to appearing before the council to let them know how underhandedly the Rental Inspection Department works.

Sincerely,


Larry S. Bell

DATE: 12/12/2017

PPN: 33-01-01-33-378-011
 DATE SUBMITTED: 09/14/2017
 ADDRESS OF VIOLATION: 4615 Ora Street
 LISTED TAXPAYER OF RECORD: Ball, Larry
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Ball, Larry
 CLAIMANT'S ADDRESS: 1026 Waverly Road
 Dimondale, MI 48821-9656

1505

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 09/14/2017
 NOTIFICATION DATE: 09/14/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$1,077.50
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T043 10/25/2017
 AMOUNT OF CLAIM: \$1,077.50

ADDITIONAL ACTIONS CONTESTED:

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

HISTORY:	Trash Violation 1/11/2017	Trash Violation 9/14/2017
CITATIONS IN PREVIOUS YEAR:	Trash Violation 3/11/2016	Grass Violation 6/14/2016

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 9/14/2017 with a compliance due date of 9/21/2017. Notice was sent to both the tenant (was occupied at the time of the violation) and the claimant. The Premise Officer rechecked the property on 9/22/2017 the violations were still present and the property was submitted to the contractor. Pictures indicate proper actions were taken by both the contractor and the officer therefor this office recommends denial of the claim. This property was also cleaned by the contractor on 1/23/2017 for the same violations.



RECEIVED NOV 09 2017

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

1505

NAME: Larry Ball DATE: Nov. 9 2017
MAILING ADDRESS: 1026 Waverly Dimondale EMAIL: LSBC2138@Hotmail
CITY: Dimondale STATE: Mi ZIP CODE: 48821
TELEPHONE: Home (517) 719-4888 Work () Retired

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

ADDRESS: 4615 Ora PARCEL NO. 33-01-33-378-011
DATE OF INCIDENT: Nov 3 2017 AMOUNT YOU WERE BILLED: \$1,070.00
TOTAL AMOUNT YOU ARE CONTESTING: \$1,070
TYPE OF ASSESMENT: Trash pick up.

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.

City never sent me notice to
remove Trash! visited Toxent (Empty
as of Oct 26th - inspected) moved Dresser
under carpet picked up toys in yard same day.
Contracted with rubbish removal for
Nov 3rd paid on same day. Between trips
to dump City without notifying me came
in same day (Possibly next) took headboard
& Dresser too large for original trip + Carpet Behind garage.

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

**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: 10/31/2017

Due Date: 11/30/2017

Pay Invoice In Full



BALL LARRY S

1026 WAVERLY RD

DIMONDALE MI 48821-9656

Inv Number: 00102970

Parcel: 33-01-01-33-378-011

Address: 4615 ORA ST



Parcel: 33-01-01-33-378-011

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00102970		E17-09786	4615 ORA ST	\$1,077.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Trash - Admin Fee		\$ 265.00
	812.500	Trash - Contractor Charge		\$ 812.50
Total Amount Due				\$ 1,077.50

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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

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 # 1197
DATE 10/29/2017

PROPERTY ADDRESS
4615 Ora ST

PARCEL NUMBER
33-01-01-33-378-011

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	175.00	175.00
city:add hours any hours after 1	3	150.00	450.00
city:class 2 construction material after 3	7	26.00	182.00
city:tire tire removal	1	5.50	5.50
10/25/17			
Total yards 10			
Submitted by Jacob Odom			

BALANCE DUE

\$812.50



Mayor Virg Bernero

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

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

TRASH AND DEBRIS CORRECTION NOTICE

BALL LARRY S or Current Occupant
1026 WAVERLY RD
DIMONDALE, MI 48821-9656

Violation Date: 09/14/2017
Violation Location: 4615 ORA ST
Parcel No: 33-01-01-33-378-011
Compliance Due Date: September 21, 2017

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

Violation: Deteriorated furniture

INSPECTOR COMMENTS: *in 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



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
4615 ORA ST
LANSING, MI 48910

Violation Date: 09/14/2017
Violation Location: 4615 ORA ST
Parcel No: 33-01-01-33-378-011
Compliance Due Date: September 21, 2017

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

Violation: *Deteriorated furniture*

INSPECTOR COMMENTS: *in the drive way.*

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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 Authorization Form

Submitted to: Eric Crutcher on 09/22/2017

TAXPAYER: BALL LARRY S, 1026 WAVERLY RD DIMONDALE, MI 48821-9656

Location of Work:

Enf Num: E17-09786

Address: 4615 ORA ST

Lot No:

Description:

Parcel No: 33-01-01-33-378-011

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated furniture

INSPECTOR COMMENTS: *in the drive way.*

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: Jacob Odom (517) 483 4378

This action is authorized by the Manager of Code Compliance

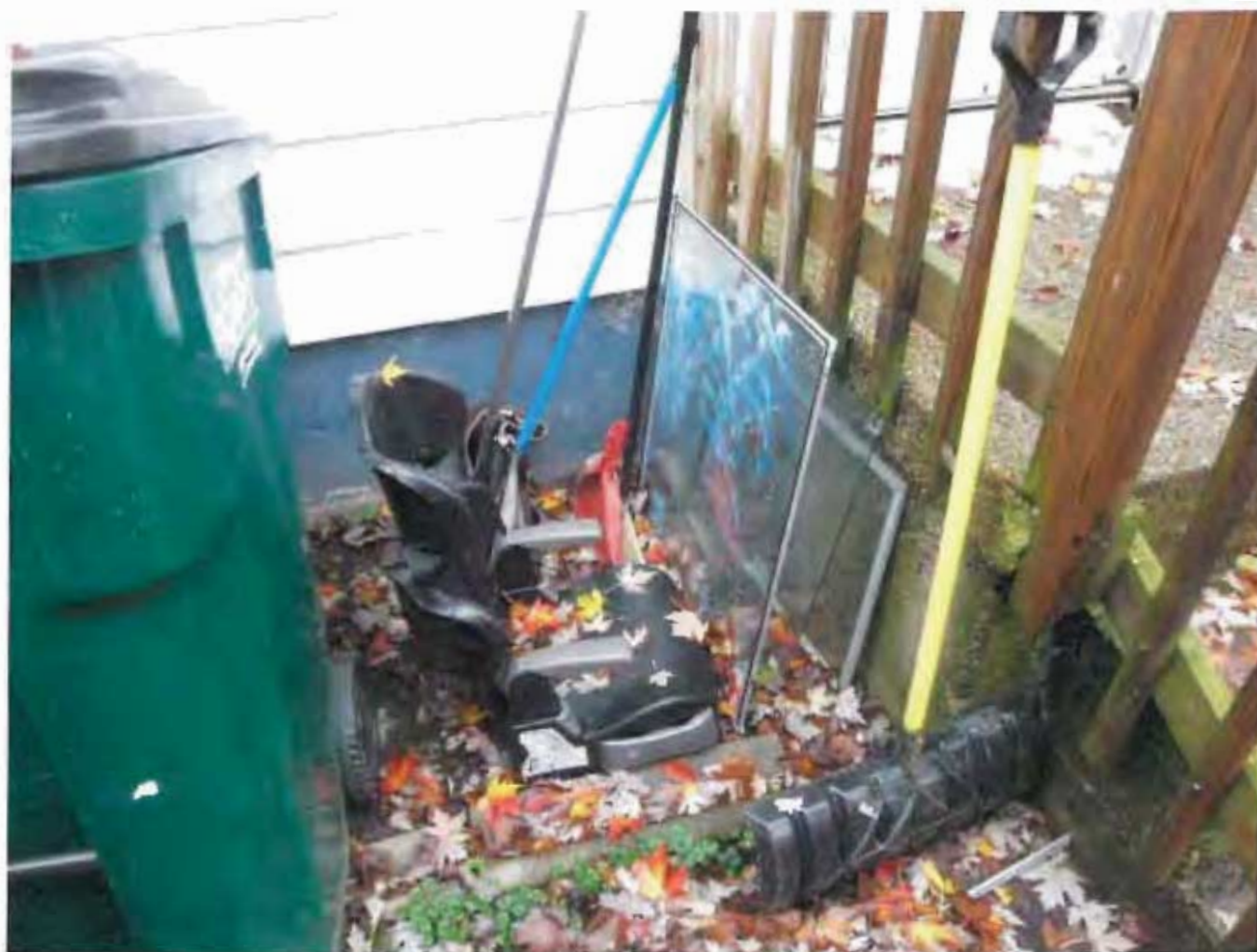




4615 Ora ST (2)





















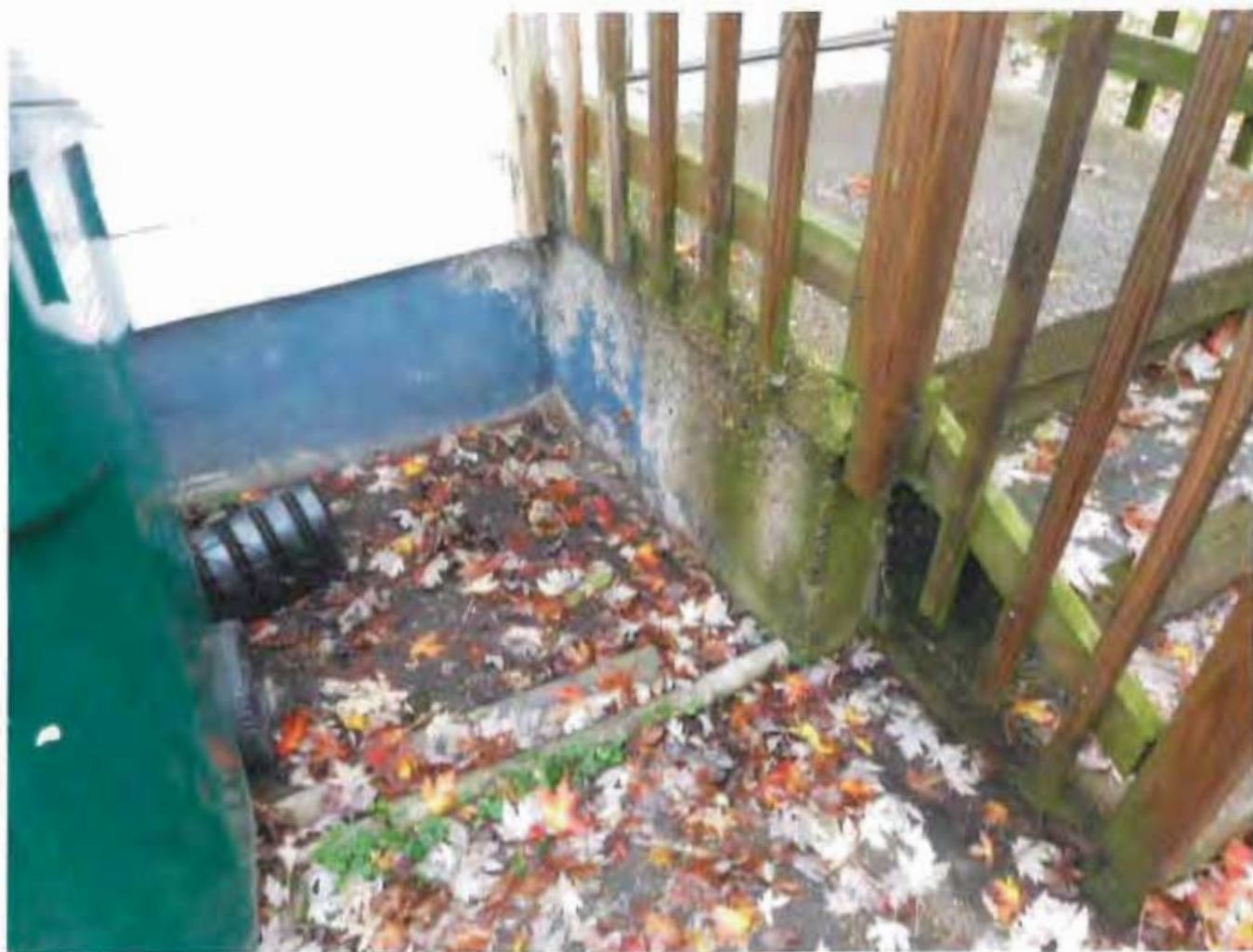




















4615 ORA ST LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-33-378-011



Item 1 of 3

[1 Image / 2 Sketches](#)**Property Owner: BALL LARRY S****Summary Information**

- > Residential Building Summary
 - Year Built: 1958
 - Full Baths: 1
 - Sq. Feet: 1,041
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 0.250
- > Assessed Value: \$30,200 | Taxable Value: \$27,247
- > Property Tax information found
- > 6 Building Department records found

Owner and Taxpayer Information

Owner	BALL LARRY S 1026 WAVERLY RD DIMONDALE, MI 48821-9656	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$30,200
MAP #	P -0592 -0033	Taxable Value	\$27,247
TOP TEN	Not Available	State Equalized Value	\$30,200
NEW PERMITS	Not Available	Date of Last Name Change	01/30/2004
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	\$28,100	\$28,100	\$27,004
2015	\$27,100	\$27,100	\$26,924
2014	\$26,500	\$26,500	\$26,500

Land Information

Zoning Code	Not Available	Total Acres	0.250
Land Value	\$9,800	Land Improvements	\$185
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	55C	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	165.00 ft
Total Frontage: 66.00 ft		Average Depth: 165.00 ft

Legal Description

LOT 75 CREYTS ACRES NO 2

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
-----------	------------	------------	---------	---------	---------------	------------

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/29/1998	\$100.00	QC	BALL LARRY S	LARRY S BALL TRUSTEE	UNKNOWN	2703/881

Building Information - 1041 sq ft 1 STY (Residential)

General

Floor Area	1,041 sq ft	Estimated TCV	Not Available
Garage Area	320 sq ft	Basement Area	1,041 sq ft
Foundation Size	1,041 sq ft		
Year Built	1958	Year Remodeled	Not Available
Occupancy	Single Family	Class	D
Effective Age	59 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	1 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,041 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
-----------------------	---

Built-In Information

Garbage Disposal	1	Unvented Hood	1
-------------------------	---	----------------------	---

Garage Information

Area	320 sq ft	Exterior	Siding
Foundation	18 Inch	Common Wall	Detached
Year Built	No Data to Display	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

CPP	27 sq ft	Foundation	Standard
CPP	16 sq ft	Foundation	Standard

****Disclaimer:** BS&A Software provides AccessMyGov.com as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

4615 ORA ST LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-33-378-011



Item 1 of 3 1 Image / 2 Sketches

Property Owner: BALL LARRY S

Summary Information

- > Residential Building Summary

- Year Built: 1958

- Full Baths: 1

- Sq. Feet: 1,041

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.250
- > Assessed Value: \$30,200 | Taxable Value: \$27,247

> Property Tax information found

> 6 Building Department records found

Owner and Taxpayer Information

Owner	BALL LARRY S 1026 WAVERLY RD DIMONDALE, MI 48821-9656	Taxpayer	SEE OWNER INFORMATION
-------	---	----------	-----------------------

Legal Description

LOT 75 CREYTS ACRES NO 2

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

2/20/2018

Recalculate

Tax History

⊕ ****Note:** On March 1 at 12:00 AM, local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2017	Winter	\$355.30	\$355.30	02/15/2018	\$0.00

General Information for 2017 Winter Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$27,247	S.E.V.	\$30,200
Property Class	401 - RESIDENTIAL	Assessed Value	\$30,200
Tax Bill Number	No Data to Display	Last Receipt Number	00021602
Last Payment Date	02/15/2018	Number of Payments	1
Base Tax	\$342.51	Base Paid	\$342.51
Admin Fees	\$2.44	Admin Fees Paid	\$2.44
Interest Fees	\$10.35	Interest Fees Paid	\$10.35
Total Tax & Fees	\$355.30	Total Paid	\$355.30
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2017 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
INGHAM COUNTY	3.280000	\$89.37	\$89.37
AIRPORT AUTH.	0.699000	\$19.04	\$19.04
CATA	3.007000	\$81.93	\$81.93
CADL-LIBRARY	1.560000	\$42.50	\$42.50
	8.956000	\$355.30	\$355.30

Taxing Authority	Millage Rate	Amount	Amount Paid
ZOO MILLAGE	0.410000	\$11.17	\$11.17
RECYCLE FEE	0.000000	\$98.50	\$98.50
Admin Fees		\$2.44	\$2.44
Interest Fees		\$10.35	\$10.35
	8.956000	\$355.30	\$355.30

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

2017	Summer	\$2,620.86	\$2,620.86	08/25/2017	\$0.00	
2016	Winter	\$338.55	\$0.00		\$338.55	** Read Note Above
2016	Summer	\$1,774.19	\$0.00		\$1,774.19	** Read Note Above
2015	Winter	\$342.21	\$0.00		\$342.21	** Read Note Above
2015	Summer	\$1,799.01	\$0.00		\$1,799.01	** Read Note Above
2014	Winter	\$342.09	\$0.00		\$342.09	** Read Note Above
2014	Summer	\$1,769.01	\$0.00		\$1,769.01	** Read Note Above
2013	Winter	\$334.97	\$0.00		\$334.97	** Read Note Above
2013	Summer	\$1,839.86	\$0.00		\$1,839.86	** Read Note Above
2012	Winter	\$353.85	\$0.00		\$353.85	** Read Note Above
2012	Summer	\$2,000.48	\$0.00		\$2,000.48	** Read Note Above
2011	Winter	\$348.71	\$348.71	01/26/2012	\$0.00	
2011	Summer	\$2,154.82	\$2,154.82	12/20/2011	\$0.00	
2010	Winter	\$351.41	\$351.41	02/11/2011	\$0.00	
2010	Summer	\$2,145.56	\$2,145.56	09/15/2010	\$0.00	
2009	Winter	\$352.27	\$352.27	01/04/2010	\$0.00	
2009	Summer	\$2,152.30	\$2,152.30	10/30/2009	\$0.00	
2008	Winter	\$349.63	\$349.63	01/05/2009	\$0.00	
2008	Summer	\$380.87	\$1,072.52	01/05/2009	(\$691.65)	
2007	Winter	\$310.67	\$0.00		\$310.67	** Read Note Above
2007	Summer	\$2,027.34	\$0.00		\$2,027.34	** Read Note Above
2006	Winter	\$371.07	\$0.00		\$371.07	** Read Note Above
2006	Summer	\$1,888.76	\$0.00		\$1,888.76	** Read Note Above
2005	Winter	\$397.62	\$0.00		\$397.62	** Read Note Above
2005	Summer	\$1,760.73	\$0.00		\$1,760.73	** Read Note Above
2004	Winter	\$449.45	\$449.45	01/19/2005	\$0.00	
2004	Summer	\$1,662.26	\$1,662.26	01/19/2005	\$0.00	
2003	Winter	\$428.20	\$428.20	12/29/2003	\$0.00	
2003	Summer	\$1,552.88	\$1,552.88	07/08/2003	\$0.00	
2002	Winter	\$355.34	\$355.34	12/16/2002	\$0.00	
2002	Summer	\$1,560.69	\$1,560.69	07/23/2002	\$0.00	
2001	Winter	\$337.07	\$337.07	12/13/2001	\$0.00	
2001	Summer	\$1,503.02	\$1,503.02	07/27/2001	\$0.00	
2000	Winter	\$294.63	\$294.63	12/21/2000	\$0.00	
2000	Summer	\$1,463.79	\$1,463.79	07/10/2000	\$0.00	
1999	Winter	\$281.54	\$281.54	12/13/1999	\$0.00	
1999	Summer	\$1,444.11	\$1,444.11	07/15/1999	\$0.00	

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Parcel Number: 33-01-01-33-378-011



Item 1 of 3 1 Image / 2 Sketches

Property Owner: BALL LARRY S

Summary Information

> Residential Building Summary

- Year Built: 1958
- Full Baths: 1
- Sq. Feet: 1,041

- Bedrooms: 0
- Half Baths: 0
- Acres: 0.250

- > Assessed Value: \$30,200 | Taxable Value: \$27,247
- > Property Tax information found
- > 6 Building Department records found

Owner and Taxpayer Information

Owner	BALL LARRY S 1026 WAVERLY RD DIMONDALE, MI 48821-9656	Taxpayer	SEE OWNER INFORMATION
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Legal Description

LOT 75 CREYTS ACRES NO 2

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

2/20/2018

Recalculate

Tax History

⊕ ****Note:** On March 1 at 12:00 AM, local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2017	Winter	\$355.30	\$355.30	02/15/2018	\$0.00	
2017	Summer	\$2,620.86	\$2,620.86	08/25/2017	\$0.00	
General Information for 2017 Summer Taxes						
School District	33020	PRE/MBT	0.0000%			
Taxable Value	\$27,247	S.E.V.	\$30,200			
Property Class	401 - RESIDENTIAL	Assessed Value	\$30,200			
Tax Bill Number	No Data to Display	Last Receipt Number	00016983			
Last Payment Date	08/25/2017	Number of Payments	1			
Base Tax	\$2,603.65	Base Paid	\$2,603.65			
Admin Fees	\$17.21	Admin Fees Paid	\$17.21			
Interest Fees	\$0.00	Interest Fees Paid	\$0.00			
Total Tax & Fees	\$2,620.86	Total Paid	\$2,620.86			
Renaissance Zone	Not Available	Mortgage Code	Not Available			
Tax Bill Breakdown for 2017 Summer						
Taxing Authority		Millage Rate	Amount	Amount Paid		
LANSING OPER		19.440000	\$529.68	\$529.68		
LANSING DEBT		0.260000	\$7.08	\$7.08		
LANS COM COLLEGE		3.807200	\$103.73	\$103.73		
		63.187800	\$2,620.86	\$2,620.86		

Taxing Authority	Millage Rate	Amount	Amount Paid
LANSING SCH DEBT	4.680000	\$127.51	\$127.51
LANSING SCH OPER	17.920800	\$488.28	\$488.28
INGHAM INTERMED	4.695600	\$127.94	\$127.94
STATE EDUCATION	6.000000	\$163.48	\$163.48
INGHAM CNTY SUM	6.384200	\$173.95	\$173.95
TRASH REMOVAL	0.000000	\$882.00	\$882.00
Admin Fees		\$17.21	\$17.21
Interest Fees		\$0.00	\$0.00
	63.187800	\$2,620.86	\$2,620.86

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

2016	Winter	\$338.55	\$0.00		\$338.55	** Read Note Above
2016	Summer	\$1,774.19	\$0.00		\$1,774.19	** Read Note Above
2015	Winter	\$342.21	\$0.00		\$342.21	** Read Note Above
2015	Summer	\$1,799.01	\$0.00		\$1,799.01	** Read Note Above
2014	Winter	\$342.09	\$0.00		\$342.09	** Read Note Above
2014	Summer	\$1,769.01	\$0.00		\$1,769.01	** Read Note Above
2013	Winter	\$334.97	\$0.00		\$334.97	** Read Note Above
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2012	Winter	\$353.85	\$0.00		\$353.85	** Read Note Above
2012	Summer	\$2,000.48	\$0.00		\$2,000.48	** Read Note Above
2011	Winter	\$348.71	\$348.71	01/26/2012	\$0.00	
2011	Summer	\$2,154.82	\$2,154.82	12/20/2011	\$0.00	
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2008	Winter	\$349.63	\$349.63	01/05/2009	\$0.00	
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2000	Winter	\$294.63	\$294.63	12/21/2000	\$0.00	
2000	Summer	\$1,463.79	\$1,463.79	07/10/2000	\$0.00	
1999	Winter	\$281.54	\$281.54	12/13/1999	\$0.00	
1999	Summer	\$1,444.11	\$1,444.11	07/15/1999	\$0.00	

Claim # 1470

Vacant Parcel - Kalamazoo

\$1,632.00

Incident Date (per claim application) –6/19/2017

Incident Date (per Code Report) – 5/22/2017

Taxes- Winter 2017 Taxes (see attached)

Filed Claim – 8/8/2017 (City Attorney Date Stamp)

Claims Review Committee Hearing – 10/19/2017

Referred to City Council- 11/30/2017 (Email)

Referred to Committee on General Services – 12/11/2017

(First Committee meeting in January and we split up the claims to space out between a couple meetings- and the owner of this property could not make the earlier meetings.)

Jackson, Brian

From: Zuchowski, Monica
Sent: Friday, December 01, 2017 8:21 AM
To: Jackson, Brian
Subject: FW: Claim-W Kalamazoo
Attachments: Image.jpg

From: Lysandra Lang [<mailto:lklang82@gmail.com>]
Sent: Thursday, November 30, 2017 10:41 PM
To: Clerk, City
Cc: lkwleng@yahoo.com; Lenore Costa
Subject: Claim-W Kalamazoo

Dear Lansing City Clerk,

Per the attached letter, I am writing to request an appeal to the Lansing City Council for the Claims Review Committee's denial to my claim of \$1,632.00 for property located at W Kalamazoo.

Please send me notification of the appeal date to P.O. Box 13125, Lansing, MI 48901,

Thank you,

Leola Watts
Lysandra Lang

This email has been scanned by the City of Lansing Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>



RECEIVED AUG 08 2017

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1470

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

NAME: LEOLA WATTS OR LYSANDRA LANG DATE: 7/31/17
MAILING ADDRESS: P.O. Box 13125
CITY: LANSING STATE: MI ZIP CODE: 48901
TELEPHONE: Ho [REDACTED] Work ()

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

ADDRESS: Lot W. Kalamazoo St. PARCEL NO. 33-01-01-17-405-201
DATE OF INCIDENT: 6/19/2017 AMOUNT YOU WERE BILLED: \$1632.00
TOTAL AMOUNT YOU ARE CONTESTING: \$1632.00
TYPE OF ASSESMENT: Code Compliance - 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.

ON 5/27/17 WE RECEIVED LETTER STATING GRASS & WEEDS MUST
BE BELOW 8" IN LENGTH. LETTER WAS DATED 5/22/17 WITH
COMPLIANCE DUE DATE 5/29/17. THE GRASS WAS CUT ON FRIDAY
5/26/17 BEFORE LETTER WAS RECEIVED.

ON 5/30/17 WE RECEIVED LETTER STATING BRUSH & TREE LIMBS DEBRIS
LETTER WAS DATED 5/22/17 WITH COMPLIANCE DUE DATE OF 5/29/17
WE WERE UNDER THE IMPRESSION THAT THESE LETTERS WERE
FOR THE SAME OFFENSE. BECAUSE THE TREE LIMBS WERE AT
THE BACK OF THE PROPERTY AT THE FENCE LINE WHICH HAVE

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

1062

BEEN THERE DECAYING FOR AT LEAST 5 YRS OR MORE. NOT INTERFERING WITH ANYONE'S (NEIGHBORS) VIEW. THERE ARE OTHER EMPTY LOTS (WITH NO HOMES ON THEM) AND OTHER HOMES WITH OVER GROWN TREES AND BRUSH AT THEIR FENCE LINE IN THE AREA.

ON 7/13/17 WE RECEIVED AN INVOICE FROM THE CITY OF LANSING DATED 7/6/17 WITH A DUE DATE OF 7/19/17. FOR TRASH. THERE WAS NO TRASH ON THE PROPERTY. THE GRASS WOULD GET CUT EVERY THREE WEEKS. WE DROVE PASS THE PROPERTY EVERY DAY.

WE DON'T THINK WE SHOULD BE CHARGED \$1632.00 FOR TRASH THAT WAS NEVER THERE.

ON 6/19/17 THE GRASS WAS CUT AGAIN AND THAT'S WHEN WE NOTICE THAT THE TREE LIMBS WERE GONE. WE TALKED TO THE NEIGHBORS ABOUT IT BUT THEY WERE NOT AWARE OF ANYONE MOVING THE TREE LIMBS. BUT DID MENTION ABOUT OTHER PROPERTY IN THE AREA THAT WAS WORST.

WE ARE ASKING THAT THE \$1632.00 WILL BE REMOVED FROM OUR TAX BILL FOR PROPERTY 33-01-01-17-405-201

Attn: Property owner
Sydney K. King - Treasurer

DATE: 9/18/2017

PPN: 33-01-0-117-405-201
 DATE SUBMITTED: 8/08/2017
 ADDRESS OF VIOLATION: Vacant lot W. Kalamazoo
 LISTED TAXPAYER OF RECORD: Watts, Leola
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Watts, Leola & Lang, Lysandra
 CLAIMANT'S ADDRESS: P.O. Box 13125
 Lansing, MI 48901

1470

TYPE OF ACTIONS CONTESTED: Trash Violation

VIOLATION DATE: 5/22/2017
 NOTIFICATION DATE: 5/22/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$1,632.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T025
 AMOUNT OF CLAIM: \$1,632.00

ADDITIONAL ACTIONS CONTESTED:

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

HISTORY:	Grass Violation 5/22/2017	Trash Violation 5/22/2017
----------	---------------------------------	---------------------------------

CITATIONS IN PREVIOUS YEAR: Trash
Violation
11/09/2015

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This lot was cited for grass & trash violations on 5/22/2017 with a compliance due date of 5/29/2017. The trash notices was not complied with as the brush and tree limbs still remained and were submitted to a contractor for removal. This claimant has owned multiple properties in the City of Lansing and has received both trash and grass notices in the past as well as for this lot. Both letters were written and mailed on the same date even if the claimant confused the grass and the trash letter as being the same the trash letter specifically stated brush and tree limbs and those were items were not removed. Pictures indicate proper procedures were taken by both the officer and the contractor therefore this office recommends denial of the claim.



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: 06/19/2017
 Due Date: 07/19/2017
 Pay Invoice In Full



WATTS LEOLA
 4615 W MICHIGAN AVE
 LANSING MI 48917

Inv Number: 00095915
 Parcel: 33-01-01-17-405-201
 Address: W KALAMAZOO ST



Parcel: 33-01-01-17-405-201

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00095915		E17-04773	W KALAMAZOO ST	\$1,632.00
Fee Details:		Quantity	Description	Balance
		1.000	Trash - Admin Fee	\$ 265.00
		1367.000	Trash - Contractor Charge	\$ 1,367.00
Total Amount Due				\$ 1,632.00

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. 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

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
6/18/2017	6575

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

property address
W Kalamazoo St 33-01-01-17-405-201

Terms

work complete
6/18/2017

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
5	add hr	additional hour after 1	150.00	750.00
17	class 2	construction material after 3	26.00	442.00
		work complete 6/14/17 total yards 20 submitted by Zachary Driver cleaned brush from vacant lot two trucks, two crews		
All work is complete			Total	\$1,367.00



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

WATTS LEOLA or Current Occupant
4615 W MICHIGAN AVE
LANSING, MI 48917

Violation Date: 05/22/2017
Violation Location: W KALAMAZOO ST
Parcel No: 33-01-01-17-405-201
Compliance Due Date: May 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: Brush & Tree Limb debris

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

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

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

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

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

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

Trash Authorization Form

Submitted to: Eric Crutcher on 06/02/2017

TAXPAYER: WATTS LEOLA, 4615 W MICHIGAN AVE LANSING, MI 48917

Location of Work:

Enf Num: E17-04773

Address: W KALAMAZOO ST

Lot No:

Description:

Parcel No: 33-01-01-17-405-201

Remove Trash and Debris

Work Authorized:

Violation: Brush & Tree Limb debris

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 4

Warning Comment:

<NONE>

Submitted By: Zachary Driver (517) 702 4750

This action is authorized by the Manager of Code Compliance







































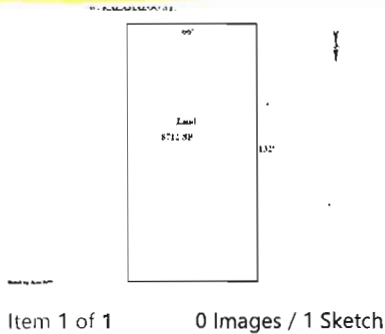






W KALAMAZOO ST LANSING, MI 48915 (Property Address)

Parcel Number: 33-01-01-17-405-201



Property Owner: WATTS LEOLA

Summary Information

- > Residential Building Summary

- Year Built: N/A

- Full Baths: 1

- Sq. Feet: N/A

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.200
- > 2 Invoices Found, Amount Due: 0.00
- > Assessed Value: \$7,300 | Taxable Value: \$3,955

> Property Tax information found

> 5 Building Department records found

Owner and Taxpayer Information

Owner	WATTS LEOLA 4615 W MICHIGAN AVE LANSING, MI 48917-3438	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2017

Property Class	RESIDENTIAL VACANT	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$7,300
MAP #	AP-0009 -0095	Taxable Value	\$3,955
TOP TEN	Not Available	State Equalized Value	\$7,300
NEW PERMITS	Not Available	Date of Last Name Change	11/15/2012
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 12/30/1997

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

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2016	\$7,300	\$7,300	\$3,920
2015	\$7,300	\$7,300	\$3,909
2014	\$5,000	\$5,000	\$3,848

Land Information

Zoning Code	Not Available	Total Acres	0.200
Land Value	\$14,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	27	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	66.00 ft	132.00 ft
Total Frontage: 66.00 ft		Average Depth: 132.00 ft

Legal Description

LOT 72 ASSESSORS PLAT NO 9

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
11/15/2010	\$0.00	??	WATTS JONATHAN	WATTS LEOLA	OTHER	FILE3376272
03/01/2010	\$279.00	??	WATTS JONATHAN	INGHAM COUNTY TREASURER	OTHER	L3377-P121
04/24/1996	\$700.00	WD	WRIGHT JAMES	WATTS JONATHAN	CASH/CONV-NOT USED	L2350 861

Building Information - 0 sq ft 1 1/4 STY (Residential)**General**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2017	Winter	\$1,667.75	\$0.00		\$1,667.75 Pay Now

General Information for 2017 Winter Taxes

School District	33020	PRE/MBT	0.0000%
Taxable Value	\$3,955	S.E.V.	\$7,300
Property Class	402 - RESIDENTIAL VACANT	Assessed Value	\$7,300
Tax Bill Number	No Data to Display	Last Receipt Number	No Data to Display
Last Payment Date	No Data to Display	Number of Payments	0
Base Tax	\$1,667.40	Base Paid	\$0.00
Admin Fees	\$0.35	Admin Fees Paid	\$0.00
Interest Fees	\$0.00	Interest Fees Paid	\$0.00
Total Tax & Fees	\$1,667.75	Total Paid	\$0.00
Renaissance Zone	Not Available	Mortgage Code	Not Available

Tax Bill Breakdown for 2017 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
INGHAM COUNTY	3.280000	\$12.97	\$0.00
AIRPORT AUTH.	0.699000	\$2.76	\$0.00
CATA	3.007000	\$11.89	\$0.00
CADL-LIBRARY	1.560000	\$6.16	\$0.00
ZOO MILLAGE	0.410000	\$1.62	\$0.00
TRASH REMOVAL	0.000000	\$1,632.00	\$0.00
Admin Fees		\$0.35	\$0.00
Interest Fees		\$0.00	\$0.00
	8.956000	\$1,667.75	\$0.00

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