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

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

1. **Call to Order**
2. **Approval of Minutes:**
   - March 27, 2018
3. **Public Comment on Agenda Items**

4. **Discussion/Action:**

A.) RESOLUTION – Claim Appeal; # 1536; Kodeen Sowers; 528 Lincoln; $150.00

B.) RESOLUTION – Claim Appeal #1520; D. Sheets; 816 Baker Street; $820.00

C.) RESOLUTION – Claim Appeal #1522; J. Ghufran; 604 S. Magnolia; $440.00

D.) UPDATE From Law - Claim #1498; T. Felder; IRENTINK; 6121 Coulson Ct.

5. **Other:**
   Place on File: Ltr. To R. Yono; Claim for 930 W. Holmes

6. **Pending:**

- Michigan Liquor Control Commission; Transfer of Ownership of Class C and SDM License; 320 E. Michigan Holdings, LLC to Bowdies's LLC, 320 E. Michigan Avenue-**Pending Application**
- Michigan Liquor Control Commission; Transfer of Ownership Class C & SDM license from RYJT, Ltd to Art's Pub, LLC at 809 E Kalamazoo Street.**-Pending Application**
- Michigan Liquor Control Commission; Transfer Ownership Class C & SDM License from Singh Pub and Grill, Inc. to Binni's Bar & Grill, Inc. @ 820 W Miller Rd.**-Pending Application**
- Michigan Liquor Control Commission: New SDM Licensed Issued MCL436-1533(5)(a); New Catering Permit; Located at 505 E. Michigan Avenue; Take Me Out Too LLC & City of Lansing**- Pending Application**

7. **Adjourn**

PUBLIC COMMENT AND SIGN IN SHEET

COMMITTEE GENERAL SERVICES

DATE April 10, 2018

Please print

NAME	ADDRESS	Purpose for Attending	Email Address	PHONE
[illegible] Sheets	2716 Colleen	Comment	[illegible]	371-5053
Jan M Ghuran	1158 Marigold Ave	Attend		485-6082
Kathy Miller		RSL		
Diane Wombaldt	4815 Tressa	RSL		

MINUTES
Committee on General Services
Tuesday, March 27, 2018 @ 3:30 p.m.
City Council Conference Room, City Hall 10th Floor

CALL TO ORDER
The meeting called to order at 3:30 p.m.

ROLL CALL
Council Member Patricia Spitzley, Chair
Council Member Adam Hussain, Vice Chair
Council Member Carol Wood, Member
Eric Brewer, Internal Auditor
Scott Sanford, Code Compliance
Amanda O'Boyle, Assistant City Attorney- arrived at 3:40 p.m.
Edward Zeineh
Alvino Trevino
Rafaela Trevino
Jasmine Trevino-Stinson
Suzy Carter, Lansing Area Safety Council
Mark Sutton, Michigan American Legion Foundation
Brian Jackson, Deputy City Clerk
Chris Swope, City Clerk

OTHERS PRESENT
Sherrie Boak, Council Office Manager

Public Comment on Agenda Items
No public comment at this time.

Approval of Minutes
MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FROM FEBRUARY 27, 2018 AS PRESENTED. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM MARCH 13, 2018 AS PRESENTED. MOTION CARRIED 3-0.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE MINUTES FROM MARCH 23, 2018 AS PRESENTED. MOTION CARRIED 3-0.

Discussion/Action

RESOLUTION – Non-Profit Recognition Request; Lansing Area Safety Council

Ms. Carter informed the Committee their request was to renew because earlier they were a Chapter of the National Safety Council, and now need one in the Lansing Area Safety Council named for the renewal of their bingo license. The Committee reviewed the application, Articles of Incorporation and By Laws and confirmed the dissolution clause was incorporated into the documents.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION FOR THE NON-PROFIT RECOGNITION REQUEST FOR LANSING AREA SAFETY COUNCIL. MOTION CARRIED 3-0.

RESOLUTION – Non-Profit Recognition Request; Michigan American Legion Foundation

Mr. Sutton, as the Public Relations and Foundation President, informed the Committee that they were requesting the status for a raffle license. It was confirmed they are in Lansing, but their State Headquarters are in Grand Rapids, which is what is noted on the application. The Committee reviewed the application, Articles of Incorporation and By Laws and confirmed the dissolution clause was incorporated into the documents.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR THE NON-PROFIT RECOGNITION REQUEST FOR THE MICHIGAN AMERICAN LEGION FOUNDATION. MOTION CARRIED 3-0.

The meeting was in recess until Law arrived at 3:30 p.m.

RESOLUTION – Claim Appeal; # 1497; Alvino and Rafaela Trevino; 1012 N. Cedar Street; $675.00

Mr. Sanford provided an overview of the claim which included a board up. Mr. Sanford confirmed for the Committee notices were sent to the owners address and noted the claim was for the 2nd notice of trash and grass, which was found when they were on site for the board up. Mr. Brewer confirmed the Claims Review reviewed the information and did grant $75 for one of the trash violation notice, but the claimant chose to appeal the decision with the Committee. Council Member Spitzley asked when the owner was cited, at which Mr. Sanford stated September 11, 2017 and the second notice fee was done on September 13, 2017.

Ms. Trevino provided details to the Committee on the home, that she stated they had received back from the bank from a foreclosure. When on site to clean it they placed the trash outside and paid someone to pick it up. When they arrived again to clean and put locks on the doors that they had bought, they noticed the sticker and immediately called the office since it said there is a $500 fine if they entered. They were instructed they could go in, at which point that is when they put locks on the doors.

Council Member Wood asked Ms. O'Boyle about the correct amount. Ms. O'Boyle stated the claim was for $675.00 and the Claims Review Committee granted a claim at $75, leaving $600. Ms. Trevino-Stinson stated they thought the balance was $75, so they mailed that in, but it was returned with clarification the balance was $600.

Mr. Sanford stated that based on the details given, his office was willing to take the $525 for the board up, $75 for one notice and $75 for another notice, totaling $675, and waive one of the notices, reducing it back down to $600.

Council Member Wood stated to the claimant that she understood the process, and it can be confusing with the exchange when the banks are involved. At which, she then asked Ms. O'Boyle if the new owner is responsible because it runs with the property and Ms. O'Boyle confirmed.

Council Member Spitzley asked how long the owner has between a notice and a board up. Mr. Sanford stated it is done in 24 hours because of safety. In this case, when they did the notice for the board up they noticed the grass and trash. Per code, any time there is a second notice a on a violation in one year, it is a $75 fee.

Mr. Sanford then offered to waive the administrative fee for the board up which was $340.00 in addition to the earlier waived fee of $75, taking the original $675 down $75 for a waived notice, and $340 for waived administrative fees, leaving a balance of $260.00.

MOTION BY COUNCIL MEMBER HUSSAIN TO GRANT THE CLAIM APPEAL IN THE AMOUNT $340.00 AND DENY THE BALANCE OF THE CLAIM IN THE AMOUNT OF $260.00 FOR CLAIM #1497 FOR 1012 N. CEDAR STREET. MOTION CARRIED 3-0.

Council Member Spitzley informed the claimants that the new balance owing by them would be $260.00.

RESOLUTION – Claim Appeal; # 1536; Kodeen Sowers; 528 Lincoln; $150.00
Claimant was not present, and after confirmation from Council Staff that the claimant was notified and confirmed attendance, Council Member Spitzley moved the item to the next meeting.

RESOLUTION – Claim #1525; Hard Rock LLC; 424 S. Hayford Avenue; $3,652.00
Mr. Sanford provided the details on the claim. The property was cited for trash on November 8, 2017, with a compliance date of November 15, 2017. He assured the Committee that multiple notices were sent to all the addresses of record, and one was sent to the property itself. The property was rechecked on November 16, 2017 and the violations were still present, so the contactor was contacted. The contractor arrived on December 4, 2017 and the violations were still present, in addition to other violations. The Committee reviewed the photos. Mr. Brewer was asked for comments from the Claims Review Committee, but Council Member Spitzley clarified for the group that the claim exceeded $2,500 so it never would have gone to Claims Review Committee.
Mr. Zeineh asked how many multiple notices were sent, as stated by Mr. Sanford earlier. Mr. Sanford clarified that it was four (4) notices to multiple addresses. Those included 2800 E. Grand River Avenue address, 424 S Hayford and 1908 E Michigan. Mr. Zeineh informed the Committee that he had a written communication and email with the Assessor when the property transfer occurred, but still did not get the notices. Council Member Spitzley reiterated the statement from Mr. Sanford where it was clear a notice was also sent to the property. Mr. Zeineh stated the property is vacant and red tagged so he doesn't get mail there. He then went onto dispute the billing from Eric's Refuse, with his appeal that they over bill for time spent and yards of removal. Mr. Zeineh asked for clarification on the Charter and recodification of the City Ordinances and how that affects his claims. Ms. O'Boyle clarified that the Charter was never affected in the recent codification, and the ordinances and fines that were affected were criminal offenses, but the housing code was adopted prior and was not affected by the lapse in ordinances. Mr. Zeineh again appealed that he wanted the fines decreased because the home was actively being worked on, and as they put that material out in trash bags they were hauling it away, but since it is under construction there is always new work and new trash.

Council Member Spitzley asked Mr. Sanford of the notice process. Mr. Sanford stated they post on the premise, then mail to all addresses that show up on the assessing records as the owner, owner's agenda, registered agent and property. If it is a registered rental, he stated they also send to the rental agent. Council Member Spitzley asked for confirmation on when the first violation was, and was provided the date of November 8, 2017. Council Member Hussain asked Mr. Sanford for confirmation that 16 hours of work could be 4 people at 4 hours, and it was confirmed. Council Member Wood pointed out to the Committee that the cleanup also involved trees, which they have been told many times before cannot just be removed but have to be mulched before taken to the dump.

MOTION BY COUNCIL MEMBER HUSSAIN TO DENY THE CLAIM #1525 FOR 424 S. HAYFORD IN THE AMOUNT OF $3,652.00. MOTION CARRIED 3-0.

Discussion on Liquor Licenses Letters and Process

Council Member Wood pointed out to the Committee that the Council can not recommend a revocation of a license if they have not approved a recommendation.

Mr. Swope then outlined the process from the Clerk's office. This includes forwarding all notices from the Michigan Liquor Control Commission to the Council, even those that do not require approval from Council, so that the Council can make a written communication if they wish. If there is an approval required, the City Council Committee will see an application from the Clerk's office, once it has been vetted. To designate the differences in licenses, Mr. Swope clarified to the Committee that "SDM- Special Designated Merchant" which is for the sale of beer and wine over the counter. The "SDD – Special Designated Distributor" represents a vendor who can also sell bottle liquor. Both represent the sale of not the serving on premises, and therefore no permission by the City. Any "Class C" or "Resort License" does require a license from the City. The Committee then went through the list in the packet.

Place on File:

- Notice from the Michigan Liquor Control Commission regarding the Transfer of all membership interest through merger from existing member Pizza Hut, Inc. to Pizza Hut, LLC; and by dropping existing member Pizza Hut, LLC and adding new member Pizza Hut Holdings, LLC 6200 S. Cedar Street
- Conditional Liquor License; 320 E Michigan LAF Fine Dining, Inc; Transfer Ownership 2017 Class C and SDM Licensed Business with Sunday Sales Permit (PM) and Outdoor Services
- Michigan Liquor Control Commission; Transfer of Ownership of Escrowed 2017 SDM Licensed Business from K & M Market Inc.; New Sunday Sales Permit (AM)
- Michigan Liquor Control Commission; New SDM License for Great Giant of Lansing, Inc., 3222 S MLK

MOTION BY COUNCIL MEMBER WOOD TO PLACE THE FOLLOWING ON FILE:

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

- Michigan Liquor Control Commission; Transfer of Ownership of Escrowed 2017 SDM Licensed Business from K & M Market Inc.; New Sunday Sales Permit (AM)
- Michigan Liquor Control Commission; New SDM License for Great Giant of Lansing, Inc., 3222 S MLK

MOTION CARRIED 3-0.

Pending:

- Michigan Liquor Control Commission; Transfer of Ownership of Class C and SDM License; 320 E. Michigan Holdings, LLC to Bowdies's LLC, 320 E. Michigan Avenue-**Pending Application**
- Michigan Liquor Control Commission; Transfer of Ownership Class C & SDM license from RYJT, Ltd to Art's Pub, LLC at 809 E Kalamazoo Street.**-Pending Application**
- Michigan Liquor Control Commission; Transfer Ownership Class C & SDM License from Singh Pub and Grill, Inc. to Binni's Bar & Grill, Inc. @ 820 W Miller Rd.**-Pending Application**
- Michigan Liquor Control Commission; Transfer of Ownership 2017 Class C and SDM License with (2) bars, Sunday Sales, entertainment permit, outdoor service and specific purpose permit(golf) from MJE3202, INC to LPT Holdings LLC at 1149 S Washington Avenue-**Escrow-Pending Application**
- Michigan Liquor Control Commission; Issue a New SDM License under MCL 436.1533(5) and Sunday Sales Permit (AM) at 400 E. Saginaw by New Lansing 333, Inc.**-Escrow-Pending Application**

Council Member Spitzley removed the following items from the agenda due the information provided by the Clerk that once the applications go into "escrow" they can be in "escrow" indefinitely:

- Michigan Liquor Control Commission; Transfer of Ownership 2017 Class C and SDM License with (2) bars, Sunday Sales, entertainment permit, outdoor service and specific purpose permit(golf) from MJE3202, INC to LPT Holdings LLC at 1149 S Washington Avenue-**Escrow-Pending Application**
- Michigan Liquor Control Commission; Issue a New SDM License under MCL 436.1533(5) and Sunday Sales Permit (AM) at 400 E. Saginaw by New Lansing 333, Inc.**-Escrow-Pending Application**

Council Member Spitzley stated the following documents will remain on the agenda until the applications are submitted or the Clerk's office provides another update:

- Michigan Liquor Control Commission; Transfer of Ownership of Class C and SDM License; 320 E. Michigan Holdings, LLC to Bowdies's LLC, 320 E. Michigan Avenue-**Pending Application**
- Michigan Liquor Control Commission; Transfer of Ownership Class C & SDM license from RYJT, Ltd to Art's Pub, LLC at 809 E Kalamazoo Street.**-Pending Application**
- Michigan Liquor Control Commission; Transfer Ownership Class C & SDM License from Singh Pub and Grill, Inc. to Binni's Bar & Grill, Inc. @ 820 W Miller Rd.**-Pending Application**

Adjourned

Adjourned at 4:29 p.m.
Submitted by Sherrie Boak,
Office Manager, Lansing City Council
Approved by the Committee on _____

Claim # 1536

528 Lincoln Ave

$150.00

Incident Date (per claim application) –8/27/2017

Incident Date (per Code Report) – Not available

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

Filed Claim – 1/16/2018 (City Attorney Date Stamp)

Claims Review Committee Hearing – 02/14/2018

Claims Revew Committee Letter – 01/30/2017

Referred to City Council- 3/12/2018 (City Attorney Letter)

Referred to Committee on General Services – 3/27/2018

RECEIVED JAN 16 2018

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1536

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

NAME: Kathleen R. Sievers DATE: 1/11/18

MAILING ADDRESS: 905 W. Holly Rd., Lansing, MI 48910

CITY: Lansing STATE: MI ZIP CODE: 48910

TELEPHONE: ~~Home (~~ Cell (517) 703-7204 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: 528 Lincoln Ave. PARCEL NO. 33-01-01-28-287-096

DATE OF INCIDENT: 8-28-17 AMOUNT YOU WERE BILLED: $150.00

TOTAL AMOUNT YOU ARE CONTESTING: $150.00

TYPE OF ASSESMENT: FTR Admin fee

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

The property is not a rental & has not been a rental for years. Despite repeated calls & letters the city continues to bill.

Like to appeal the code compliance decision to demand I register the house as a rental & have asked repeatedly for the judgement & code ordinance that allows red tagging & removal of occupants of property. See letter dated 01/11/2018 to Mick Tate.

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

Kodeen R. Sowers
905 W. Jolly Rd.
Lansing, MI 48910
(517) 703-7204

City of Lansing
Office of City Attorney
Mr. Nick Tate
124 W Michigan Ave., #5
Lansing, MI 48933

January 11, 2018

Dear Mr. Tate:

As you are fully aware via many phone conversations and personal visits to your office that I have attempted countless times to comply with the City of Lansing Fire Marshall's Office demands since July 2017 on my property at 528 Lincoln Ave.

Despite the fact that I have pointed out to you and code enforcement officers that I do feel it is legal that the city has a right to demand paperwork, repeatedly, decide for themselves whether it is legal and act as judge, jury and executioner. I have complied, out of desperation as a result of what I feel is coercion and extortion because your oppression impedes my ability costing me thousands as previously discussed.

Despite my compliance your officers, who will not respond to me, have repeatedly abused their power, trespassed on private property and red tagged it several times. At this point I am not sure what else you require to remove the red tag? Why would you put so much effort and tax payers' money into tagging the property, but no effort into answering questions and resolving the problem?

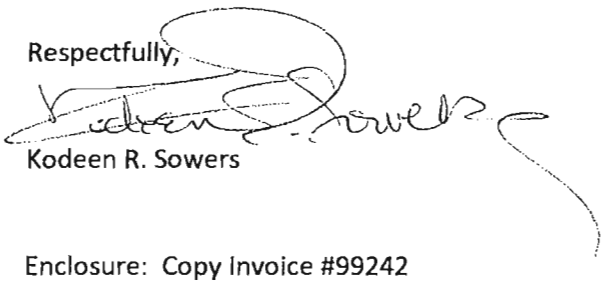
I have told all involved, including you Mr. Tate, that if you would kindly show me in the law or code regulation where your demands and actions are valid and legal I would gladly comply. If that request were granted this would have been resolved back in July and you would not be involved.

I demand that you promptly **remove the red tag** and respond **in writing** as to my request for legal justification of your demands and actions.

If the City wishes to continue to make my property unproductive I suggest they replace my lost income. Please provide legal justification, resolution and remove the red tag and invoice #99242 from my property immediately.

Your prompt attention to this matter would be greatly appreciated.

Respectfully,



Kodeen R. Sowers

Enclosure: Copy Invoice #99242

claim form

9/28/17

4/M for Walter need to get invoice deleted - rental

Will B spoke w/ Lynn - Scott has meeting @ 2 or 3 4 pm might be over.

land contract vendee called him.

CITY OF LANSING

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

I went into code office. Walter said he would have to get approval of Scott Sanford to delete invoice.

Bill To:

SOWERS KODEEN R

905 W JOLLY RD

LANSING, MI 48910-5303

Walter come back in between 4 & 5

Lock door @ 4:30,

DUE DATE 09/20/2017

INVOICE

08/28/2017

TOTAL AMOUNT DUE

$ 150.00

Invoice Number	Record No.	Address	Amount Due
00089242	E17-07148	528 LINCOLN AVE	$150.00

08/21/2017

FTR Admin Fee

TOTAL DUE: $150.00

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

Payment Information:

- Make checks payable to: City of Lansing
- Mail payments or pay in person at:
  City of Lansing Treasurers Office
  124 W Michigan Ave 1st Fl
  Lansing MI 48933

In order to assure proper credit, please send the top portion of this bill along with your payment.
Payment in full is due within 30 days from the billing date
Any unpaid balance remains as a lien against this property and will be added to the next property tax bill.

Appeals Process:

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

Other Information:

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

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

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

Kodeen R. Sowers
905 W. Jolly Rd.
Lansing, MI 48910
(517) 703-7204

RECEIVED FEB 26 2018

City of Lansing
Office of City Attorney
124 W Michigan Ave., #5
Lansing, MI 48933

February 26, 2018

Re: Appeal decision of Claims Review Committee – 528 Lincoln Ave.

Dear Venus Kumar:

I was scheduled for a Claims Review Committee hearing on 02/14/2018. I attempted to reschedule the hearing but I did not hear back from the attorney's office in time so I went to the meeting to request the hearing be reschedule in person.

The people at the meeting would not allow it to be rescheduled.

One man in the meeting suggested another hearing that would come prior to City Counsel. What is that process and how do I apply for that?

Apparently, the claim was denied so I am appealing the decision to the City Counsel as per your advice in your 02/19/2018 letter denying the claim.

Your prompt attention to this matter would be greatly appreciated.

Sincerely yours,

Kodeen R. Sowers

Assessing .NET User: SSANFORD DB: City Of Lansing 2018 Group: LANSING Version: 12/15/2017

File View Navigation Tasks Reports Utilities BS&A Applications Help

Print Add Delete Audit Attach [2] Comp. Analysis Copy Map Tools

Application Views

- Tables: Parcels
- Edit Parcel
- Sale Search & Analysis
- E.C.F.'s & Analysis
- Land Table(s)
- Program Setup

Quick Search

Parcel Number	F5
Owner Name	F6
Property Address	F7
All Names	F8

Parcel Information

$ Added this Edit	% Chg
0	-1.618

Values Calculated Normally

CITY OF LANSING - INGHAM
Ad Valorem

R.Card | Sketches [2] | Hist.

Parcel #: 33-01-01-28-287-096 Flag:

Owner: SOWERS KODEEN R Address: 528 LINCOLN AVE

1.General | 2. Owner Info.(*) | 3.Tax Info. | 4.PRE: 0 | 5.Misc. | 6. Linked App Info | 7.Attach [2]

Send To: Owner and Taxpayer Change Date: 12/28/2016

Property Address

Prefix: St #: 528.0 Unit/Apt:

Dir: Name: LINCOLN AVE Suffix:

City: LANSING State: MI Zip: 48910

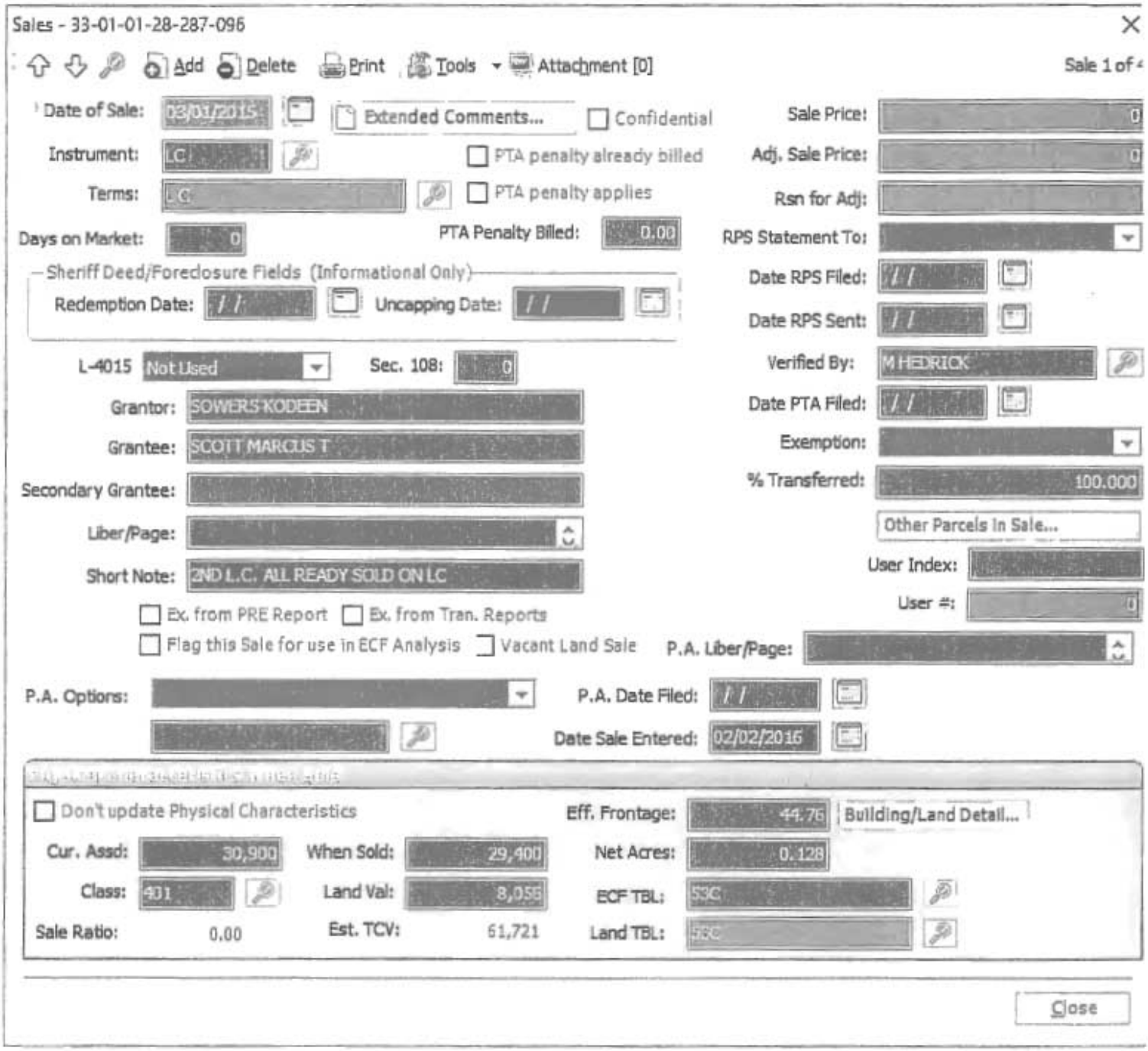
Cross Street/Census... 0 Extra Addresses...

Copy Options... Other Addr... Edit Zip Codes...

Owner Information — Clear		Taxpayer Information — Clear	
Owner:	SOWERS KODEEN R	Taxpayer:	PERKINS JACQUELINE
Name Extra:		Name Extra:	
Care Of:		Care Of:	
Address:	905 W JOLLY RD	Address:	528 LINCOLN AVE
City:	LANSING	City:	LANSING
State:	MI Zip: 48910-5303	State:	MI Zip: 48910
	☐ This is an Out of Country Address		☐ This is an Out of Country Address
Mail Code:			☐ Taxpayer is Deedholder

Viewing Existing Parcel Discard Changes

Sort Index: Owner's Name Active Table: Parcels [0] [0] Reminders [0] Output Windows [C]


Sales - 33-01-01-28-287-096
Add
Delete
Print
Tools
Attachment [0]
Sale 1 of 4
Date of Sale: 03/03/2015
Extended Comments...
Confidential
Instrument: LC
PTA penalty already billed
Terms: LC
PTA penalty applies
Days on Market: 0
PTA Penalty Billed: 0.00
Sheriff Deed/Foreclosure Fields (Informational Only)
Redemption Date: / /
Uncapping Date: / /
L-4015 Not Used
Sec. 108: 0
Grantor: SOWERS KODEEN
Grantee: SCOTT MARCUS T
Secondary Grantee:
Liber/Page:
Short Note: 2ND L.C. ALL READY SOLD ON LC
Ex. from PRE Report
Ex. from Tran. Reports
Flag this Sale for use in ECF Analysis
Vacant Land Sale
P.A. Options:
Sale Price: 0
Adj. Sale Price: 0
Rsn for Adj:
RPS Statement To:
Date RPS Filed: / /
Date RPS Sent: / /
Verified By: M HEDRICK
Date PTA Filed: / /
Exemption:
% Transferred: 100.000
Other Parcels In Sale...
User Index:
User #: 0
P.A. Liber/Page:
P.A. Date Filed: / /
Date Sale Entered: 02/02/2016
Don't update Physical Characteristics
Eff. Frontage: 44.76
Building/Land Detail...
Cur. Assd: 30,900
When Sold: 29,400
Net Acres: 0.128
Class: 401
Land Val: 8,055
ECF TBL: 53C
Sale Ratio: 0.00
Est. TCV: 61,721
Land TBL: 53C
Close

9/292017 Spoke to Mrs. Koden Sowers, she stated that the house is not a rental, the man that is staying at the property is buying it on a land contract. She was informed that the property is already in someone else's name, she stated that she is working on the paperwork to remove old owner and will bring in the new land contract in the next couple of weeks. W.A.

11/2/2017 Spoke to Mrs. Kodeen Sowers today, she stated that the property is not a rental, but the man (her old boy friend) is not going to purchase the property. When asked if the property was vacant, she first stated that it was not, but then she changed and said that it is vacant. She was insistent that we untagged the dwelling , but she was told (Per Scott Sanford) that she will have to rescind the old owner from ownership and then I will do a walk through to verity the the dwelling is vacant. She stated that she is going to sale the property, but was not going to use a Realtor. W.A.

City of Lansing
OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

January 30, 2018

Kodeen Sowers
905 W. Jolly Rd.
Lansing, MI 48910

Re: Claims Review Committee
Claim for: 528 Lincoln Ave.

Dear Ms. Sowers:

Please be advised that your claims are scheduled to be heard by the Claims Review Committee. The Committee is scheduled to begin hearings at **3:00 p.m. on Wednesday, February 14, 2018**. A copy of the appropriate Department's recommendation has already been sent to you for your review.

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

Thank you.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure

Claim No: 1536

g Resale Site
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Group
ion
Sale
ns
endations
s group
eled Blitz 10
Casino
ngg Dimensions ...

Kodeen Sowers
November 8 at 11:32am

House for Rent Text Kody (517) 703-7204.

$750

Lansing, MI

Nice quiet neighborhood, very efficient, 2 bedroom, new carpet, new new roof, newer furnace and hot water heater, first floor laundry, gar fenced yard. Available immediately, $750 security deposit and $750 months rent.to move in. Text or call Kody @ (517) 703-7204.

Messa

ng Resale Site
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ıd Group
sion
ɔr Sale
ems
ers
mendations
his group
ts
weled Blitz 10
Casino
jongg Dimensions ...

Shelia Barnett-Coley Yoshi Barnett
Like · Reply · 1 · November 10 at 11:03pm

Ashley Bynum Will Woods
Like · Reply · 1 · November 10 at 11:19pm

Chi Bäbÿ LaNia DntgiveAmuthafck
Like · Reply · 1 · November 11 at 7:44am

Amber M. Stanaway Jessica Notinterested Letts
Like · Reply · 2 · November 12 at 9:21am

Amber M. Stanaway Oh this is the one you was talking about
Like · Reply · Yesterday at 7:31am

Jessica Notinterested Letts Yes. I'm so very sad. But God has for us. It's his call!
Like · Reply · Yesterday at 7:53am

View more replies

Write a reply...

Charmaine AkaMaine Fernster Melissa Ray Rma
Like · Reply · 1 · November 12 at 7:42pm

Melissa Ray Rma Thanks I went in looked at it
Like · Reply · 1 · November 12 at 8:19pm

Write a reply...

Malinda Watts Where is this HSE located.
Like · Reply · November 12 at 7:43pm

Kodeen Sowers 528 Lincoln Ave, Lansing, MI 48910
Like · Reply · November 12 at 10:58pm

Write a reply...

Brandon Hodge Coryn Hall
Like · Reply · 1 · November 12 at 11:58pm

Ruth Hudecek Melton Do u have any in Holt, do you except animals
Like · Reply · 1 · Yesterday at 4:00am

1 Reply

Quality Concrete
DBA John Mullins Residential Builder
23330 22 Mile Rd.
Olivet, MI 49076
(517) 541-6330

Kodeen R. Sowers
905 W. Jolly Rd.
Lansing, MI 48910

January 31, 2018

Re: 528 Lincoln Ave Inspection

Dear Kodeen:

Per my visited at 528 Lincoln Avenue property on 01/30/2018. I John Mullins am a licensed builder and have built many homes. I found the property to be free of any code violation and see no reason for a red tag condemned status that is posted on the premises.

I can be reached at 517-541-6330 for further information if needed. I am a licensed residential builder working and doing business under DBA John Mullins, Quality Concrete. You or whomever requires this letter is welcome to contact me for my builder number if required.

Yours Truly,

John Mullins John Mullins

RECEIVED FEB 12 2018

David A. Williams
Attorney at Law
2577 S. Michigan Road
Eaton Rapids, Michigan 48827
Telephone Number (517) 663-9000
Facsimile Number (517) 663-9001
Email: dawilliamslaw@sbcglobal.net

February 5, 2018

Mr. Nick Tate
City of Lansing
Office of City Attorney
124 W. Michigan Avenue
5th Floor
Lansing, MI 48933

Dear Mr. Tate:

Re: 528 Lincoln Avenue, Lansing, MI 48933

I have been retained by Kodeen R. Sowers vis a vis the above property. She had sold the property on a land contract. Attached is letter from John Mullins, who is a licensed builder who examined the property confirming there are no code violations.

The inspector went to the purchasers to claim this was a rental. As you are aware there is a legal difference between a land contract and a rental. The purchasers have equitable title. The land contract was terminated because the purchasers did not want to deal with the code enforcement section of the Lansing Fire Department.

My client has attempted to find out why the property this property was "red tagged." Since the individuals backed out of the sale, Kodeen Sowers is listing the property for sale with Preview Properties. The broker is Sandy Bristol Bailey.

Unless there is a code violation that I am not aware, the code enforcement should not have any involvement with a sale. Obviously, a Memorandum of Land Contract and a Property Transfer Affidavit has to be filed upon sale.

If she can not sell the property within a reasonable time, she intends to move into the property and make it an owner occupied propety. Ergo, please advise me that since she has no intent to lease the property why it is red tagged.

Very truly yours,

David A. Williams

DAW
cc: Kodeen Sowers
enclosure

Jackson, Brian

From: Tate, Nicholas
Sent: Monday, February 12, 2018 1:57 PM
To: dawilliamslaw@sbcglobal.net
Cc: Kumar, Venus
Subject: Builder's Letter

Mr. Williams,

Thanks for taking my call. Can you send us a copy of the letter from John Mullins you mentioned in your letter? We'll get your correspondence to the appropriate party upon receipt. Would you also mind asking your assistant to CC Venus Kumar when he or she sends it? Thank you.

Nik

Nicholas Tate
Assistant City Attorney
Office of the City Attorney
124 W. Michigan Ave. | Lansing, MI 48933
O: 517-483-7864 | E: nicholas.tate@lansingmi.gov

Jackson, Brian

From: Kumar, Venus
Sent: Wednesday, February 14, 2018 10:47 AM
To: 'kodysowers1029@gmail.com'
Cc: Tate, Nicholas; O'Boyle, Amanda
Subject: Claims Review Committee Meeting

Hello Ms. Sowers,
I received a voice mail message from you stating that you would like to reschedule your meeting today with the Claims Review Committee because you have not had time to prepare. The Claims Review packet was mailed to you on January 30, 2018 which included the letter stating the date and time of your meeting as well as all notices, invoices and photos regarding your claim. This packet was mailed to you 14 days in advance of your Claims Review Committee meeting date. In speaking with Mr. Tate, he shared an email with me that he sent to you on February 1, 2018 which confirmed the date of your Claims Review Committee meeting.
Because the committee only meets 1-2 times per month, it is important that claimants keep their scheduled times whenever possible. We understand emergencies come up and we are sympathetic to those individuals and their situations. This does not appear to be one of those emergency situations. With that being said, your meeting time of 3:00 pm today will stand and we hope to see you here. If you decide not to attend, a decision will be made on your claim and that decision will be mailed to you within 2 weeks. If you do not agree with the decision of the Claims Review Committee, there is an appeal option to the General Services, which will be explained in the letter.
Thank you,

Venus Kumar, Paralegal
Assistant to the City Attorney
City of Lansing - Office of the City Attorney
124 W. Michigan Ave. | Lansing, MI 48933
O: 517-483-4319 | E: Venus.Kumar@lansingmi.gov
Website | Facebook | Twitter | Instagram | LinkedIn

Andy Schor, Mayor

PRIVILEGED AND CONFIDENTIAL: This electronic message, together with all of its contents, contains information from the Office of the City Attorney. This information may be privileged, confidential, or otherwise protected from disclosure. The information is intended for the addressee(s) only and any unauthorized use is prohibited. Do not disclose, copy, distribute, or otherwise use this message or its contents if you are not the intended addressee(s). If you have received this message in error, notify the Office of the City Attorney immediately at 517-483-4320 or venus.kumar@lansingmi.gov.

Jackson, Brian

From: Tate, Nicholas
Sent: Wednesday, February 14, 2018 10:32 AM
To: O'Boyle, Amanda
Cc: Kumar, Venus
Subject: RE: Claims Review Committe/Permits/Point of Contact

From: Tate, Nicholas
Sent: Thursday, February 01, 2018 8:35 AM
To: 'kodysowers1029@gmail.com'
Subject: Claims Review Committe/Permits/Point of Contact

Good Morning Ms. Sowers,

Here is what I found out:

(1) You are scheduled to be heard before the Claims Review Committee on the February 14th, 2018;
(2) The City of Lansing Building Permits Office has no evidence of any recently pulled permits for the house located at 528 Lincoln Ave;
(3) Amanda O'Boyle is the new Assistant City Attorney assigned to Claims Review/General Services.

You should get a letter in the mail soon regarding time and location for the Claims Review Committee Hearing. Feel free to contact the building permit office if you'd like. I know you said you have evidence of approved permits for the property, perhaps it was an oversight or misunderstanding. Let me know if you have any other questions.

Respectfully,

Nik

Nicholas Tate
Assistant City Attorney
Office of the City Attorney
124 W. Michigan Ave. | Lansing, MI 48933
O: 517-483-7864 | E: nicholas.tate@lansingmi.gov

Andy Schor, Mayor

Jackson, Brian

From: Tate, Nicholas
Sent: Thursday, February 01, 2018 8:24 AM
To: Kumar, Venus
Cc: O'Boyle, Amanda
Subject: Kodeen Sowers 529 Lincoln ave.
Attachments: doc00285820180112160841.pdf

Venus,

The screenshot of Ms. Sowers advertising her house for rent is attached. I've also attached some traffic between Scott and I about the house.

Nik

From: Sanford, Scott
Sent: Thursday, December 28, 2017 10:57 AM
To: Tate, Nicholas
Subject: RE: 529 Lincoln ave.

Here are all our notes:

7/12/2017 I received a call stating that Jacqueline Perkins moved out of house over a year ago. W.A.

9/292017 Spoke to Mrs. Koden Sowers, she stated that the house is not a rental, the man that is staying at the property is buying it on a land contract. She was informed that the property is already in someone else's name, she stated that she is working on the paperwork to remove old owner and will bring in the new land contract in the next couple of weeks. W.A.

11/2/2017 Spoke to Mrs. Kodeen Sowers today, she stated that the property is not a rental, but the man (her old boyfriend) is not going to purchase the property. When asked if the property was vacant, she first stated that it was not, but then she changed and said that it is vacant. She was insistent that we untagged the dwelling , but she was told (Per Scott Sanford) that she will have to rescind the old owner from ownership and then I will do a walk through to verity the the dwelling is vacant. She stated that she is going to sale the property, but was not going to use a Realtor. W.A.

House was red tagged on 11/1/2017

Scott

From: Tate, Nicholas
Sent: Thursday, December 28, 2017 10:50 AM
To: Sanford, Scott <Scott.Sanford@lansingmi.gov>
Subject: RE: 529 Lincoln ave.

I'm sorry – 528 Lincoln Ave. My mistake

From: Sanford, Scott
Sent: Thursday, December 28, 2017 10:50 AM

To: Tate, Nicholas
Subject: RE: 529 Lincoln ave.

529 Lincoln is owned by Bill Arnold Holey and we have had no activity at this address. If she is the owner it must be on an unregistered sale, as she is not showing up in our system at this address.

It does appear that this is an unregistered rental as Mr. Holey lives at 437 W Jolly Rd.

Scott

From: Tate, Nicholas
Sent: Thursday, December 28, 2017 10:45 AM
To: Sanford, Scott <Scott.Sanford@lansingmi.gov>
Subject: 529 Lincoln ave.

Scott,

Can you refer me to the code compliance officer handling this address (or send me whatever notes CC has on it)? The property owner is Kodeen Sowers. Thank you.

Nik

Nicholas Tate
Assistant City Attorney

City of Lansing
124 W. Michigan
City Hall – 5th Floor
Lansing, MI 48933
517.483.4320
Direct: 517.483.7864
Fax: 517.483.4081
nicholas.tate@lansingmi.gov

528 LINCOLN AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-28-287-096

Item **1** of **4** 2 Images / 2 Sketches

Property Owner: SOWERS KODEEN R

Summary Information

> Residential Building Summary
- Year Built: 1975
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 768
- Acres: 0.128

> 1 Invoice Found, Amount Due: 0.00

> Assessed Value: $31,100 | Taxable Value: $31,100

> Property Tax information found

> 14 Building Department records found

Owner and Taxpayer Information

Owner	SOWERS KODEEN R 905 W JOLLY RD LANSING, MI 48910-5303	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2018

Property Class	RESIDENTIAL	**Unit**	33 CITY OF LANSING - INGHAM
School District	LANSING	**Assessed Value**	$31,100
MAP #	P -0030 -0112	**Taxable Value**	$31,100
TOP TEN	*Not Available*	**State Equalized Value**	$31,100
NEW PERMITS	*Not Available*	**Date of Last Name Change**	02/12/2018
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
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	$30,900	$30,900	$30,572
2016	$30,300	$30,300	$30,300
2015	$29,300	$29,300	$29,300

Land Information

Zoning Code	*Not Available*	**Total Acres**	0.128
Land Value	$8,056	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	53C	**Mortgage Code**	00050
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	43.00 ft	130.00 ft
	Total Frontage: 43.00 ft	**Average Depth: 130.00 ft**

Legal Description

LOT 93 ADDMORE PARK

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
11/06/2017	$0.00	QC	PERKINS JACQUELINE	SOWERS KODEEN R	CASH/CONV-NOT USED	2018 003665
05/09/2016	$0.00	QC	SCOTT MARCUS T	SOWERS KODEEN R	CASH/CONV-NOT USED	2018 002196
03/01/2015	$0.00	LC	SOWERS KODEEN	SCOTT MARCUS T	L C	
10/01/2012	$0.00	LC	SOWERS KODEEN	PERKINS JACQUELINE	L C	2012 041184
10/16/2001	$55,000.00	WD	BAKER SANDRA S	SOWERS KODEEN	CONV	L2925/P268
05/08/1996	$44,900.00	WD	HUGENOT IDA R	BAKER SANDRA S	CONV	2354/336

Building Information - 768 sq ft 1 STY (Residential)

General

Floor Area	768 sq ft	**Estimated TCV**	*Not Available*
Garage Area	381 sq ft	**Basement Area**	0 sq ft
Foundation Size	768 sq ft		
Year Built	1975	**Year Remodeled**	*Not Available*
Occupancy	Single Family	**Class**	CD
Effective Age	42 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	Slab	Siding	768 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

Unvented Hood	1

Garage Information

Area	381 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

CCP (1 Story)	52 sq ft	**Foundation**	Standard
CCP (1 Story)	59 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.

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Claim # 1520

816 Baker St.

$820.00

Incident Date (per claim application) –9/17/2017

Incident Date (per Code Report) – 9/17/2017

Taxes- Not yet applied to bill

Filed Claim – 1/18/2018

Claims Review Committee Hearing – 02/14/2018

Claims Review Committee Letter – 02/19/2018

Referred to City Council- 3/08/2018

Referred to Committee on General Services – 03/26/2018

To The Lansing City Council, 3/08/2018

I am appealing the denied decision made by CLAIMS REVIEW BOARD on February 19, 2018 for the September 17, 2017 board up fee on my rental property 816 Baker St, parcel no. 33-01-01-22-352-751.

On September 17, 2017 the police were called to my rental property at 816 Baker St, and removed people which were not my tenants, at this time I was evicting my tenants who were not there at the time of incident.

When police were ready to leave, as you can see in the pictures ,1 window was open a little and rather than someone making an effort to walk over to it to close and lock it ,they decided to have 2 windows boarded up, which took 10 minutes and I was charged $560 .

CODE OFFICERS NOTE S: Due to amount of clutter, the windows could not be gotten to. Pictures were not taken of suggested clutter inside, only pictures of windows from the outside before and after board up.

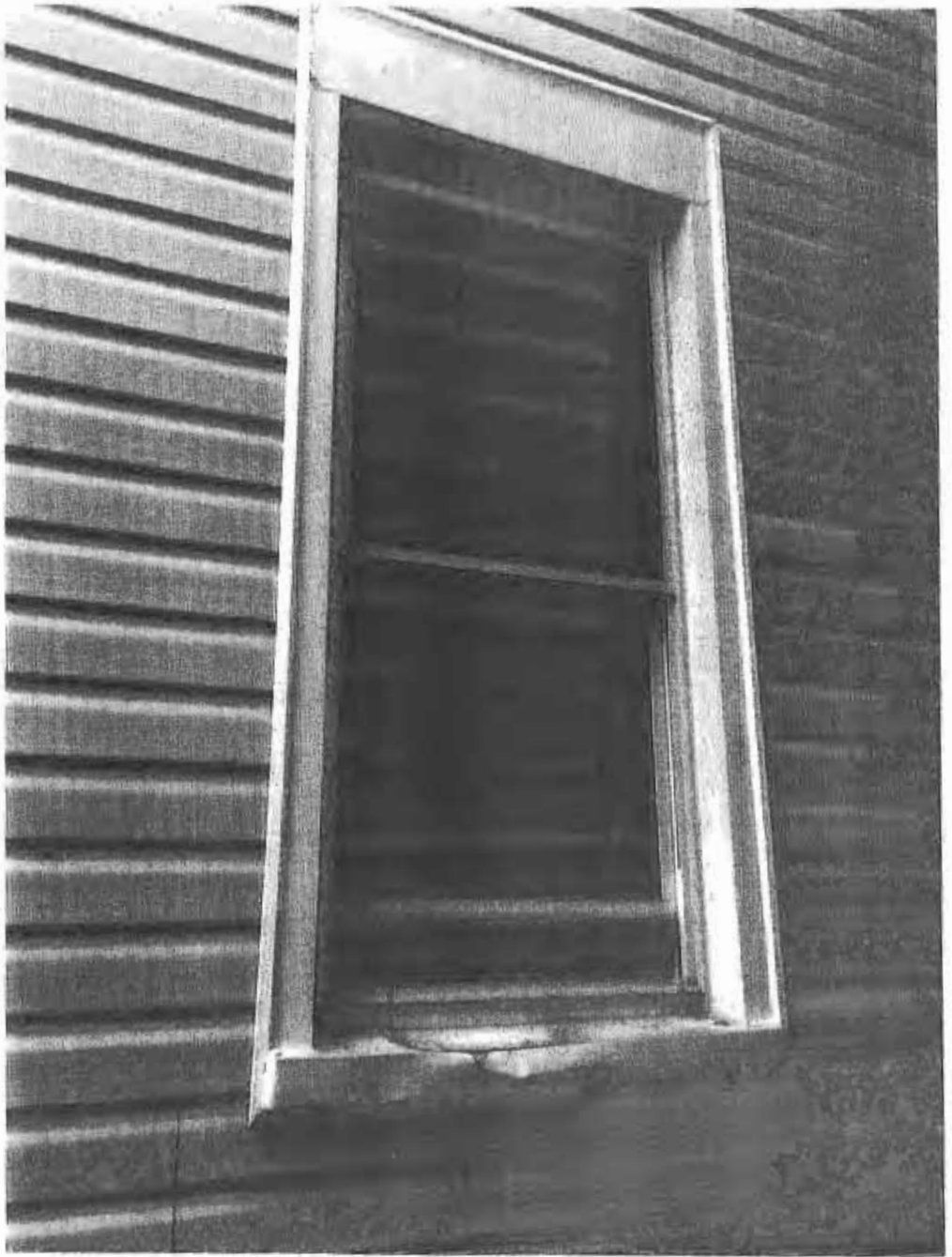
There was no reason for the board up, simply close and lock the window.

I am asking you, The Lansing City Council, to have the $560 board up fee waived. Thank you, David Sheets 3/8/2018

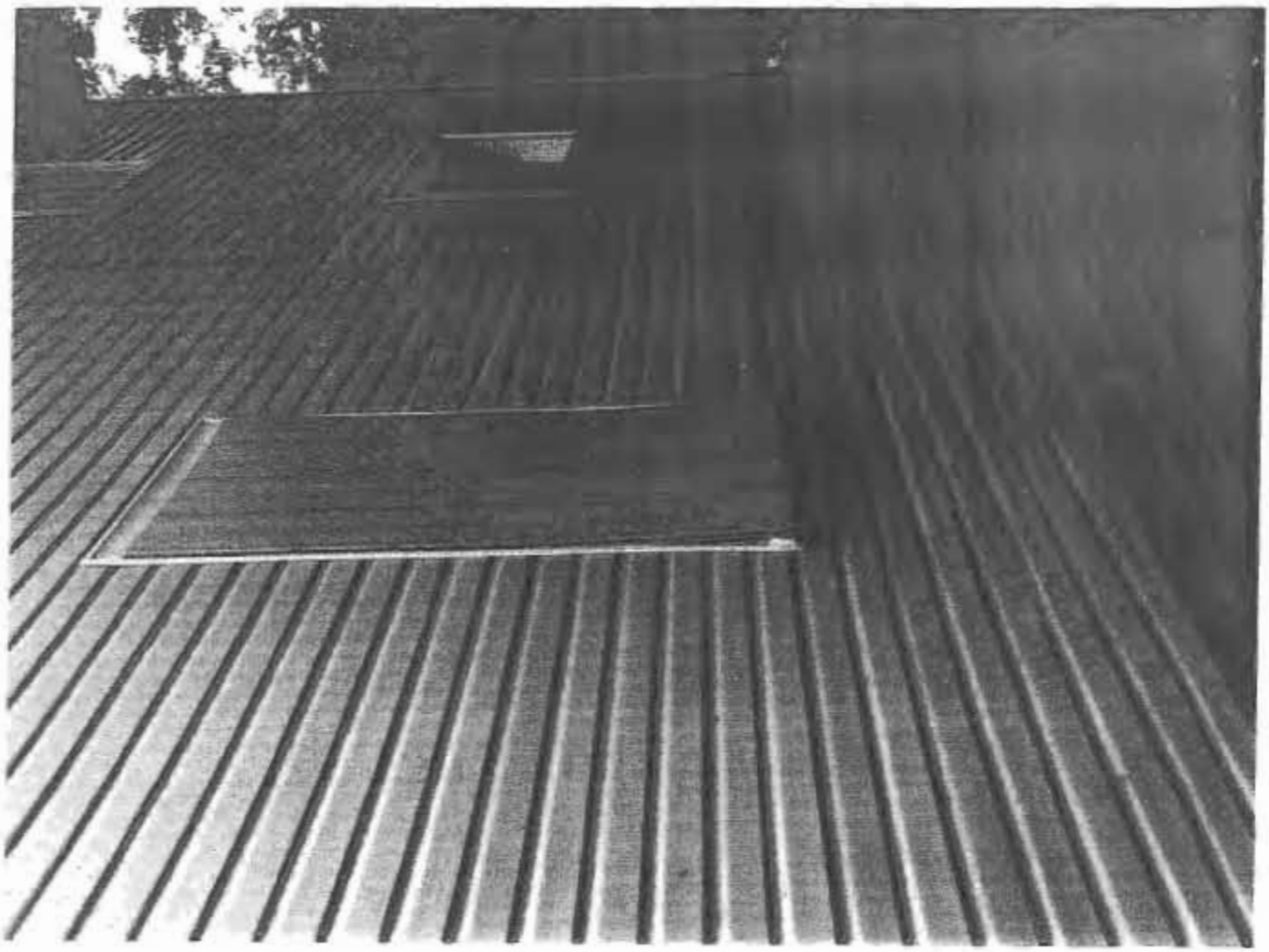
517-371-5053

IMG_1020[1]

#2 window (side)



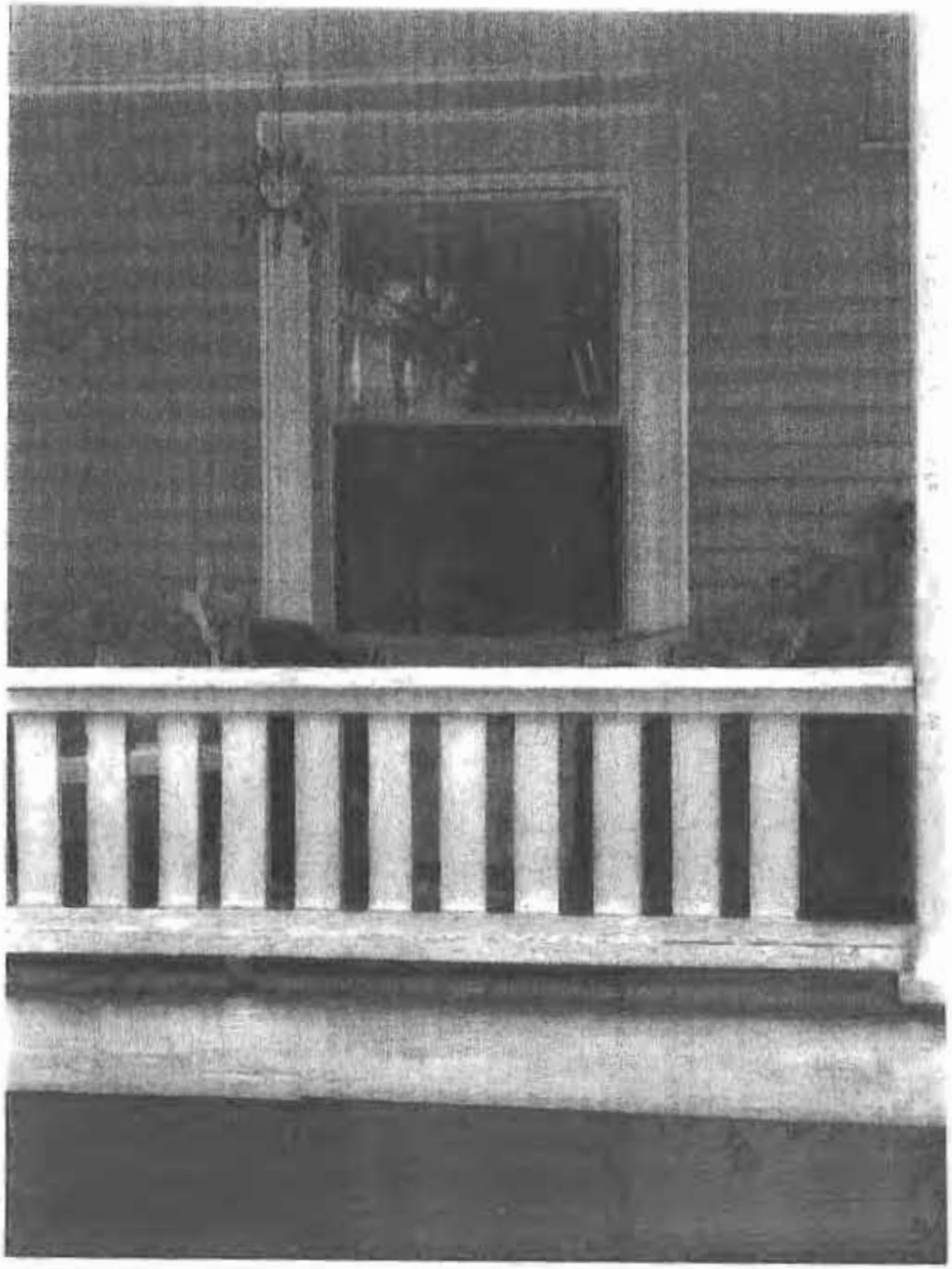
Not broken with boards?



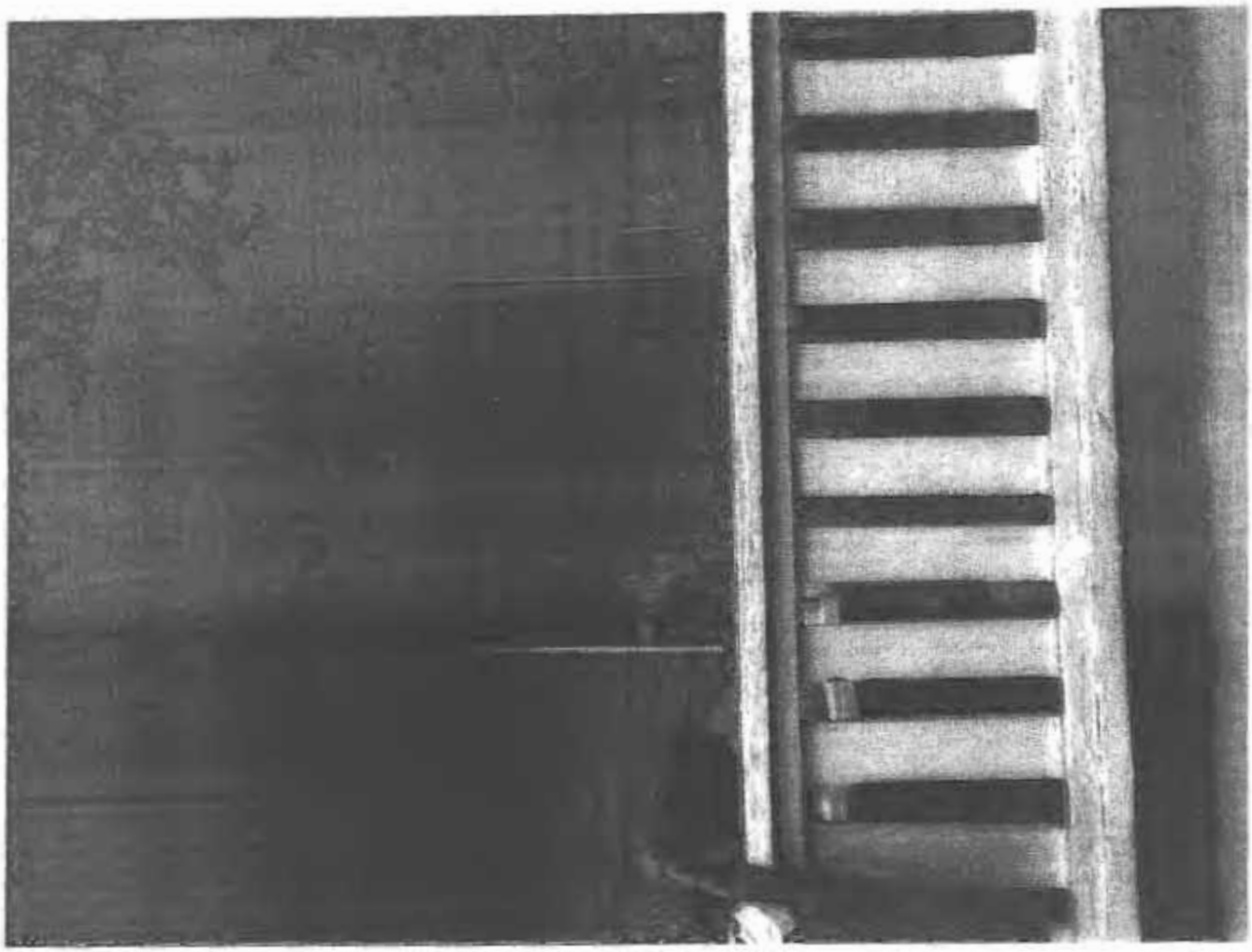
IMG_1024[1]

IMG_1022[1]

#1 window front



Nat Bradley
Why Boston



IMG_1023[1]

City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

February 19, 2018

David Sheets
2823 S. Cedar
Lansing, MI 48910

Re: Claim –816 Baker St.

Dear Mr. Sheets:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of $560.00 for property located at 816 Baker St., Lansing, Michigan, and denied the claim you filed with the City of Lansing.

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

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

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

City of Lansing
OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

January 22, 2018

David Sheets
2823 S. Cedar
Lansing, MI 48910

Re: Claims Review Committee
Claim for: 816 Baker St.

Dear Mr. Sheets:

Please be advised that your claims are scheduled to be heard by the Claims Review Committee. The Committee is scheduled to begin hearings at **2:30 p.m. on Wednesday, February 14, 2018**. A copy of the appropriate Department's recommendation has already been sent to you for your review.

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

Thank you.

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Enclosure

Claim No: 1520

LANSING TEEN CHALLENGE COUNCIL WORK ORDER
FOR ACCOUNTS RECEIVABLE

Sunday

DATE: 9/17/17 TIME: 1:30pm DEPARTMENT REQUESTING CITY OF LANSING - PNDD INDIVIDUAL REQUESTING CODE COMPLIANCE

LOCATION: 816 Baker BUILDING: House

CONTACT PERSON: Amy Castillo PHONE:

RECORD OF MATERIAL USED OUT OF STOCK

QUANTITY	DESCRIPTION	UNIT COST	AMOUNT	WORK REQUESTED
2	Sheets T1-11			Board up 2 Windows
2	Racks of Nails			
				Arrived: 1:45 PM
				Left: 1:55 PM

RECORD OF MATERIAL PURCHASED

QUANTITY	DESCRIPTION	UNIT COST	AMOUNT	PERSONNEL
				Mike McGillivray
				Nate Rypma

PERSONNEL USED TO COMPLETE BOARD-UP

DATE	TIME TAKEN	PERSONNEL	DATE	TIME TAKEN
9/17/17	10 min.			

FORM COMPLITED BY: Mike McGillivray DATE COMPLITED: 9/17/17

LANSING FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE
CODE ENFORCEMENT SECTION

Mayor Virg Bernero

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

Notice Printed: 09/19/2017

Emergency Board-Up Notice

SHEETS DAVID W-REVOCABLE LIV TRUST
2718 COLLEGE RD
HOLT, MI 48842

Inspection Type:	Safety
Inspection Date:	09/17/2017
Compliance Due Date:	09/19/2017

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

Violation Location:	816 BAKER ST
Parcel No:	33-01-01-22-352-751

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

1. ***Front living room window.***
2. ***West side living room window.***

Wh!??? Boarded up 9/17/17 Sunday

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

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

This dwelling has been declared, UNSAFE AND DANGEROUS as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.
Officer: Amy Castillo amy.castillo@lansingmi.gov

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

As specified by section 107 - Notices and Orders - a copy of this violation was sent to:
Owner of Record: D W SHEETS III L L C, , LANSING, MI 48910

RECEIVED DEC 11 2017

City of Lansing

OFFICE OF THE CITY ATTORNEY

1520

Claim Form – Special Assessments

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

NAME: David Sheets DATE: 12-8-17

MAILING ADDRESS: 2823 S Cedar

CITY: Lans STATE: Mi ZIP CODE: 48910

TELEPHONE: Home ( ) Work (517-371-2843

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: 816 Baker St PARCEL NO. 33-01-01-22-352-751

DATE OF INCIDENT: 9/17/17 AMOUNT YOU WERE BILLED: $820

TOTAL AMOUNT YOU ARE CONTESTING: $820

TYPE OF ASSESMENT: Board up fee

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 9/17/17 the police were at my rental property at 816 Baker St
There was NO reason the two windows should have been boarded up to secure the property when they left. The window locks did and do work properly.
There was no reason for a board up.
I am requesting that the $820 board up fee be waived. Thank you, David Sheets

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

12/09/2017 01:13PM 15173711351 DISCOUNT DAVES PAGE 01/01

RECEIVED FEB 19 2018

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: 12/22/2017
Due Date: 01/21/2018
Pay Invoice In Full

D W SHEETS III L L C
2823 S CEDAR
LANSING MI 48910

Inv Number: 00105579
Parcel: 33-01-01-22-352-751
Address: 816 BAKER ST

Parcel: 33-01-01-22-352-751 **Bill Detail**

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00105579		E17-09884	816 BAKER ST	$560.00

Fee Details:	Quantity	Description	Balance
	1.000	Title Search/Board-Up (Res) Admi	$ 265.00
	295.000	Title Search/Board-Up (Res) Cont	$ 295.00

Total Amount Due $ 560.00

Questions regarding this invoice: Contact **CODE ENFORCEMENT** 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

From: Coffey, Chelsea
To: Eric Brewer; Kumar, Venus; Venker, Gregory
Subject: Re: 2823 Cedar - David Sheets Board Up
Date: Monday, February 19, 2018 11:28:54 AM

I'll second.

Chelsea Coffey
Special Assistant to the Mayor
City of Lansing – Office of Mayor Andy Schor
124 W. Michigan Ave. | Lansing, MI 48933
O: 517-483-4148 | C: 517-648-7353 | E: chelsea.coffey@lansingmi.gov
Website <https://lansingmi.gov/> | Facebook <https://www.facebook.com/CityofLansingMi/> | Twitter <https://twitter.com/lansingmichigan> | Instagram <https://www.instagram.com/cityoflansingmi/> | LinkedIn <https://www.linkedin.com/company/502562/admin/updates/>

On 2/19/18, 10:03 AM, "Eric Brewer" <Eric.Brewer@lansingmi.gov> wrote:

Hi All,

I motion to deny the claim in full for Claim ID 1520 for the total amount of $560.

This is based on the representation within the packet of "Lansing Police Department ordered the structure to be secured." and the amount charged by the contractor is in line with previously provided information from Code Compliance concerning their rates. See attached Claim_ID_1520_CRC_Calculation_2-14-2018.pdf for more details.

Let me know if you have any questions.

Sincerely,

Eric

-----Original Message-----
From: Kumar, Venus
Sent: Monday, February 19, 2018 9:15 AM
To: Eric Brewer; Coffey, Chelsea; Venker, Gregory
Subject: FW: 2823 Cedar - David Sheets Board Up

Hi all,
Lynne send me the invoice for the David Sheets claim that we put on hold. As you can read my comment back to her, I would like to see the itemized invoice broke out like the invoices are for trash etc. At any rate, please see the attached invoice. Let me know how you want to rule on this one.

Also, I need dates for March!

Thanks,
V

-----Original Message-----
From: Kumar, Venus
Sent: Monday, February 19, 2018 8:57 AM
To: Puente, Lynne
Subject: RE: 2823 Cedar - David Sheets Board Up

Hi Lynne,

Thanks for the invoice. So this invoice shows $295 to the contractor. I am trying to figure out what the fee breakdown is that goes into this $295. In an email from Scott Sanford on 1/24/17, he stated that the rate paid to Teen Challenge is $225/hour and $35/board which includes board, nails, screws etc. That equals $260 so I am assuming they charged another $35 for the second board even though it was for 2 windows and they could have cut the one board in half and had enough to do both windows. At any rate, please confirm that this is the case and let me know if we can request the invoices to state what goes into the Contractor Charges for future.

Thanks,
Venus

-----Original Message-----
From: Puente, Lynne
Sent: Monday, February 19, 2018 8:29 AM
To: Kumar, Venus
Subject: FW:

I have attached the invoice for the board up.

Thanks

-----Original Message-----
From: SAFPRINTER@lansingmi.gov [mailto:SAFPRINTER@lansingmi.gov]
Sent: Monday, February 19, 2018 8:25 AM
To: Puente, Lynne
Subject:

TASKalfa 4052ci
[00:17:c8:4c:d4:e6]

RECEIVED JAN 18 2018

DATE: 01/18/2018

PPN:	**33-01-01-22-352-751**
DATE SUBMITTED:	**12/11/2017**
ADDRESS OF VIOLATION:	**816 Baker Street**
LISTED TAXPAYER OF RECORD:	**D W Sheets III LLC**
OTHER TAXPAYER OF RECORD:	
CLAIMANT:	**Sheets, David**
CLAIMANT'S ADDRESS:	**2823 S Cedar Lansing, MI 48910**
TYPE OF ACTIONS CONTESTED:	**Board Up**
VIOLATION DATE:	**9/17/2017**
NOTIFICATION DATE:	**9/17/2017**
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	**$560.00**
CONTRACTOR NAME - INVOICE NO. - DATE:	**Lansing Teen Challenge**
AMOUNT OF CLAIM:	**$820.00**

1520

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:	**Red Tagged 9/17/2017**	**Board Up 9/17/2017**	**Trash Violation 9/19/2017**	**Grass Violation 9/19/2017**
CITATIONS IN PREVIOUS YEAR:	**Trash 10/12/2016**			
CLAIMANT'S CIRCUMSTANCES:	**See Attached**			

CODE OFFICER'S NOTES: The Code Enforcement Officer was called to the property by the Lansing Police Department. This property was a crime scene which stemmed from three residents in the home being shot. Due to the amount of clutter in the dwelling not all the windows were accessible. Due to the crime scene investigation the Lansing Police Department ordered the structure to be secured. This office recommends denial of the claim.

TEEN CHALLENGE INTERNATIONAL LANSING, MICHIGAN

LANSING TEEN CHALLENGE COUNCIL WORK ORDER
FOR ACCOUNTS RECEIVABLE

DATE: 9/12/17 TIME: 1:30PM DEPARTMENT REQUESTING CITY OF LANSING - PNDD INDIVIDUAL REQUESTING CODE COMPLIANCE

LOCATION: 816 Baker BUILDING: House

CONTACT PERSON: Amy Castillo PHONE:

RECORD OF MATERIAL USED OUT OF STOCK

QUANTITY	DESCRIPTION	UNIT COST	AMOUNT	WORK REQUESTED
2	Sheets T1-11			Board up 2 Windows
2	Racks of Nails			
				Arrived: 1:45 PM
				Left: 1:55 PM

RECORD OF MATERIAL PURCHASED

QUANTITY	DESCRIPTION	UNIT COST	AMOUNT

PERSONNEL USED TO COMPLETE BOARD-UP

PERSONNEL	DATE	TIME TAKEN	PERSONNEL	DATE	TIME TAKEN
Mike McGillivray	9/17/17	10 min.			
Nate Rypma					

FORM COMPLITED BY: Mike McGillivray DATE COMPLITED: 9/17/17

LANSING FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE
CODE ENFORCEMENT SECTION

Mayor Virg Bernero

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

Notice Printed: 09/19/2017

Emergency Board-Up Notice

SHEETS DAVID W-REVOCABLE LIV TRUST
2718 COLLEGE RD
HOLT, MI 48842

Inspection Type:	Safety
Inspection Date:	09/17/2017
Compliance Due Date:	09/19/2017

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

Violation Location:	816 BAKER ST
Parcel No:	33-01-01-22-352-751

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

1. ***Front living room window.***
2. ***West side living room window.***

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

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

This dwelling has been declared, UNSAFE AND DANGEROUS as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - **DO NOT ENTER, UNSAFE TO OCCUPY**. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.
If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.
Officer: Amy Castillo amy.castillo@lansingmi.gov

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

As specified by section 107 - Notices and Orders - a copy of this violation was sent to:
Owner of Record: D W SHEETS III L L C, , LANSING, MI 48910

LANSING FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE
CODE ENFORCEMENT SECTION

Mayor Virg Bernero

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

Notice Printed: 09/19/2017

Emergency Board-Up Notice

D W SHEETS III L L C
2823 S CEDAR
LANSING, MI 48910

Inspection Type:	Safety
Inspection Date:	09/17/2017
Compliance Due Date:	09/19/2017

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

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Parcel No:	33-01-01-22-352-751

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Officer: Amy Castillo amy.castillo@lansingmi.gov

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As specified by section 107 - Notices and Orders - a copy of this violation was sent to:
Owner of Record: D W SHEETS III L L C, , LANSING, MI 48910

IMG_1020[1]

IMG_1022[1]

IMG_1023[1]

IMG_1024[1]

816 BAKER ST LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-22-352-751

Item **1** of **6** 4 Images / 2 Sketches

Property Owner: D W SHEETS III L L C

Summary Information

> Residential Building Summary
- Year Built: 1924
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 1,096
- Acres: 0.069

> 9 Invoices Found, Amount Due: 0.00

> Assessed Value: $17,500 | Taxable Value: $16,997

> Property Tax information found

> 11 Building Department records found

Owner and Taxpayer Information

Owner	D W SHEETS III L L C 2823 S CEDAR LANSING, MI 48910	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2018

Property Class	RESIDENTIAL	**Unit**	33 CITY OF LANSING - INGHAM
School District	LANSING	**Assessed Value**	$17,500
MAP #	AP-0028 -0121	**Taxable Value**	$16,997
TOP TEN	*Not Available*	**State Equalized Value**	$17,500
NEW PERMITS	*Not Available*	**Date of Last Name Change**	04/04/2016
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 11/27/2013

Principal Residence Exemption	June 1st	Final
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	$16,800	$16,800	$16,648
2016	$16,500	$16,500	$16,500
2015	$16,100	$16,100	$16,100

Land Information

Zoning Code	*Not Available*	**Total Acres**	0.069
Land Value	$3,636	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	51	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	35.00 ft	86.33 ft
	Total Frontage: 35.00 ft	**Average Depth: 86.33 ft**

Legal Description

COM 65 FT E OF NW COR LOT 1, TH S 86 1/3 FT, E 35 FT, N 86 1/3 FT, W 35 FT TO BEG BLOCK 4 ASSESSORS PLAT NO 28 REC L 10 P 33

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/14/2016	$0.00	WD	SHEETS DAVID W-REVOCABLE LIV TRUST	D W SHEETS III L L C	CASH/CONV-NOT USED	2016 012517
06/30/2015	$8,500.00	CD	VISIO FINANCIAL SERVICES INC	SHEETS DAVID W-REVOCABLE LIV TRUST	1ST SALE AFTER BANK	2015026348
10/09/2014	$23,151.00	SD	CHARLES DEQUARAI & HOGAN TANESHA/SD	VISIO FINANCIAL SERVICES INC	OTHER	2014 039664
11/27/2013	$27,000.00	WD	GARZA JOE & BLACKMAN MONIQUE	CHARLES DEQUARAI D & HOGAN TANESHA	CONV	2013 054118
04/24/2013	$0.00	QC	GARZA JOE	GARZA JOE & BLACKMAN MONIQUE	OTHER	
01/29/2013	$4,500.00	CD	FEDERAL HOME LOAN MORTGAGE CORP	GARZA JOE	1ST SALE AFTER BANK	2013 008015
06/28/2012	$61,320.00	SD	TRUTT TAMARA M & HEBERT JAMES P	FEDERAL HOME LOAN MORTGAGE CORP	OTHER	2012 028875
11/19/2007	$16,000.00	CD	HOUSEHOLD FINANCE CORP	TRUTT TAMARA M & HEBERT JAMES P	1ST SALE AFTER BANK	L3288-P183
08/08/2007	$30,170.00	SD	PEREZ-BATISTA MARCOS/SHERIFF'S SALE	HOUSEHOLD FINANCE CORP I I I	OTHER	L32554-P100
05/14/2004	$50,000.00	WD	SPITZ DARYL	PEREZ-BATISTA MARCOS	CASH	L3113-P605
12/10/2003	$19,000.00	CD	THE CHASE MANHATTAN BANK	SPITZ DARYL	CASH/CONV-NOT USED	L3087-P1053
01/01/2003	$42,837.00	SD	FARR DA & COOK MC/SHERIFF'S SALE	THE CHASE MANHATTAN BANK	OTHER	L3008-P1273
07/23/1994	$0.00	LC	KRAMER EVERT	FARR DOUGLAS A & COOK MAUD C	CASH/CONV-NOT USED	L2189-P558
06/09/1990	$10,000.00	WD	DUNHAM GARY & DIANE W	KRAMER EVERT	CASH	UNRECORDED

Building Information - 1096 sq ft 2 STY (Residential)

General

Floor Area	1,096 sq ft	**Estimated TCV**	*Not Available*
Garage Area	0 sq ft	**Basement Area**	568 sq ft
Foundation Size	568 sq ft		
Year Built	1924	**Year Remodeled**	*Not Available*
Occupancy	Single Family	**Class**	CD
Effective Age	93 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**	2 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	528 sq ft	2 Story
1 Story	Basement	Siding	40 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

Porch Information

WCP (1 Story)	124 sq ft	**Foundation**	Standard
CGEP (1 Story)	54 sq ft	**Foundation**	Standard

Claim #1522

604 Magnolia

$440.00

Incident Date (per claim application) –Not Noted

Incident Date (per Code Report) – 10/4/2017

Taxes- Not yet applied to bill

Filed Claim – 12/18/2017

Claims Review Committee Hearing –02/14/2018

Claims Review Committee Letter - 02/19/2018

Referred to City Council – 03/26/2018

Referred to Committee on General Services – 04/10/2018

City of Lansing
OFFICE OF THE CITY ATTORNEY
James D. Smiertka, City Attorney

February 19, 2018

Jan Ghufran
1158 Marigold Avenue
East Lansing, MI 48823

Re: Claim --604 S. Marigold.

Dear Mr. Ghufran:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of $440.00 for property located at 604 S. Marigold, Lansing, Michigan, and denied the claim you filed with the City of Lansing.

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

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

Sincerely,

Venus Kumar

Venus Kumar
Paralegal

Fifth Floor, City Hall • Lansing, Michigan 48933 • (517) 483-4320 • Fax (517) 483-4081 • cityatty@ci.lansing.mi.us

XV B 2

RECEIVED DEC 18 2017

City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1522

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

NAME: JAN M GHUFRAN DATE: 12.18.2017

MAILING ADDRESS: 1158 MARIGOLD AVE

CITY: E. LANSING STATE: MI ZIP CODE: 48823

TELEPHONE: Home (517) 485-0082 Work ( ) 517-802-1116

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: 604-S. MAGNOLIA PARCEL NO. 33-01-01-14-358-441

DATE OF INCIDENT: _____ AMOUNT YOU WERE BILLED: _____

TOTAL AMOUNT YOU ARE CONTESTING: _____

TYPE OF ASSESMENT: _____

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

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
316 N. CAPITOL SUITE C2
Lansing, MI 48933
(517) 483-4361
(517) 377-0100

Nuisance Fee Billing Statement

Due Date: 12/14/17
Pay Invoice In Full

GHUFRAN JAN M & KHATOON ARIFA
1158 MARIGOLD AVE
EAST LANSING MI 48823
Re: 604 S MAGNOLIA AVE

Enf Number: E17-10386
Parcel: 33-01-01-14-358-441
Address: 604 S MAGNOLIA AVE

Parcel: 33-01-01-14-358-441 **Bill Detail**

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00104091		E17-10386	604 S MAGNOLIA AVE	$440.00

Fee Details:	Quantity	Description	Balance
	1.000	Trash - Admin Fee	$ 265.00
	175.000	Trash - Contractor Charge	$ 175.00

Total Amount Due $ 440.00

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

Payment Information:

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

Appeals Process:

If you intend to appeal this nuisance fee, you or your agent must file a written protest with the Claims Review Committee within 30 days after the nuisance fee is placed on the July or December Tax Roll. Claims forms are available in the City Attorney's Office and the City of Lansing's web address: www.lansingmi.gov. 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

RECEIVED JAN 25 2018

DATE: 1/24/18

1522

PPN:	**33-01-01-14-358-441**
DATE SUBMITTED:	**12/18/2017**
ADDRESS OF VIOLATION:	**604 S Magnolia**
LISTED TAXPAYER OF RECORD:	**Ghufran, Jan**
OTHER TAXPAYER OF RECORD:	**Khatoon, Arifa**
CLAIMANT:	**Ghufran, Jan**
CLAIMANT'S ADDRESS:	**1158 Marigold Avenue East Lansing, MI 48823**
TYPE OF ACTIONS CONTESTED:	**Trash Removal**
VIOLATION DATE:	**10/04/2017**
NOTIFICATION DATE:	**10/04/2017**
2ND NOTICE ASSESSMENT DATE:	
AMOUNT OF ASSESSMENT:	**$440.00**
CONTRACTOR NAME - INVOICE NO. - DATE:	**Crutcher 17-T044 11/03/2017**
AMOUNT OF CLAIM:	**?**

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 10/04/2017**
CITATIONS IN PREVIOUS YEAR:	**Trash Violation 2/02/2016** **Failure to Comply 6/01/2016** **Lack of Certificate 7/13/2016** **Lack of Certificate 8/15/2016** **Trash Violation 11/02/2016**
CLAIMANT'S CIRCUMSTANCES:	**See Attached**

CODE OFFICER'S NOTES: This property was cited for a trash violation on 10/04/2017 with a compliance due date of 10/11/2017. The Code Enforcement Officer returned to recheck the property on 10/13/2017 the violations were still present and the property was submitted to the contractor for removal. The contractor arrived on 11/03/2017 violations were found to be present and they were removed. If the occupant/owner had complied with the original compliance due date the property would not have been submitted to the contractor, when the contractor arrives they are to remove any violations that maybe present as indicated in the notice which states please be advised if any other trash and or debris are found on the property they will be removed without additional notices. Contractor photo's clearly show violations present on the porch as well as the yard. Proper actions were taken by both the contractor and officer therefore this office recommends denial of the claim. This office would also like to note the claimant did not fill out the form as to why they were contesting or the amount. This trash removal was the minimal the contractor charges $175.00 plus the administrative fee of $265.00 for the total of $440.00

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: 11/14/2017
Due Date: 12/14/2017
Pay Invoice In Full

GHUFRAN JAN M & KHATOON ARIFA
1158 MARIGOLD AVE
EAST LANSING MI 48823

Inv Number: 00104091
Parcel: 33-01-01-14-358-441
Address: 604 S MAGNOLIA AVE

Parcel: 33-01-01-14-358-441 **Bill Detail**

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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 # 1243
DATE 11/05/2017

PROPERTY ADDRES
604 S Magnolia AVE

PARCEL NUMBER
33-01-01-14-358-441

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards 11/3/17 Submitted by Amy Castillo	1	175.00	175.00

BALANCE DUE **$175.00**

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

Occupant or Current Occupant
604 S MAGNOLIA AVE
LANSING, MI 48912

Violation Date: 10/04/2017
Violation Location: 604 S MAGNOLIA AVE
Parcel No: 33-01-01-14-358-441
Compliance Due Date: October 11, 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 building materials

INSPECTOR COMMENTS: ***Toilet on front porch.***

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: **Amy Castillo** (517) 702 4751 **amy.castillo@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 10/13/2017

TAXPAYER: GHUFRAN JAN M & KHATOON ARIFA, 1158 MARIGOLD AVE EAST LANSING, MI 48823

Location of Work: **Enf Num: E17-10386**

Address: 604 S MAGNOLIA AVE
Lot No:
Description:
Parcel No: 33-01-01-14-358-441

Remove Trash and Debris

Work Authorized:
Violation: Deteriorated building materials

INSPECTOR COMMENTS: ***Toilet on front porch.***

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: Amy Castillo (517) 702 4751

This action is authorized by the Manager of Code Compliance

604 S Magnolia AVE (1)

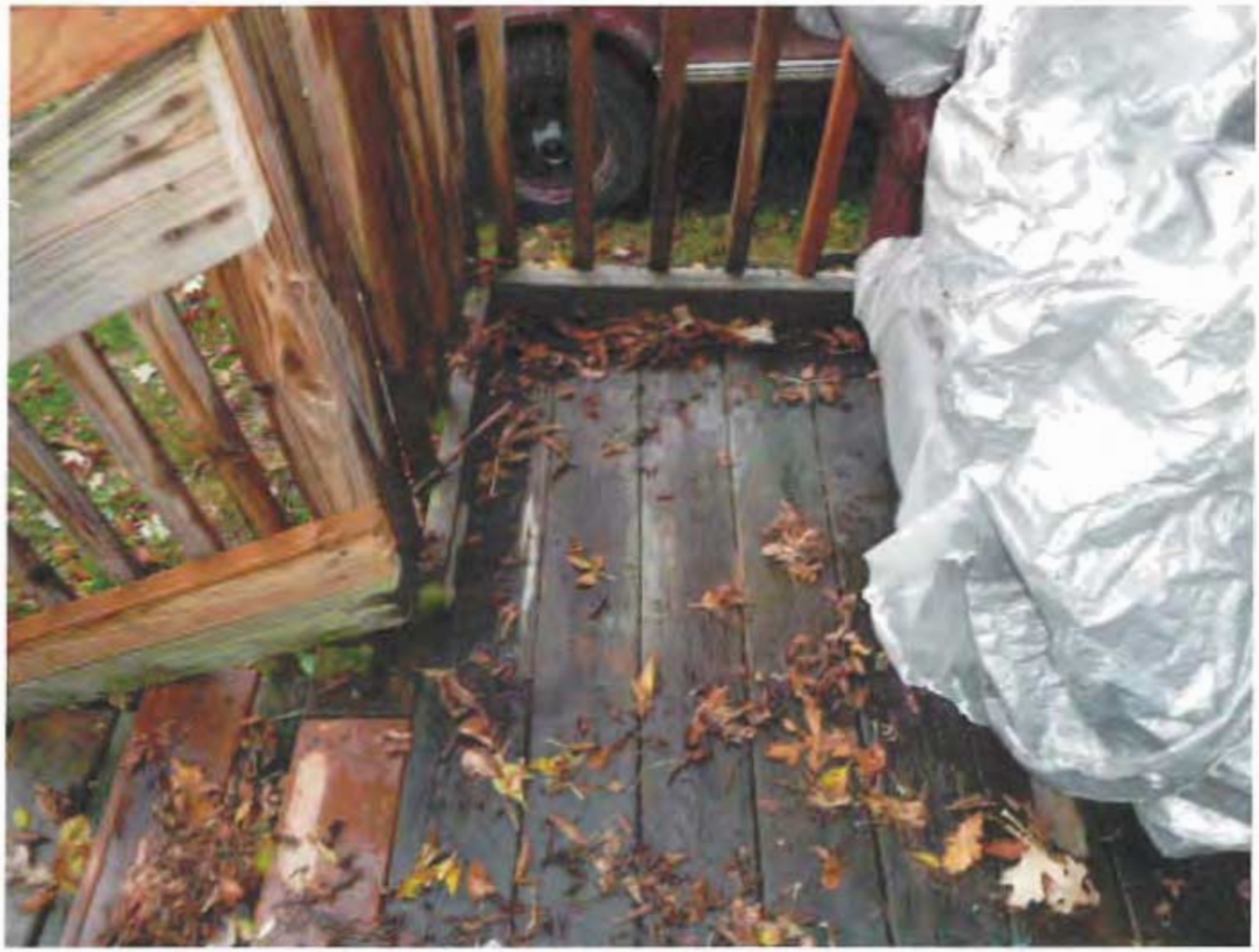
604 S Magnolia AVE (2)

604 S Magnolia AVE (3)

604 S Magnolia AVE (4)

604 S Magnolia AVE (5)

604 S Magnolia AVE (6)



604 S Magnolia AVE (7)

604 S MAGNOLIA AVE LANSING, MI 48912 (Property Address)

Parcel Number: 33-01-01-14-358-441

Item **1** of **4** 2 Images / 2 Sketches

Property Owner: GHUFRAN JAN M & KHATOON ARIFA

Summary Information

> Residential Building Summary
- Year Built: 1924
- Bedrooms: 0
- Full Baths: 1
- Half Baths: 0
- Sq. Feet: 616
- Acres: 0.100

> Assessed Value: $9,200 | Taxable Value: $8,472
> Property Tax information found
> 13 Building Department records found

Owner and Taxpayer Information

Owner	GHUFRAN JAN M & KHATOON ARIFA 1158 MARIGOLD AVE EAST LANSING, MI 48823	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2018

Property Class	RESIDENTIAL	**Unit**	33 CITY OF LANSING - INGHAM
School District	LANSING	**Assessed Value**	$9,200
MAP #	P -1640 -0098	**Taxable Value**	$8,472
TOP TEN	*Not Available*	**State Equalized Value**	$9,200
NEW PERMITS	*Not Available*	**Date of Last Name Change**	09/03/2015
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
2018	0.0000 %	-
2017	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	$8,400	$8,400	$8,298
2016	$8,300	$8,300	$8,224
2015	$8,200	$8,200	$8,200

Land Information

Zoning Code	*Not Available*	**Total Acres**	0.100
Land Value	$5,538	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	38F	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*No Data to Display*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	33.00 ft	132.00 ft
	Total Frontage: 33.00 ft	**Average Depth: 132.00 ft**

Legal Description

LOT 71 LANSING ADDITION COMPANYS SUB REC L 5 P 20

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/26/2003	$13,000.00	WD	JOHNSON DENTAL LAB	GHUFRAN JAN M & KHATOON ARIFA	CASH/CONV-NOT USED	L3046-P683

Building Information - 616 sq ft 1 STY (Residential)

General

Floor Area	616 sq ft	**Estimated TCV**	*Not Available*
Garage Area	0 sq ft	**Basement Area**	424 sq ft
Foundation Size	616 sq ft		
Year Built	1924	**Year Remodeled**	*Not Available*
Occupancy	Single Family	**Class**	D
Effective Age	93 yrs	**Tri-Level**	No
Percent Complete	100%	**Heat**	Wall/Floor Furnace
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	Mich Bsmnt.	Siding	424 sq ft	1 Story
1 Story	Crawl Space	Siding	192 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

Porch Information

CPP	50 sq ft	**Foundation**	Standard

Disclaimer: BS&A Software provides AccessMyGov 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.

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LANSING CITY COUNCIL

March 29, 2018

Randy Yono
Martin Holmes LLC
2437 Aldwin Drive
West Bloomfield, MI 48324

RE: Claim – 930 W. Holmes

Dear Mr. Yono:

Recently on March 14, 2018 the City Attorney's office contacted you via written communication asking for your documentation demonstrating your ability to file the claim for the above mentioned property.

Our office received word today that you did respond with a communication to Ms. O'Boyle in the City Attorney office. The determination our office given was that you sold the property on January 31, 2018, which was during the time of the claim investigation and prior to any referral or determination by the City Council Committee on General Services. Therefore, since you are no longer the current registered tax payer, the City Attorney's opinion is that the claim cannot be considered. In addition, some of the claims you were challenging were over one (1) year old, and that is a secondary basis to deny hearing the claim.

Therefore, the City of Lansing City Council Committee on General Services, under the advice and opinion of their City Attorney's Office will not hear your claim for 930 W. Holmes.

Sincerely,

Patricia Spitzley

Patricia Spitzley
City Council Member
Committee on General Services Chairperson

Tenth Floor City Hall
124 W. Michigan Ave.
Lansing, MI 48933
517·483·4177
FAX 517·483·7630

STATE OF MICHIGAN
RICK SNYDER
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

August 15, 2017

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

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

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

Applicant/Licensee: 320 E. Michigan Holdings, LLC

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

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

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

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

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

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

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

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

cc: Leo Farhat Jr. / Lansing City

STATE OF MICHIGAN
RICK SNYDER
GOVERNOR

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

December 11, 2017

Art's Pub, LLC
Attorney Lawrence Schweitzer
(lps@lpschweitzer.com)

RID # 1710-02585 **Reference/Transaction: Transfer Ownership Class C & SDM license from RYJT, Ltd.**

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

Applicant/Licensee: Art's Pub, LLC

Business address and phone number: 809 E Kalamazoo St, Lansing 48912

Home address and phone number of partner(s)/subordinates:
1. **Sedric Auda II: 6110 E Longview Dr, E Lansing 48823** [redacted]
2. **Donn Thomas: 6636 S Krepps Rd, St Johns 48879** [redacted]

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

Lansing District Office (866) 813-0011

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

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

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

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

cc: City of Lansing (city.clerk@lansingmi.gov)

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

March 2, 2018

Binni's Bar & Grill, Inc.
Love Preet Singh
(singhlove1996@gmail.com)

RID # 1802-02313 Reference/Transaction: Transfer Ownership Class C & SDM license from Singh Pub and Grill, Inc.

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

Applicant/Licensee: Binni's Bar & Grill, Inc.

Business address and phone number: 820 W. Miller Rd, Lansing 48911

Home address and phone number of partner(s)/subordinates:
1. Love Preet Singh: 2710 Maritime Dr, Lansing 48911 [redacted]

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

Lansing District Office (866) 813-0011

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

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

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

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

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

cc: City of Lansing (city.clerk@lansingmi.gov)

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

Monday, March 12, 2018

Thomas Dickson, Applicant
C/O TAKE ME OUT TOO L.L.C. & CITY OF LANSING
tdickson@prosportsmarketing.net

RID # 1803-02745 **Reference/Transaction:** NEW SDM LICENSE ISSUED UNDER MCL 436.1533(5)(a), IN CONJUNCTION; NEW CATERING PERMIT LOCATED AT 505 E MICHIGAN AVE LANSING MI 48912-1148 IN LANSING CITY IN INGHAM COUNTY

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

Applicant/Licensee: TAKE ME OUT TOO L.L.C. & CITY OF LANSING

Business address and phone number: 505 E MICHIGAN AVE LANSING MI 48912-1148 IN LANSING CITY IN INGHAM COUNTY

Home address and phone number of partner(s)/subordinates:
CURRENT ACTIVE LICENSEE

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

Lansing District Office (866) 813-0011

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

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

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

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

cc: BRIANNA PFEIL bpfeil@lansinglugnuts.com
CITY OF LANSING city.clerk@lansingmi.gov

Boak, Sherrie

From: Spitzley, Patricia
Sent: Sunday, April 8, 2018 9:27 AM
To: McGrain, Brian
Cc: Boak, Sherrie; Eric Brewer
Subject: Re: Eric's Refuse Change in Policy

Thank you.

Patricia Spitzley
At Large Councilmember
124 W. Michigan Ave
10th Floor, City Hall
Lansing, MI 48933

517-388-3248

On Apr 6, 2018, at 10:13 AM, McGrain, Brian <Brian.McGrain@lansingmi.gov> wrote:

> Please see the write-up below on Eric's Refuse.
>
> -Brian
>
> ---
>
> **From:** Sanford, Scott
> **Sent:** Thursday, April 05, 2018 12:12 PM
> **To:** McGrain, Brian
> **Subject:** Eric's Refuse Change in Policy
>
> After reviewing the report that you gave me. I had a meeting with Erik the owner of Eric's Refuse. I informed him that going forward any changes from the submitted time or yardage on the forms he receives must be approved by the Code or Premise Officer in writing. The Code/Premise Officers have also been informed that this procedure is in place and they must enter notes in the system authorizing any additional yardage or time.
>
> Eric has also informed me that he has made some internal changes at his business, firing some individuals and placing others in different positions to ensure that what we need is getting done. He is also taking a more hands on approach to what his guys are doing job to job, to ensure that the work and time submitted accurately matches what his staff is doing.
>
> Please let me know if there are any further changes being requested by Council or Staff.
>
> **Scott Sanford**
> *Manager Code Enforcement*
> **Economic Development & Planning**
> 316 N. Capitol Ave | Lansing, MI 48933
> O: 517-483-6946 Fax: 517-377-0100
> Scott.Sanford@lansingmi.gov
> Website | Facebook | Twitter

General Services Committee Meeting
April 10, 2018
930 W Holmes, Randy Yono
Elaine Womboldt, Rejuvenating South Lansing

Committee Members,

On today's agenda #5. Other: Place on File: Ltr to R Yono; Claim for 930 W Holmes (Dated March 29, 2018)
I read the letter from Council Member Patricia Spitzley to Randy Yono. The information was included in the on line information. I agree with this letter completely and am thankful it has become part of the record.

In the letter dated March 29, 2018 it stated that Mr. Yono sold the property on January 31, 2018. As many of you know, Rejuvenating South Lansing has had a history of problems relating to this property. It appears that our dealing with Mr. Randy Yono as the property owner is over.

For the sake of transparency, I am formally requesting the names of all owners of the property at 930. W. Holmes. From what I have been able to determine it has an LLC and it is confusing to me on the specific names on this LLC.

I am also requesting a name and phone number of who I am contact regarding this property.

Thank you in advance for your assistance,

Elaine M. Womboldt

Elaine Womboldt, Facilitator
Rejuvenating South Lansing
Where Everyone is a Neighbor

RECEIVED
APR 10 2018
LANSING CITY COUNCIL

City of Lansing
OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form
(Commonly including: Grass, Trash, Weeds and Board-Up Violations)

NAME: Iren Frenkel IRENTINK LLC DATE: 4/4/18

MAILING ADDRESS: 159 W. Pearl ste 101 Jackson MI 49201 EMAIL: Irenkfe@gmail.com

CITY: Jackson STATE: MI ZIP CODE: 49201

TELEPHONE: Home ( ) +66096205837G Work (517) 817-8138

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: 6121 Cedar PARCEL NO. 33-01-05-09-202-011

DATE OF INCIDENT: 10/9/17 AMOUNT YOU WERE BILLED: 3059.00

TOTAL AMOUNT YOU ARE CONTESTING: $2619.50

TYPE OF ASSESMENT: Trash Removal

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

The city of lansing failed to provide proper notice of any complaint. The city of lansing is well aware that this is a registered rental unit and that the tenants were causing the issue the city of lansing should not constitute an uncertified parcel of mail as "good notice." The owner has a history of correcting any issues brought up by the city. The city of lansing should email and mail all complaints for proper handling. Simply mailing a notice and calling it good should not be justifiable. Furthermore the original notice is for debris on East of house no proper notice was provided as warning for debris behind house, as was billed. A second notice should have been served for items the contractor saw after the City official completed a drive by rather than doing a proper inspection -

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

Boak, Sherrie

From: Tony felder <Maintenance@ncdevgroup.com>
Sent: Tuesday, April 10, 2018 3:36 PM
To: Boak, Sherrie
Subject: Re: IRENTINK Claim for 6121 Coulson
Attachments: מכתב לעירייה.pdf

Please see the attached claim filed on behalf of Iren, she sent it to me...instead of you. The owner would like to schedule a hearing for the april 24th date. And request she be present via skype or other video conferencing device during the meeting.

Thank you,

On Tue, Mar 13, 2018 at 5:02 PM, Boak, Sherrie <Sherrie.Boak@lansingmi.gov> wrote:

Good afternoon Mr. Felder;

After a discussion with the City Attorney (Jim Smiertka) and Council Member Spitzley (Chairperson of the Committee on General Services) I have been advised that to proceed with the Committee on General Services reviewing and hearing the appeal on the claim for the above mentioned address, the OWNER will need to complete the claim form. (https://www.lansingmi.gov/DocumentCenter/View/414) – link the form

The owner will also need to designate her attorney that can represent her at the Committee meeting when it appears on the agenda again.

submitted copy