



AGENDA
Committee on General Services
Tuesday, May 22, 2018 @ 4:00 p.m.
City Council Conference Room, City Hall 10th Floor

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

- 1. Call to Order**
- 2. Approval of Minutes:**
 - April 24, 2018

3. Public Comment on Agenda Items

4. Discussion/Action:

- A.) RESOLUTION – Appointment; Cara Nader as Business Owner Member on Downtown Lansing, Inc.; Term to Expire June 30, 2020
 - B.) RESOLUTION – Claim Appeal #1545; J Fawaz; 5625 Kaynorth; \$945.00
 - C.) RESOLUTION – Claim Appeal #1530; J. Sutton; 3428 Lowcroft; \$3,912.00
 - D.) RESOLUTION – Claim Appeal; #1557; J. Razmal; 3135 S. Pennsylvania; \$2,922.00
 - E.) RESOLUTION – Claim #1498; T. Felder; IRENTINK; 6121 Coulson Ct.; \$2,909.00
 - F.) RESOLUTION – Claim Appeal #1564; C. Nolan; 2026 Harding Avenue; \$4,064.00
 - G.) RESOLUTION - 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
- 5. Pending**
- 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**

6. Adjourn

[illegible]



MINUTES

Committee on General Services

Tuesday, April 24, 2018 @ 4:00 p.m.

City Council Conference Room, City Hall 10th Floor

CALL TO ORDER

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

ROLL CALL

Council Member Patricia Spitzley, Chair-excused

Council Member Adam Hussain, Vice Chair

Council Member Carol Wood, Member

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Eric Brewer, Internal Auditor

Scott Sanford, Code Compliance

Alec Malvetis, Public Service Department

Chris Swope, City Clerk

Amanda O'Boyle, Assistant City Attorney

Jim Smiertka, City Attorney

Lisa Hagen, Assistant City Attorney

Rev. Kent Bowden

Danielle Robinson

Public Comment on Agenda Items

No public comment at this time.

Approval of Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM APRIL 10, 2018 AS PRESENTED. MOTION CARRIED 2-0.

Discussion/Action:

RESOLUTION – Non-Profit Recognition; Jackson Charitable Foundation

Ms. Robinson explained that Jackson National Life created the Foundation in 2016 work with Junior Achievement on financial education programs and have reached 1.5 million students across the Nation. There is a fundraiser May 24th at which they wish to do a 50/50 raffle, and therefore need this approval.

Ms. O'Boyle confirmed she had reviewed their Articles of Incorporation and By-Laws, and there is a statement on dissolution, but not called "Dissolution Clause" in the Articles. Council Member Wood asked Mr. Smiertka if it needed to be in the By-Laws. Mr. Smiertka stated having it in the Articles is more important, and since it is noted in Article 7 b. they have addressed it.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION TO APPROVE THE NON-PROFIT RECOGNITION FOR JACKSON CHARITABLE FOUNDATION. MOTION CARRIED 2-0.

RESOLUTION – Set Public Hearing for Noise Waiver; Public Service Department; Combined Sewer Overflow Project; Sub-area 034C; Martin Luther King Jr. Blvd. and W. Mt. Hope Avenue

Mr. Malvetis presented the Committee with a utility map for the areas that will be impacted by the project. The project is a two (2) year project, and the request is to allow work to proceed on Saturdays in 1/3 of the area. If there are rain days, this will also allow them to work Saturdays to make up time. The department recently got the schedule, and Mr. Malvetis informed the Committee that they will do Moore Park first, north of Mt. Hope, then Mt. Hope east of MLK in 2019, with Sterling, Rundle and Beal south of Mt. Hope also in 2019. There will be a piece of Mt Hope west of MLK and Park in 2018, and then the neighborhood west of MLK in 2019.

Council Member Hussain asked if the waiver was just for 8am – 5pm on Saturdays. Mr. Malvetis confirmed, and assured them the policy they follow and always follow is to notice within a 500 radius of to the area. Council Member Hussain asked if they will do another notification in 2019 before that construction season starts, and Mr. Malvetis acknowledged that the area does not have a lot of turnover, so they will probably not.

Council Member Wood asked for clarification on the date, since the hearing is requested for June 11th with construction to start five (5) days later on June 16th. The question was asked if the department was looking for passage of the waiver the same night as the hearing. Mr. Malvetis confirmed they were. Council Member Wood suggested the department speak to the Mayor about the three (3) special noise waivers he can issue per ordinance. Mr. Malvetis confirmed the department had considered that option, but have also questioned if the project, since it is utilities is exempt from the noise ordinance. He stated he would work with the City Attorney.

Council Staff was asked for the timeline for passage, and stated the hearing would be held June 11th, back to the Committee on June 12th, and then back to Council on June 25th for final approval. If the Mayor considered the special waivers the department would only need two (2); Saturday, June 16th and Saturday, June 23rd. Mr. Malvetis understood that if the Council was not comfortable with action the same night of the hearing they would have to pursue the options.

The Clerk and the City Attorney reviewed the Ordinance to determine that temporary permits are addressed under Section 654.10 and 654.11, informing Mr. Malvetis that under those temporary or special permits they will be required to do a 12 day in advance mailed notification. Mr. Malvetis assured the Committee he will work with Law on the process and notifications.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR THE NOISE WAIVER FOR JUNE 11, 2018. MOTION CARRIED 2-0.

RESOLUTION – Claim Appeal #1422; K. Bowden; 508 W Grand River

Mr. Sanford went through the timeline of events which began with the property being cited on April 18, 2016, an extension granted and a recheck on April 25, 2016 where it was found that all violations were still present. The contractor arrived on April 29, 2016 and a clean-up was performed. Mr. Sanford noted that the resident was at home and delayed the clean-up, so Code and Premise were on site to assist contractor. Mr. Sanford then pointed out to the Committee that the claim was dated January, 2017 but not mailed in until May 17, 2017, therefore his office recommended denial of the claim due to the time line of submission. Mr. Brewer confirmed the Claims Review Committee did not see this item.

Mr. Bowden took the Committee through the time line and photos of the violations. He appealed that the items were in his fenced in rear yard, his confirmation he had hired two contractors himself. He did acknowledge that when the re-inspection occurred after his extension the clean-up was not complete from his contractors. Lastly, Mr. Bowden disputed the cost of the City contractors.

Council Member Hussain asked Mr. Sanford if a fence would preclude code enforcement and Mr. Sanford answered that the fence area was open and visible for the contractor to see the violations. Mr. Bowden again referred the Committee to the photos appealing that the fence was not broken or open. Mr. Smiertka asked Mr. Sanford if the conditions of the violation were evident to the public eye, and it was confirmed by Mr. Sanford. He noted the items included junk and debris in the open back yard.

Council Member Wood pointed out to Mr. Bowden there was a total of 17 days to take care of the violations, and the photos provided proof there was debris and junk.

MOTION BY COUNCIL MEMBER WOOD TO DENY THE CLAIM FOR 508 W. GRAND RIVER AVENUE, KENT BOWDEN. MOTION CARRIED 2-0.

Council Member Hussain removed *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.* from PENDING.

Mr. Swope explained that the referral from April 23, 2018 was based on the normal practice of referring transfers to the Committee for approval or denial. His office was not aware of any violations until the LPD mentioned it, and they in turn wanted the Council to be also aware. Currently the application does have all the department sign offs. Council Member Wood asked if the applicant already has their license. Mr. Swope stated they did and they had submitted to transfer to Love Singh but they have not completed the transfer. If the City has an objection the State would still listen. The last time the City objected to a license was in 2017 so there it is not unprecedented to object. Mr. Smiertka added to the conversation that based on the Police report and the incidents that have occurred, the Committee could find it a nuisance. Their options under Section 830.06 – 830.07 in the Charter allows for a hearing. Mr. Smiertka asked the Committee if their conclusion, based on the Police report and findings, would be to move forward with a resolution to hold a revocation hearing. The Committee agreed. Mr. Smiertka stated his office would then take the charge to do the resolutions for objecting to the transfer and setting a hearing date for the revocation hearing. After a discussion on the time line, the Committee determined they needed to act immediately. Council Member Wood asked the City Attorney to write the resolution specific to the denial of the transfer based on the evidence.

MOTION BY COUNCIL MEMBER WOOD TO DENY THE OWNERSHIPS TRANSFER OF THE LICENSE AT 820 W. MILLER FROM BINNI'S BAR & GRILL INC. TO LOVE SINGH. RESOLVE TO BEGIN THE PROCESS IN SETTING A REVOCATION HEARING FOR JUNE 4, 2018. MOTION CARRIED 2-0.

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 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**

Remain Pending until the applications are submitted.

Adjourned

Adjourned at 4:58 p.m.

Submitted by Sherrie Boak,

Office Manager, Lansing City Council

Approved by the Committee on _____

Boak, Sherrie

From: Dgg |#fkr# dgg |#fkrC jp dlfirp A
Sent: Z hgqhvqd |#Dsub#4/#534;#43-6<#D P
To: fdudC wudqjhp dwhufrihhfrrp
Cc: Sexp p hu#P dubq
Subject: Uh#R qdgh#frrp #/xep lwd#Dssdfdwlrq#frrp#Dssrlwp hqwr#Erduq#frrp p lvlrq

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission or Committee.

Certain boards, commissions or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2) and not have been convicted, within 20 years of taking office, of a violation of the election laws of the City of Lansing, State of Michigan, or the United States; a violation of public trust; or any felony (Charter Section 2-103.1).

(Section Break)

Date	4/11/2018
First Name	Cara
Middle	<i>Field not completed.</i>
Last Name	Nader
Other name(s) by which you have been known, including maiden names	<i>Field not completed.</i>
Date of Birth	██████████
Address	519 S. Jenison Ave.
City	Lansing
State	Michigan
Zip Code	48915
Email	cara@strangemattercoffee.com
Gender	<i>Field not completed.</i>
Ward	4
Precinct	36
Best phone number to ██████████	██████████
Last 4 digits of social security number	██████
In what year did you move to Lansing?	2014
Additional information regarding experience and credentials	As a coffee shop manager for over a decade in cities like Traverse City, MI and Chicago, IL, I have watched a lot of projects aimed at growing downtown and neighborhood districts. The benefit of being at a coffee shop daily is hearing customer feedback on the surround area, development, events, etc. I have years of hearing suggestions from folks, both Lansing based and elsewhere. I also had the pleasure of watching the growth and development of downtown Traverse City over the last decade. I also served as the Great Lakes Regional Chapter Representative for the Barista Guild of

	America. The position required organizing local and national events with the Guild and SCA (governing body). Additionally, as Chapter Rep, I was also responsible for being the point of contact for our region (4 states at the time) regarding industry, guild, and sca questions.
Occupational Background	Owner and managing member of Strange Matter Coffee.
Educational Background	High School - Traverse City West Senior High - skipped university to open a business
Please attach a resume if available	<i>Field not completed.</i>
First choice for board to serve on	Downtown Lansing Inc.
Second choice of a board to serve on	Michigan Avenue Corridor Improvement Authority
Third choice of a board to serve on	<i>Field not completed.</i>
Fourth choice of a board to serve on	<i>Field not completed.</i>
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission	I love Downtown Lansing. Living within walking distance of the Downtown district was one of the reasons we purchased our house where we did. I think the DLI has done a great job of creating events and making a welcoming community for new businesses. I see a lot of potential for increasing weekend traffic through events geared towards millenials, or young professionals. Many events at the moment seem geared toward free, family friendly, which is great for families, but not ideal for local businesses trying to increase traffic/revenue. I think this crowd could be wooed with: downtown public wi-fi, credit card parking meters everywhere, and bike lanes, just to name a few things.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an	2001 E.Michigan Ave. Strange Matter Coffee

appointed office

Background Check
Authorization

I agree

Please type your name in
this box to signify that
you can serve on a board
or commission and the
information in this
application is accurate to
the best of your
knowledge

Cara Nader

Date & Time

4/11/2018 7:45 AM

BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor made the appointment of Cara Nader of 519 S. Jenison Avenue, Lansing, MI 48915 as a Business Owner Member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2020; and

WHEREAS, the nominee has been vetted by the Mayor's Office and meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on General Services met on May 22, 2018 and took affirmative action;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Cara Nader of 519 S. Jenison Avenue, Lansing, MI 48915 as a Business Owner Member of the Downtown Lansing, Inc. Board for a term to expire June 30, 2020.

Claim #1545

5625 Kaynorth

\$ Over \$1500

Incident Date (per claim application) – 2016, 2017, 2018

Incident Date (per Code Report) – Multiple Dates

Taxes -

Filed Claim – 02/05/2018

Claims Review Committee Hearing – ???

Claims Review Committee Letter – 3/26/2018

Referred to City Council - 4/25/2018

Referred to Committee on General Services – 4/30/2018



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

March 26, 2018

James Fawaz
6425 S. Pennsylvania #1
Lansing, MI 48911

Re: Claim -5625 Kaynorth

Dear Mr. Fawaz:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$750.00 on the winter 2018 taxes and an additional \$937.50 in fees for property located at 5625 Kaynorth, 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,

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

Venus Kumar
Paralegal

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

RECEIVED
2018 APR 25 AM 11:02
LANSING CITY CLERK

April 24 2018

Re: Claim -5625 Kaynorth

To the Lansing City Council and whom it may concern.

I James F Fawaz am requesting an appeal of the decision of the Claims Review Committee in the matter of the **lack of Due Process.**

I purchased 5625 Kaynorth rd on April 11, 2016 from Black Bear Distribution (**Exhibit A**) on a land contract and all paper work was filler with the county and city of Lansing.

Applied and paid for permits on June 15th 2016 (**Exhibit B**) To be clear, the city of Lansing has documentation that I was the owner of 5625 Kaynorth, (**Exhibit C**) records show I spoke with them on May 6th and the property was changed to a **No Bill Status there about.**

I was granted the roofing permit soon after, but the rest of the permits were on hold do to the lack of communication in the offices. Prior to buying the property I spoke with Susan Stachowiak in zoning that the property was no longer a duplex and not to be used for commercial purposes. (**Exhibit D**) **audio of call and only a call on letter.** At that time I proceed to work on the roof and miner things in the house.

In January of 2017 I provider the paperwork from the Assessors office to the permit department that showed that said property was not a duplex **and requesting the rest of the permits that I paid for** . The secretary gave me a phone number to call, so I did ,left a message but did not get a reply back by phone nor by the mail. Not I only this time but also in July of 2016.

Said property , Unbeknownst to me, was put back to a billing status on February 3rd 2017 (**Exhibit C**) . I was never personally sent a letter about this and was never sent a letter regarding any fees that were accumulating due to the new Bill Status and was not aware of this until I was going to pay the taxes for the property in February of 2018.

What makes this even more upsetting and frustrating is that I was sent letters from zoning and code departments and replayed by letter and email (Exhibit E**) with no reply back. With no mention of the Red Tag fees .To make this matter worse I contacted me **City Board member Tina Houghton** . We sat down and I disguised the mater and she didn't get back with me nether.....**

There is more to list but we can go over that when we get together. I am looking forward to seeing you and resolving this matter

Sincerely James F Fawaz

517-202-5515



City of Lansing

OFFICE OF THE CITY ATTORNEY

1545

Claims Review Committee Form

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

NAME: James FAWAZ DATE: 2-5-18
 MAILING ADDRESS: 6425 S. PENN #1 EMAIL: _____
 CITY: LANSING STATE: MI ZIP CODE: 48911
 TELEPHONE: Home () NA Work (517) 202-5515

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: 5625 KAYNORTH RD PARCEL NO. 33-01-05-04-427-01Z
 DATE OF INCIDENT: 2016-2017-2018 AMOUNT YOU WERE BILLED: 750 + 37.50 + +
 TOTAL AMOUNT YOU ARE CONTESTING: OVER \$1500⁰⁰
 TYPE OF ASSESMENT: Red Tag

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

I Purchased A Red Tagged Homes IN June 2016, went To Get Permits and Have HAD The RUN AROUND since. Paid For The Permits but did not get Due To Zoning PROBLEMS. Got The IN Fo To Building Department and did not Hear From Them. Code Compliance Office Is Not mailing Me Building and Now I Have Almost \$2 Thousand IN Red Tag Fees and ARE Not Will To Reverse The charges.

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

B

ALUMNI CHAPEL

FAWAZ ENTERPRISES INC 050515
6425 S PENNSYLVANIA AVE STE 1
LANSING, MI 48911-5975

4261
74-7965/2724

June 15, 2016
Date

PAY
TO THE

ORDER OF

025360472 0617 LEANES, J

\$ 673.00

Six Hundred seventy three

No

DOLLARS

☒

Security
Features
Details on
Back

 MICHIGAN STATE UNIVERSITY
FEDERAL CREDIT UNION

3777 WEST ROAD, EAST LANSING, MI 48820

FOR

Ray Smith

⑆ 272479663⑆ 060497583⑆ 04261

Printed Name



23/2015 Walter Allen 360 Update--
cure, two cars in yard.

23/2015 Walter Allen 360 Update--
cure, work is being done.

14/2016 Walter Allen 360 Update--
cure, work is being done.

1/2016 Walter Allen 360 Update--
ctical, building work being done without permit. Building safety posted stop order tag. It appears that
someone is running a business out of garge.

19/2016 Walter Allen 360 Update--
cure, work has been done without permits.

7: 05-06-16. New owner is James Fawaz. He was at the counter this morning pulling permits for the ongoing
work. Mentioned to Walter to maybe forego the 150.00 tag monitoring fee. Notified owner that the
house remains tagged until it is up to code and all permit have been finaled. He plans on moving in to
the residence.



17-2016 Jacob Odom 360 Update
cure. 5 Cars parked on property but no one there.

7/16 Talk to James Fawaz, new owner, 202-5515. I warned him about running a business out of this
property, he stated that he was not. Permits for repairs has been pulled, changed to No Bill Status.
W.A.

12-2016 Jacob Odom
tagged Garage door. I heard loud music playing in the garage. I knocked multiple times but no one answered.
4 cars parked on the property, 1 was a commerical vehicle.

15-2016 Jacob Odom 360 Update--
cure.

19-16 J Odom 360 Update--
cure.

16-16 J Odom 360 Update--
cure.

21-16 J Odom 360 Update--
cure.

17-15 J Odom 360 Update--
cure.

E



Verg Bernard, Mayor

DEPARTMENT OF PLANNING AND NEIGHBORHOOD DEVELOPMENT

316 N. CAPITOL AVENUE • LANSING, MI 48933-1236 • (517) 483-4088 • FAX (517) 483-6038

PLANNING OFFICE
316 N. CAPITOL AVE., SUITE D-1

July 5, 2017

Mr. James Fawaz
6425 S. Pennsylvania Avenue
Lansing, MI 48911

RE: Final Notice of Violation - 5625 Kaynorth Road, Lansing, MI 48911

Dear Mr. Fawaz,

There continues to be a great deal of wood, mulch and brush in the yard at 5625 Kaynorth Road in violation of the City of Lansing Zoning Ordinance. This property is zoned "A" Residential, which district does not permit the use of a lot for a wood processing/tree trimming business or for the outdoor storage of landscape materials.

In addition, the "A" Residential, district permits single family residential uses with associated parking. Only vehicles that are directly associated with the residential use of the lot may be parked on the property. There has been multiple commercial/industrial vehicles related to the tree trimming/wood processing business parked on the property at 5625 Kaynorth Road.

Since you have already been notified several times of these violations, this is your final notice to remove all materials being stored in the yard and have all wood processing/tree trimming business activities discontinued within seven (7) calendar days from the date of this letter. Failure to comply with this notice will result in issuance of a civil fine. In addition, the City will seek a court order of compliance.

If you have any questions, please do not hesitate to contact me at 517-483-4085.

Sincerely,

Susan Stachowiak
Zoning Administrator

cc: Occupant, 5625 Kaynorth Road, Lansing, MI 48911
Jacob Odon, Premise Inspector
Black Bear Distributing, LLC, 416 W. Berry Avenue, Lansing, MI 48910



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) 377-3100

GRASS AND WEEDS CORRECTION NOTICE

PAWAZ JAMES or Current Occupant
6425 S PENNSYLVANIA AVE
LANSING, MI 48911

Violation date: 06/28/2017

Violation Location: 5625 KAYNORTH RD

Parcel No: 33-01-05-04-427-012

Compliance Due Date: 07/05/2017

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302.4 EXTERIOR PROPERTY AREA at the above referenced location.

Description

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

Any Premises or portion thereof on which there exists growth of grass and/or weeds exceeding 8 inches in height located anywhere on the premises - which includes but not limited to front yard, back yard, driveway, next to fences, between curb and sidewalk or next to vehicles - shall be considered a violation and hereby declared to be a substandard premises and is subject to abatement pursuant to Section 302.4 of the Lansing Housing Code.

Failure to comply by the compliance due date will leave no alternative but to have the work done by a contractor. All costs incurred, which consist of the contractor's fees plus \$265.00 City service fee, shall be charged to you as an assessment against your property. Please be advised that, in an effort to prevent repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time the same violation occurs at the violation address above during this calendar year. If you have any questions or concerns about complying within the time indicated, you may call the Code Enforcement Section 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 appeal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Officer: Jacob Odom (517) 483-4378 Jacob.Odom@lansingmi.gov

Taxpayer's Copy



July 12 2017
To Susan Stachowiak,

In regards to your insistent harassment of my use at 5625 Kaynorth Road:

- 1) The wood, mulch and brush located at my property is not for the use of a wood processing/tree trimming business. The wood I have located there is going to be for personal use. I plan to burn it for warmth in the cold winter months. It is sitting out because firewood needs to dry for a time period prior to burning. The mulch located on my property is also not for business purposes. It is for my personal use at my future home. If you insist that my firewood needs to be stacked I need to see where in the city ordinance it is written.
- 2) For the last year now I have been trying to do repairs at this location using my commercial equipment for disposal of trash and building materials. The boom trucks that have been parked at the property have been used to remove trees and replace the roof on the house/garage. There is a permit for roofing that has been issued and your incessant interference has resulted in me having to remove my equipment necessary to finish my roofing job.

You are the same person who gave me grief at my previous residence 3001 Westchester. Your office insistently harassed me over my work equipment and materials. After all the work was said and done your inspector praised me on the accomplishment and improvement to the neighborhood. I am a disgusted Lansing resident. Tax payer dollars should not be wasted in this fashion. I am a professional landscaper with twenty-three plus years of experience. I know what I can and cannot do with materials such as firewood, mulch and brush.

Just to be clear, I am not using 5625 Kaynorth as a location for business. I have an office located at 6425 S. Pennsylvania Ave with ample parking for all of my vehicles. I also have industrial property in Delta township where I can store my vehicles and firewood/mulch for business purposes. As stated in bullet number two, I only parked those commercial/industrial vehicles at 5625 Kaynorth because I was working on house improvements for which I had permits. I have repeatedly informed you, your office and any colleagues of this fact. I am not using 5625 Kaynorth as a location for business storage or activity. I intend to live there in the near future once the home improvements are completed. I am an extremely busy business man with a family to take care of, I am working at the fastest pace that I can allow.

Sincerely,

James Fawaz
Disgruntled Lansing Resident.



in:sent



Gmail ▾

← 📧 ⓘ 🗑️ Move to inbox 📧 More ▾

31 of 408 < > 📧 ⚙️

COMPOSE

5625 Kaynorth



Inbox (1,762)

Starred

Important

Sent Mail

Drafts (24)

Categories

(imap) Drafts

James +



James Fawaz <jfawazenterprises@gmail.com>

to Jacob Odom ▾

Dear Mr. Jacob Odom,

In regards to your repeated notice involving the back half of my property at 5625 Kaynorth, I refuse to mow the back field. I am letting it revert in to a bee sanctuary filled with wild flowers. If you have an issue feel free to contact me using this email address.

Sincerely, James Fawaz
A disgusted tax payer.

7/12/17



[Click here to Reply or Forward](#)

No unread contacts

[Find someone](#)

1.38 GB (9%) of 15 GB used
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Last account activity: 59 minutes ago
[Details](#)



CITY OF LANSING
DEPT OF PLANNING & NEIGHBORHOOD DEVELOPMENT
BUILDING SAFETY OFFICE
316 N CAPITOL AVE STE C-1
LANSING, MI 48933

6425 S Pearl #1

James Fawaz
5625 Kaynorth Rd.
Lansing MI 48911

489113882 C052



CITY OF LANSING
FIRE MARSHAL'S OFFICE
CODE ENFORCEMENT SECTION
316 N CAPITOL AVE STE C-2
LANSING, MI 48933-1238

repost
\$000.47
21 489101
04/11/2018

Called Same day

Received

2-15-18

*No Call Back To date
yet 4-25-18*

Bill To:

FAWAZ JAMES

6425 S PENNSYLVANIA AVE STE 1

LANSING, MI 48911-5975

4891155975 C052



Pay this tax to:
City of Lansing Treasurer
P.O. Box 40712
Lansing, MI 48901-7912



Until the due date full payment may be made at
any
LANSING COMERICA BANK

Property Addr:
5625 KAYNORTH RD

To:



04879
13-4879

FAWAZ JAMES
6425 S PENNSYLVANIA AVE
LANSING, MI 48911-5975

PLEASE RETURN THIS PORTION WITH PAYMENT IN
THE ENCLOSED ENVELOPE

Due by 5 p.m.: 02/14/2018

A 3% Penalty will be added after the due date.

Winter 2017

Tax for Prop #: 33-01-05-04-427-012

Make Check Payable To: LANSING CITY TREASURER

TOTAL AMOUNT DUE: \$3,991.09

Amount Remitted:

\$

				,				.	
--	--	--	--	---	--	--	--	---	--

4071222017330105044270120003991097

Prop Addr: 5625 KAYNORTH RD

OPERATING FISCAL YEARS

The taxes on this bill will be used for governmental operations for the following fiscal year(s):

County: 01/01 - 12/31
City: 07/01 - 06/30
School: 07/01 - 06/30
State: 10/01 - 09/30

Does NOT affect when the tax is due or its amount

Payment by credit card or electronic check is available via the Internet, Phone or the City Treasurer's Office (see box below). This program is administered by Point & Pay. Point & Pay charges a 3% convenience fee for credit card payments. There is no charge to use electronic checks. City NSF charges will be added for all returned checks. Point & Pay customer service: 888-891-6064 x 1.

To Pay by Credit Card

Call 1-855-474-4076
Or visit www.lansingmi.gov
I want to "pay"

**VISA**

There will be a 3% convenience fee charged for this service.

JULY PENALTY

0.00000

~~\$80.86~~

Total Tax \$3987.82

Administration Fee	\$3.27
--------------------	--------

TOTAL AMOUNT DUE \$3991.09

Failure to send or receive a tax notice does not in any way prejudice the City's right to collect or enforce the payment of any tax. See back of tax bill for more information.

Confirm the parcel number and address of property to be paid, especially if you write it on a check or pay by credit card. If you pay the tax on the wrong parcel number, State of Michigan case law holds you responsible for the payment and we can not issue a refund.



Andy Schor, Mayor

Building Safety Office
Economic Development & Planning
316 North Capital Ave Suite C-1
Lansing, Michigan 48933-1238
(517) 483-4355

Building

Type

Permit Number:
PB18-0101

Applicant:

FAWAZ JAMES
6425 S PENNSYLVANIA AVE
LANSING MI 48911

Applied: 02/08/2018

Issued: 02/12/2018

Expires: 08/11/2018

Finalized:

Status: ISSUED

THE BUILDING PERMIT OR COPY SHALL BE KEPT ON THE SITE OF THE WORK UNTIL COMPLETION OF THE PROJECT

LOCATION	OWNER	CONTRACTOR
0 5625 KAYNORTH RD 33-01-05-04-427-012 Zoning District:	BLACK BEAR DISTRIBUTING L L C 410 W BERRY AVE LANSING MI 48910 Phone: (517) 202 6507 Fax:	Phone: Fax:

Inspector: Larry Connelly (517) 483 4363 Larry.connelly@lansingmi.gov

Work Description: REPAIR HOUSE FROM VANDALISM & MOLD, DRYWALL OVER PLASTER

Stipulations:

Primary Construction Type: 5B

Primary Zoning District:

Primary Use Group: R3

Project:

Permit Item	Work Type	Fee Basis	Item Total
Technology Fee	Standard Item	1.00	\$10.00
Res >\$2,000-\$4,000	Standard Item Residential	1.00	\$120.00
Residential Plan Review > \$3,000	Standard Item Residential	120.00	\$24.00

Fee Total: \$154.00

Amount Paid: \$154.00

Balance Due: \$0.00



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

RECEIVED FEB 05 2018

Date Created: 09/08/2017

Due Date: 10/08/2017

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00100267

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00100267	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50

Fee Details	Quantity	Description	Balance
	1.000	Tag Monitoring Fee - Res	\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue	\$ 7.50



Nuisance Fees
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 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 10/04/2017

Due Date: 11/03/2017

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00101553

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00101553	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50

Fee Details	Quantity	Description	Balance
	1.000	Tag Monitoring Fee - Res	\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue	\$ 7.50



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

Nuisance Fee Billing Statement

Date Created: 11/07/2017
 Due Date: 12/07/2017
 Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00103473
 Parcel: 33-01-05-04-427-012
 Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012 Bill Detail

Invoice Number	Date	Service	Assessment Num	Address	Amount Due
00103473	01/19/18	E11-0289		5625 KAYNORTH RD	\$157.50
Fee Details	Quantity	Description	Amount	Balance	
	1.000	Tag Monitoring Fee - Res	\$ 150.00		
	1.000	Penalty Fee - 30 Days Overdue	\$ 7.50		



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

Nuisance Fee Billing Statement

Date Created: 12/08/2017
 Due Date: 01/07/2018
 Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00105017
 Parcel: 33-01-05-04-427-012
 Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012 Bill Detail

Invoice Number	Date	Service	Assessment Num	Address	Amount Due
00105017	01/19/18	E11-0289		5625 KAYNORTH RD	\$157.50
Fee Details	Quantity	Description	Amount	Balance	
	1.000	Tag Monitoring Fee - Res	\$ 150.00		
	1.000	Penalty Fee - 30 Days Overdue	\$ 7.50		



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

Nuisance Fee Billing Statement

Date Created: 01/10/2018

Due Date: 02/09/2018

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00106169

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel		Bill Detail	
33-01-05-04-427-012			
Invoice Number	Date of Service	Enforcement Number	Address
00106169	01/19/18	E11-0289	5625 KAYNORTH RD
Fee Details			Amount Due
Quantity	Description		Balance
1.000	Tag Monitoring Fee - Res		\$ 150.00
Total Amount Due			\$ 150.00

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:

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Other Information:

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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

**CITY OF LANSING
DECEMBER 2017
PROPERTY TAX BILLING**

PAYMENT INFORMATION

This tax is due by 5 p.m.: 02/14/2018

Pay by mail to: CITY OF LANSING
P.O. BOX 40712
LANSING, MI 48901-7912
Phone: 517-483-4121

All payments must be received by 5 p.m. on or before the due date to be considered on time.

****See reverse side for additional information****

TAX DETAIL

Taxable Value: 36600
State Equalized Value: 36600
PRE/MBT %: 0.0000

Class: 401
(RESIDENTIAL)

PROPERTY INFORMATION

Property Assessed To:
BLACK BEAR DISTRIBUTING L L C
410 W BERRY AVE
LANSING, MI 48910

Prop #: 33-01-05-04-427-012 School: 33020 LANSING
Prop Addr: 5625 KAYNORTH RD

OPERATING FISCAL YEARS

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County: 01/01 - 12/31
City: 07/01 - 06/30
School: 07/01 - 06/30
State: 10/01 - 09/30

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To Pay by Credit Card

Call 1-855-474-4076
Or visit www.lansingmi.gov
I want to "pay"

There will be a 3% convenience fee charged for this service.



DESCRIPTION

MILLAGE

AMOUNT

INGHAM COUNTY	3.28000	\$120.04
AIRPORT AUTH.	0.69900	\$25.58
CATA	3.00700	\$110.05
CADL-LIBRARY	1.56000	\$57.09
ZOO MILLAGE	0.41000	\$15.00
TAG MONITORING	0.00000	\$750.00
Code EPF	0.00000	\$37.50
RECYCLE FEE	0.00000	\$98.50
UNPAID JULY TAX	0.00000	\$2693.26
JULY PENALTY	0.00000	\$80.80

Total Tax \$3987.82
Administration Fee \$3.27

TOTAL AMOUNT DUE \$3991.09

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Confirm the parcel number and address of property to be paid, especially if you write it on a check or pay by credit card. If you pay the tax on the wrong parcel number, State of Michigan case law holds you responsible for the payment and we can not issue a refund.



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

RECEIVED FEB 05 2018

Date Created: 09/08/2017
 Due Date: 10/08/2017
 Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00100267
 Parcel: 33-01-05-04-427-012
 Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00100267	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50
Fee Details:				Balance
Quantity	Description			
1.000	Tag Monitoring Fee - Res			\$ 150.00
1.000	Penalty Fee - 30 Days Overdue			\$ 7.50



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

Nuisance Fee Billing Statement

Date Created: 10/04/2017
 Due Date: 11/03/2017
 Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00101553
 Parcel: 33-01-05-04-427-012
 Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00101553	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50
Fee Details:				Balance
Quantity	Description			
1.000	Tag Monitoring Fee - Res			\$ 150.00
1.000	Penalty Fee - 30 Days Overdue			\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
 124 W Michigan Ave 1st Floor
 Lansing, MI 48933
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Nuisance Fee Billing Statement

Date Created: 11/07/2017

Due Date: 12/07/2017

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00103473

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00103473	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50
Fee Details:		Quantity	Description	Balance
		1.000	Tag Monitoring Fee - Res	\$ 150.00
		1.000	Penalty Fee - 30 Days Overdue	\$ 7.50



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

Nuisance Fee Billing Statement

Date Created: 12/08/2017

Due Date: 01/07/2018

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00105017

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00105017	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50
Fee Details:		Quantity	Description	Balance
		1.000	Tag Monitoring Fee - Res	\$ 150.00
		1.000	Penalty Fee - 30 Days Overdue	\$ 7.50



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

Nuisance Fee Billing Statement

Date Created: 01/10/2018
 Due Date: 02/09/2018
 Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00106169
 Parcel: 33-01-05-04-427-012
 Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00106169	01/19/18	E11-0289	5625 KAYNORTH RD	\$150.00
Fee Details:		Quantity	Description	Balance
		1.000	Tag Monitoring Fee - Res	\$ 150.00
Total Amount Due				\$ 780.00

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

Payment Information:

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

Nuisance Fee Billing Statement

Date Created: 09/08/2017

Due Date: 10/08/2017

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00100267

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00100267	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



Nuisance Fees
 City of Lansing Treasurers Office
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 Lansing, MI 48933
 Ph: (517) 483-4361 Fx: (517) 377-0169

Nuisance Fee Billing Statement

Date Created: 10/04/2017

Due Date: 11/03/2017

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00101553

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00101553	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Tag Monitoring Fee - Res		\$ 150.00
	1.000	Penalty Fee - 30 Days Overdue		\$ 7.50



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 Lansing, MI 48933
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Nuisance Fee Billing Statement

Date Created: 11/07/2017

Due Date: 12/07/2017

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00103473

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00103473	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50
Fee Details:				Balance
Quantity	Description			
1.000	Tag Monitoring Fee - Res			\$ 150.00
1.000	Penalty Fee - 30 Days Overdue			\$ 7.50



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BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00105017

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

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00105017	01/19/18	E11-0289	5625 KAYNORTH RD	\$157.50
Fee Details:				Balance
Quantity	Description			
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Due Date: 02/09/2018

Pay Invoice In Full



BLACK BEAR DISTRIBUTING L L C
 410 W BERRY AVE
 LANSING MI 48910

Inv Number: 00106169

Parcel: 33-01-05-04-427-012

Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00106169	01/19/18	E11-0289	5625 KAYNORTH RD	\$150.00
		Fee Details:	Quantity	Description
			1.000	Tag Monitoring Fee - Res
				\$ 150.00

Total Amount Due

\$ 150.00

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

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 Lansing MI 48933
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City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

March 26, 2018

James Fawaz
6425 S. Pennsylvania #1
Lansing, MI 48911

Re: Claim -5625 Kaynorth

Dear Mr. Fawaz:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$750.00 on the winter 2018 taxes and an additional \$937.50 in fees for property located at 5625 Kaynorth, 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,

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

Venus Kumar
Paralegal

From: [O'Boyle, Amanda](#)
To: [Eric Brewer](#); [Kumar, Venus](#)
Cc: [McCarrick, Leslie](#)
Subject: RE: A Few Questions
Date: Monday, March 26, 2018 9:08:26 AM
Attachments: [image001.png](#)

I reviewed the information provided by Lynne and your analysis below, I second the motion to deny.

Amanda

From: Eric Brewer
Sent: Monday, March 26, 2018 9:06 AM
To: Kumar, Venus
Cc: O'Boyle, Amanda; McCarrick, Leslie
Subject: FW: A Few Questions

Hi All,

I motion do deny the claim in full based on Code Compliance recommendation to deny the claim. In addition, Code Compliance provided information that they had been actively monitoring and billing the property on a monthly basis for the time period below. **See Invoice information below and Code Compliance Notes provided.**

Invoice Information Provided

Invoice# 00100267 -Date Created 9/8/2017 – for August 2017 - \$157.50
Invoice#00101553 – Date Created 10/4/2017 – for September 2017 - \$157.50
Invoice# 00103473 -Date Created 11/7/2017 – for October 2017 - \$157.50
Invoice#00105017 – Date Created 12/8/2017 – for November 2017 - \$157.50
Invoice#00106169 – Date Created 1/10/2018 – for December 2017 - \$157.50
Invoice#00107354 – Date Created 2/7/2018 – for January 2018 - \$157.50
Total Invoices Provided - \$945.00

Code Compliance Notes 5625 Kaynorth for August 2017 to February 2018

8-18-17 J Odom 360 Update--
Secure, Wood piles are still all around the property.

9-12-17 J odom 360 Update--
secure.

10-27-17 J Odom 360 Update--
Secure no activity.

11-17-17 J Odom 360 Update--
Secure

12-12-17 J Odom 360 Update--
Secure, no activitiy.

1-19-18 J Odom 360 Update--
Secure. Retagged.

2-19-18 Walter Allen
Changed to No Bill, a new permit was pulled.

Let me know if you have any questions.

Sincerely,

Eric

From: Kumar, Venus
Sent: Friday, March 23, 2018 4:23 PM
To: Eric Brewer; O'Boyle, Amanda; McCarrick, Leslie
Subject: FW: A Few Questions

Hello CRC team,
Please see Lynne's explanation to Eric's questions regarding the claim for James Fawaz. I await a motion and second from the committee. Please advise.
Thank you!
V

From: Puente, Lynne
Sent: Friday, March 23, 2018 11:24 AM
To: Kumar, Venus
Subject: RE: A Few Questions

Date created is the date I posted the invoice in BS&A, due date is 30 days from the date it was entered into the system but really doesn't mean anything unless it is for a Red Tag Monitoring fee and a late fee is applied after 30 days delinquent all other assessments do not incur additional fees they are simply added to the property taxes.

I think Scott might be responding to this e-mail as well but he can't answer questions 1 & 2. A valid permit doesn't automatically stop the billing process the owner needs to keep in contact with the code officer and prove they are working on the property. You must keep in mind if you see a monitoring fee that says 2/01/2018 it is for the monitoring for January. We run all assessments the first of the month and in the case the owner applied for a Building Permit on 2/08/2018 it was issued on 2/12/2018 and to date they have not had any inspections on the permit that would indicate work is being done. Please also keep in mind this claimant was remodeling the house without benefit of any permit back in 2016 at which time he pulled 3 trade permits and needed to pull a building permit for the work but just pulled a building permit for a tear off and re-roof now all the permits from 2016 are expired and to date has not had one inspection for any of the work. We have also had repeated issues with this claimant running a landscape tree cutting service on the property which he denies but pictures indicate otherwise (please see attached picture) and repairing cars in the pole

barn.

We did stop the monitoring the property was tax foreclosed on and the current owners brother bought it at tax auction then we moved it to bill again due to him not doing any work on the property. Black Bear Distributing is the owners brother there were problems with the land contract they drew up and it was not accepted with the assessor's office until 5/08/2017 the sale date shows 4/11/2016 but it took them over a year to take action and correct the sale .

I attached the invoices that are outstanding he was being billed monthly I cannot reproduce the bills that went onto winter taxes I am not sure of the cutoff date treasury would have this all bills become zero balances when they are transferred but they are given new transaction numbers it is a little labor intensive on my end but it just boils down to he is not working on the property which is why he was being billed until a real effort is made on his end it will continue.

Sincerely,

Lynne Puente
Administrative Assistant
Economic Development & Planning
Code Enforcement Office
(517) 483-6078

From: Kumar, Venus
Sent: Thursday, March 22, 2018 11:22 AM
To: Puente, Lynne
Subject: A Few Questions

Hi Lynne,

The CRC met yesterday and have a few questions regarding the claim for James Fawaz. Please see below and advise.

Follow up items for Code Compliance for Claim ID: 1545 – James Fawaz – 5625 Kaynorth

- **Could you provide all the invoices for items billed for the total amount that was assessed of \$750 Winter 2018 Taxes + \$937.50 Outside of taxes?**

Reasoning - The packet only included the total of \$787.50 for Nuisance Fee Billing Statement for Invoice 00100267 \$157.50; Invoice 00101553 \$157.50; Invoice 00103473 \$157.50; Invoice 00105017 \$157.50; Invoice 00106169 \$157.50

- **The invoices provided in the packet contained the “Date Created” and “Due Date” and “Date of Service”. Can you provide context to these dates meaning on the invoices?**

Reasoning – To establish the months billed by code compliance by invoice provided. Date of Service is same on invoices include of 1/19/18.

- **What is the notice and billing process when a Red Tag is Issued and monitored when a valid building permit has been issued?**

Reasoning – Does code compliance actively bill and/or place on a hold during this process in which a valid permit was issued. What happens when the permit expires (6 Months) and the claimant is found not to have completed the work required. Needed to understand when notice was giving and items were billed practice.

Thanks,

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](#)



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From: [Puente, Lynne](#)
To: [Kumar, Venus](#)
Subject: RE: A Few Questions
Date: Friday, March 23, 2018 11:24:04 AM
Attachments: [image001.png](#)
[5625 kaynorth.docx](#)
[notes 5625 kaynorth.docx](#)
[doc00505720180323112129.pdf](#)

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Sincerely,

Lynne Puente
Administrative Assistant
Economic Development & Planning

Code Enforcement Office

(517) 483-6078

From: Kumar, Venus
Sent: Thursday, March 22, 2018 11:22 AM
To: Puente, Lynne
Subject: A Few Questions

Hi Lynne,

The CRC met yesterday and have a few questions regarding the claim for James Fawaz. Please see below and advise.

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Reasoning – Does code compliance actively bill and/or place on a hold during this process in which a valid permit was issued. What happens when the permit expires (6 Months) and the claimant is found not to have completed the work required. Needed to understand when notice was giving and items were billed practice.

Thanks,

Venus Kumar, Paralegal

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-



Andy Schor, Mayor

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RECEIVED FEB 15 2018

DATE: 02/14/2018

PPN: 33-01-05-04-427-012
DATE SUBMITTED: 2/05/2018
ADDRESS OF VIOLATION: 5625 Kaynorth
LISTED TAXPAYER OF RECORD: Black Bear Distributing
OTHER TAXPAYER OF RECORD: Fawaz, James
CLAIMANT: Fawaz, James
CLAIMANT'S ADDRESS: 6425 S. Pennsylvania #1
Lansing, MI 48911

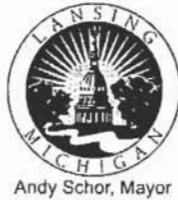
1545

TYPE OF ACTIONS CONTESTED: Red Tag Monitoring
VIOLATION DATE: Multiple dates
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$750.00 on Winter 2018 taxes
+ \$937.50 outside of taxes
CONTRACTOR NAME - INVOICE NO. - DATE:
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:	Red Tagged 3/13/2009 to present	Grass Violation 5/30/2017	Trash 6/23/2017	Grass 6/28/2017
CITATIONS IN PREVIOUS YEAR:	Trash 2/11/2016	Grass 5/23/2016	Trash 6/23/2016	
CLAIMANT'S CIRCUMSTANCES:	See Attached			

CODE OFFICER'S NOTES: This property has been Red Tagged since 3/13/2009 to present. The claimant did have permits in 2016 but all trade permits were cancelled due to inactivity and no work being done. The claimant did have a Building Permit issued but it was for the roof and did not address issues within the residence. The claimant did recently have another permit issued on 2/08/2018 but has not called for any inspections. This office goes by and checks on the property frequently to insure it is not occupied and to see if work is being done. This office did move the property to a no bill status but due to inactivity it was turned back to a bill status. The claimant has also been warned several times he cannot run a landscape/tree cutting service out of the garage as this property has been cited several times for brush and tree limbs violations (please see pictures) since the claimant took ownership. The claimant cannot file a claim on all of the fees as they only had 30 days from the time they were placed on property taxes to file a claim. The claimant can only file a claim on the \$750.00 dollars that was added to the Winter 2017 taxes and the \$937.50 that is currently owed outside of taxes. This office recommends denial of the claim and would also like to state just because a permit has been issued does not mean the property will be placed on a no bill status work actually needs to be done in the form of inspections on the permits and having the Code Enforcement Officer come to do progress inspections.



ECONOMIC DEVELOPMENT & PLANNING CODE ENFORCEMENT OFFICE

12/17/14 Talked to new owner, Black Bear Distributing LLC, Joseph Fawaz, changed to No Bill, will inspect unit in January

15. W.A.

/08/2015 Walter Allen 360 Update--
cure, no activity.

/20/2015 Walter Allen 360 Update--
cure, no activity.

/13/2015 Walter Allen 360 Update--
cure, no activity.

/14/2015 Walter Allen 360 Update--
cure, no activity. Changed to Bill status.

/08/2015 Walter Allen 360 Update--
cure, retagged, no activity.

/02/2015 Walter Allen 360 Update--
cure, no activity. Tall grass and brush.

/24/2015 Walter Allen 360 Update--
cure, no activity.

18/2015 Walter Allen 360 Update--
cure, work has started at exterior. Change to No Bill.

14/2015 Walter Allen 360 Update--
cure, work is being done.

/27/2015 Walter Allen 360 Update--
cure, Retagged, dog in unit.

1/23/2015 Walter Allen 360 Update--
cure, two cars in yard.

1/23/2015 Walter Allen 360 Update--
cure, work is being done.

1/24/2016 Walter Allen 360 Update--
cure, work is being done.

1/31/2016 Walter Allen 360 Update--
ectical, building work being done without permit. Building safety posted stop order tag. It appears that
someone is running a business out of garge.

1/29/2016 Walter Allen 360 Update--
cure, work has been done without permits.

1/27/16: 05-06-16. New owner is James Fawaz. He was at the counter this morning pulling permits for the ongoing
work. Mentioned to Walter to maybe forego the 150.00 tag monitoring fee. Notified owner that the
house remains tagged until it is up to code and all permit have been finaied. He plans on moving in to
the residence.

1/27-2016 Jacob Odom 360 Update
cure. 5 Cars parked on property but no one there.

1/27/16 Talk to James Fawaz, new owner, 202-5515. I warned him about running a business out of this
property, he stated that he was not. Permits for repairs has been pulled, changed to No Bill Status.
W.A.

1/22-2016 Jacob Odom
tagged Garage door. I heard loud music playing in the garage. I knocked multiple times but no one answered.
4 cars parked on the property, 1 was a commerical vehicle.

1/15-2016 Jacob Odom 360 Update--
cure.

1/29-16 J Odom 360 Update--
cure.

1/16-16 J Odom 360 Update--
cure.

1/21-16 J Odom 360 Update--
cure.

1/17-15 J Odom 360 Update--
cure.

12-20-16 J Odom 360 Update--
Secure.

1-19-17 J Odom 360 Update--
Secure.

2-03-2017 Walter Allen-
It appears that no work is being done on dwelling, change to Bill status.

3-17-17 J Odom 360 Update--
Secure. no work.

4-16-17 J Odom 360 Update--
Secure

5-18-17 J Odom 360 Update--
secure, no work.

6-30-17 J Odom 360 Update--
Secure.

7-20-17 J Odom 360 Update--
Secure. no work

8-18-17 J Odom 360 Update--
Secure, Wood piles are still all around the property.

9-12-17 J odom 360 Update--
secure.

10-27-17 J Odom 360 Update--
Secure no activity.

11-17-17 J Odom 360 Update--
Secure

12-12-17 J Odom 360 Update--
Secure, no activitiy.

1-19-18 J Odom 360 Update--
Secure. Retagged.



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: 02/07/2018
 Due Date: 03/09/2018
 Pay Invoice In Full



FAWAZ JAMES
 6425 S PENNSYLVANIA AVE STE 1
 LANSING MI 48911-5975

Inv Number: 00107354
 Parcel: 33-01-05-04-427-012
 Address: 5625 KAYNORTH RD



Parcel: 33-01-05-04-427-012

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00107354	01/19/18	E11-0289	5625 KAYNORTH RD	\$150.00
Fee Details:				Balance
Quantity	Description			
1.000	Tag Monitoring Fee - Res			\$ 150.00
Total Amount Due				\$ 150.00

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

**CITY OF LANSING**

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

RECEIPT NUMBER

00094572

Paid By

BLACK BEAR DISTRIBUTING L L C

410 W BERRY AVE

LANSING, MI 48910

02/14/2018

Type	Record	Address	Category	Description	Amount
Enforcement	E11-0289	5625 KAYNORTH R	Code Compliance	Tag Monitoring Fee - Res	\$ 150.00
Enforcement	E11-0289	5625 KAYNORTH R	Code Compliance	Penalty Fee - 30 Days Over	\$ 7.50

Total \$ 157.50

Cash

Check

Credit

Transferred \$ 157.50

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



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

RECEIPT NUMBER

00094625

Paid By

BLACK BEAR DISTRIBUTING L L C

410 W BERRY AVE

LANSING, MI 48910

02/14/2018

Type	Record	Address	Category	Description	Amount
Enforcement	E11-0289	5625 KAYNORTH R	Code Compliance	Tag Monitoring Fee - Res	\$ 150.00
Enforcement	E11-0289	5625 KAYNORTH R	Code Compliance	Penalty Fee - 30 Days Over	\$ 7.50

Total \$ 157.50

Cash

Check

Credit

Transferred \$ 157.50

Tendered \$ 0.00

Change \$ 0.00

To Overpayment \$ 0.00

**CITY OF LANSING**

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

RECEIPT NUMBER

00095352

Paid By

BLACK BEAR DISTRIBUTING L L C

410 W BERRY AVE

LANSING, MI 48910

02/14/2018

Type	Record	Address	Category	Description	Amount
Enforcement	E11-0289	5625 KAYNORTH R	Code Compliance	Tag Monitoring Fee - Res	\$ 150.00
Enforcement	E11-0289	5625 KAYNORTH R	Code Compliance	Penalty Fee - 30 Days Over	\$ 7.50

Total \$ 157.50

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Check

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

**CITY OF LANSING**

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

RECEIPT NUMBER

00095565

Paid By

BLACK BEAR DISTRIBUTING L L C

410 W BERRY AVE

LANSING, MI 48910

02/14/2018

Type	Record	Address	Category	Description	Amount
Enforcement	E11-0289	5625 KAYNORTH R	Code Compliance	Tag Monitoring Fee - Res	\$ 150.00
Enforcement	E11-0289	5625 KAYNORTH R	Code Compliance	Penalty Fee - 30 Days Over	\$ 7.50

Total \$ 157.50

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Check

Credit

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

**CITY OF LANSING**

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

RECEIPT NUMBER

00095920**Paid By**

BLACK BEAR DISTRIBUTING L L C

410 W BERRY AVE

LANSING, MI 48910

02/14/2018

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Total \$ 157.50

Cash

Check

Credit

Transferred \$ 157.50

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

Notice Printed: 03/13/2009

Housing Code, Correction Notice

CONNIE NOLAN
5625 KAYNORTH RD
LANSING MI 48911

Inspection Type: Safety
Inspection Date: 03/13/2009
Compliance Due Date: 04/13/2009

Violation Location: 5625 Kaynorth Rd
Parcel No: 33-01-05-04-427-012

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 1460 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

TWO-FAMILY DWELLING; TWO-STORY WITH BASEMENT. DETACHED GARAGE. VACANT.

Dwelling found open and accessible via a rear entry door. Unable to secure with door hardware. Door ordered boarded - see separate Correction Notice for Emergency Board-up. CCO Whitford and PO Castillo entered the open and accessible structure; photographs obtained.

DUE TO THE CONDITION OF THE DWELLING A COMPLETE INSPECTION WAS NOT POSSIBLE. A COMPLETE INSPECTION IS REQUIRED AND ALL VIOLATIONS CORRECTED AND REQUIRED PERMITS FINALED PRIOR TO OCCUPANCY APPROVAL BY THE OFFICE OF CODE COMPLIANCE.

Gas service locked out; water meters removed; electricity was on.

SECTION 1460.08(A)(1) INADEQUATE SANITATION; HAZARDOUS OR UNSANITARY PREMISES

1. Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.
2. Uncleanliness / Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air; food or drink unwholesome or detrimental to the health of humans. All floors; walls; ceilings windows; doors; cabinets; countertops; plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.
3. Accumulation of debris / deteriorated appliances throughout the dwelling
4. Mold accumulation at walls in basement / bathtub area / windows / below kitchen sink / below lavatory. All affected areas are to be cleaned and sanitized with bleach
5. Peeling; chipping; flaking; or abraded paint on interior surfaces of a structure must be properly removed or covered.
6. Plaster / Gypsum board at ceiling / wall is damaged / loose
7. Countertop in kitchen / bathroom is deteriorated / damaged / lacks nonabsorbent capacity
8. Floor coverings are soiled throughout dwelling.
9. Carpet is loose / torn / deteriorated and worn-out.
10. Nonabsorbent floor / wall coverings damaged / lacking in kitchen / bathroom / shower area.
11. Caulking / Ceramic tile / Nonabsorbent paneling / Window trim is damaged / loose at bathroom shower area walls.
12. Cabinet floor is deteriorated at kitchen sink / vanity.
13. Vanity / Kitchen cabinet is deteriorated / damaged / loose at connection to the wall.

SECTION 1460.08(A)(6) HAZARDOUS MECHANICAL EQUIPMENT

1. Furnace (x2): Due to age and or condition; have a qualified mechanical contractor; that is registered with the City of Lansing; visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks; openings; excessive rust and corrosion. Inspect furnace casing; check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.
2. Burners and blower at furnace require cleaning and servicing.
3. Air filter at furnace is missing / clogged / lacks proper fit / not secured in place / needs replacing.
4. Work to be done to code by a licensed qualified contractor with benefit of permit; inspection and final approval.
 - a. Bring all mechanical to code with permit.
5. Inoperative furnace due to the gas service being off.
6. Improperly installed refrigeration units in basement and garage.

SECTION 1460.08(A) (5) HAZARDOUS PLUMBING

1. Permit for water heater / waste / supply piping installation has not been issued / and lacks inspection and final approval by the City of Lansing; Building Safety Office; ph. 483-4356.
 - a. Bring all plumbing to code with permit; including water heaters; all waste & supply piping.
2. Inoperable water heater since the gas / electrical /water service is off. Hot water temperature at plumbing fixtures is less than requirements of the Plumbing Code.
3. Work to be done to code by a licensed qualified contractor with benefit of permit; inspection and final approval.

SECTION 1460.08(A) (4) HAZARDOUS ELECTRICAL WIRING

1. Permit for service panel / electrical wiring installation has not been issued / been canceled and lacks inspection and approval by the City of Lansing; Electrical Inspector. The Building Safety Office; ph. 483-4356.
 - a. Bring all electrical to code with permit.
 - b. Bring all garage wiring to code with permit.
2. Work to be done to code by a qualified electrical contractor that is registered with the City of Lansing; with benefit of permit and inspection.
3. Wiring is deteriorated / damaged. Have a qualified electrical contractor that is registered with the City of Lansing; check the wiring; bring it up to code; and submit written verification to the Code Compliance Office.

SECTION 1460.08(A)(8) INADEQUATE FIRE PROTECTION; WARNING DEVICES; OR FIRE-FIGHTING EQUIPMENT

1. Lack of operational smoke detectors at ceilings throughout.

SECTION 1460.08(A) (10) LIGHT AND VENTILATION

1. All windows and exterior doors; including storm windows and doors; shall be weather-tight and in good repair. During the months of May through October; every opening directly from a dwelling unit to outdoor space shall have supplied screens and self-closing device; and every window or door with openings to outdoor space; used or could be used for ventilation; shall likewise be supplied with screens. All screen doors and screens shall be in good repair.

SECTION 1460.08(A) (2) STRUCTURAL HAZARDS

1. Walls are deteriorated - damaged - bowed - leaning
2. Steps are deteriorated - damaged - unstable - tipped
3. Guardrail is missing - loose - improper height - has improper spacing of balusters
4. Steps have improper size rise - run dimensions
5. Back doors lack stairs / deck.

SECTION 1460.08(A) (3) FAULTY WEATHER PROTECTION

1. Window glass is broken - missing
2. Door is deteriorated - damaged - missing
3. Paint or protective coating is missing and deteriorated at siding and/or trim

DUE TO THE CONDITION OF THE DWELLING A COMPLETE INSPECTION WAS NOT POSSIBLE. A COMPLETE INSPECTION IS REQUIRED AND ALL VIOLATIONS CORRECTED AND REQUIRED PERMITS FINALED PRIOR TO OCCUPANCY APPROVAL BY THE OFFICE OF CODE COMPLIANCE.

Mechanical Permit Required; Plumbing Permit Required; Electrical Permit Required; Building Permit Required

This dwelling has been declared UNSAFE AND DANGEROUS as defined in section 1460.09 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.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation.**

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

If you have any questions or concerns about complying within the time indicated, you may contact at **(517) 483-4494** Monday through Thursday between the hours of **8-9 -AM** or **12-1 - PM**

Officer: Craig Whitford

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 1460.07(a)- Notice of Violation - a copy of this violation was sent to:
Taxpayer of Record: Connie Nolan, 5625 Kaynorth Rd, Lansing, MI 48911

"Equal Opportunity Er

Document's Author: **Craig Whitford**

Last Modified By: Craig Whitford

Date Created: **03/13/2009 04:43 PM**

Last Modified: 03/13/2009 04:43:25 PM









DSCN1515[2]



A

Parcel Number: 33-01-05-04-427-012

Jurisdiction: CITY OF LANSING - INGHAM

County: INGHAM/ZATON/CLINTON

Printed on

02/05/2018

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
BLACK BEAR DISTRIBUTING L	PAWAZ JAMES	35,000	04/11/2016	LC	L C	2016 014269	NOT VERIFIED	100.0
INGHAM COUNTY TREASURER	BLACK BEAR DISTRIBUTING L	15,500	09/12/2014	QC	1ST SALE AFTER BANK	2014 037503	NOT VERIFIED	100.0
SKOPEK DAVID W	INGHAM COUNTY TREASURER	0	04/01/2014	??	OTHER	2014 015233	NOT VERIFIED	0.0
ARGENT MORTGAGE CO	SKOPEK DAVID W	25,000	11/23/2010	CD	1ST SALE AFTER BANK	13404-P1153		100.0

Property Address	Class: RESIDENTIAL	Zoning:	Building Permit(s)	Date	Number	Status
5625 KAYNORTH RD	School: LANSING		Tear Off & Re-Roof	06/22/2016	PB16-0756	NEW PERMIT
	P.R.E. 04		Furnace	06/15/2016	PM16-0816	NEW PERMIT

Owner's Name/Address	MAP #: SP-0003 -0019
BLACK BEAR DISTRIBUTING L L C 410 W BERRY AVE LANSING MI 48910	2018 Est TCV Tentative

X	Improved	Vacant	Land Value Estimates for Land Table 73B.73B
	Public Improvements		
	Dirt Road		
	Gravel Road		
	Paved Road		
	Storm Sewer		
	Sidewalk		
	Water		
	Sewer		
	Electric		
	Gas		
	Curb		
	Street Lights		
	Standard Utilities		
	Underground Utils.		

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	Adj.	Reason	Value
PAWAZ JAMES 6425 S PENNSYLVANIA AVE LANSING MI 48911	A-180	132.00	473.50	1.0000	1.6449	180	60	SIZE ADJUSTMENT	23,450
	132 Actual Front Feet, 1.44 Total Acres							Total Est. Land Value =	23,450

Tax Description	Topography of Site
LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W	X Level
Comments/Influences	Rolling
7/21/2015 RETURNED 2015 SUMMER PROPERTY TAX BILL AS UNDELIVERABLE. MS	Low
04/25/13 CHANGED MAILING ADDRESS PER	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



RECEIVED

FEB 05 2018

ASSESSORS OFFICE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2018	Tentative	Tentative	Tentative			Tentative
2017	11,700	24,900	36,600			36,600S
2016	11,700	24,400	36,100			35,105C
2015	11,700	23,300	35,000			35,000S

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Ingham, Michigan

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

3428 Lowcroft

\$3912.00

Incident Date (per claim application) – 06/15/2017

Incident Date (per Code Report) – 06/15/2017

Taxes-

Filed Claim – 01/05/2018 (City Attorney Date Stamp)

Claims Review Committee Hearing –N/A – Exceeds Amount

Claims Review Committee Letter – N/A – Exceeds Amount

Referred to City Council – 04/17/2018

Referred to Committee on General Services – 04/23/2018

**OFFICE OF THE CITY ATTORNEY****MEMORANDUM**

To: CHRIS SWOPE, Clerks Office

From: VENUS KUMAR, Paralegal

Subject: SPECIAL ASSESSMENTS CLAIM; Jayne Sutton
Date of Incident: June 15, 2017

Date: April 17, 2018

Attached is a Claim Form received by this office from Jayne Sutton for \$3,912.00 due to Trash, violations at 3428 Lowcroft.

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

Thank you for your assistance.

/vmk
Attachments



City of Lansing

OFFICE OF THE CITY ATTORNEY

1530

Claim Form – Special Assessments

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

NAME: Jayne Sutton DATE: 12-28-17
 MAILING ADDRESS: 4425 W. Howe Rd.
 CITY: Dewitt STATE: MI ZIP CODE: 49820
 TELEPHONE: Home () 517-662-6313 Work () 517-204-1342

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: 3428 Lowcraft PARCEL NO. 33-01-01-33-101-301
 DATE OF INCIDENT: June 15, 2017 AMOUNT YOU WERE BILLED: 3912.00
 TOTAL AMOUNT YOU ARE CONTESTING: 3912.00
 TYPE OF ASSESMENT: Trash

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

After I received the letter to clean up, I cleaned
up 40 yards of debris. I called the city inspector
to inform them it was cleaned up. Never received
a call, just got a bill for 3912.00 after
my tenant said the contractor was there for less than
1 1/2 hours. Some of the debris from the firehouse was
not on our property.

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

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00097212

Date: 07/11/2017

Record: E17-06184

SUTTON JAYNE

4425 W HOWE RD

DEWITT, MI 48820-9295

TOTAL AMOUNT DUE**\$3,912.00**

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$3,647.00
Total Amount Due		\$3,912.00

DATE: 4/09/2018

PPN: 33-01-01-33-101-301
 DATE SUBMITTED: 1/05/2018
 ADDRESS OF VIOLATION: 3428 Lowcroft
 LISTED TAXPAYER OF RECORD: Sutton, Jayne
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Sutton, Jayne
 CLAIMANT'S ADDRESS: 4425 W. Howe Road
 DeWitt, MI 48820

1530

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 6/15/2017
 NOTIFICATION DATE: 6/15/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$3,912.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T028 7/07/2017
 AMOUNT OF CLAIM: \$3,912.00

ADDITIONAL ACTIONS CONTESTED:

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

HISTORY: Trash
 Violation
 6/15/2017

CITATIONS IN PREVIOUS YEARS:	Trash Violation 11/05/2013	Trash Violation 5/08/2014	Grass Violation 5/08/2014	Trash Violation 2/17/2015
------------------------------	----------------------------------	---------------------------------	---------------------------------	---------------------------------

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 6/15/2017 with a compliance due date of 6/22/2017. The Premise Officer rechecked the property on 6/26/2017 violations were still present therefore the property was submitted to the trash contractor for removal. The yardage estimated on the submittal is just an estimate by the Premise Inspector for the purpose of submitting the property to the contractor the yardage is frequently higher, the contractors photos match the invoice that was submitted. The brush and tree limbs, bricks, trash all have to be removed separately as they all go to separate landfills. This office recommends denial of the claim.

RECEIVED JAN 05 2018



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1530

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

NAME: Jayne Sutton DATE: 12-28-17
MAILING ADDRESS: 4425 W. Howe Rd.
CITY: Dewitt STATE: MI ZIP CODE: 49820
TELEPHONE: Home () 517-669-6313 Work () 517-204-1342

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.

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DATE OF INCIDENT: June 15, 2017 AMOUNT YOU WERE BILLED: 3912.00
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TYPE OF ASSESSMENT: Trash

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

After I received the letter to clean up, I cleaned
up 40 yards of debris. I called the city inspector
to inform them it was cleaned up. Never received
a call, just got a bill for 3912.00 after
my tenant said the contractor was there for less than
1 1/2 hours. Some of the debris from the pictures was
not on our property.

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

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
7/5/2017	6632

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

property address
3428 Lowcroft AVE 33-01-01-33-101-301

Terms

work complete
7/5/2017

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
15	add hr	additional hour after 1	150.00	2,250.00
47	class 2	construction material after 3	26.00	1,222.00
		7/7/17 total yards 50 submitted by Jacob Odom <i>Two trucks two crews. we took loads of cement + bricks to the dump, picked up deteriorated Furn. ture from the Swamp. (wood)</i>		
All work is complete!			Total	\$3,647.00



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

SUTTON JAYNE or Current Occupant
4425 W HOWE RD
DEWITT, MI 48820-9295

Violation Date: 06/15/2017
Violation Location: 3428 LOWCROFT AVE
Parcel No: 33-01-01-33-101-301
Compliance Due Date: June 22, 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*

Violation: *Junk tire debris*

Violation: *Brush & Tree Limb debris*

INSPECTOR COMMENTS: *behind the house.*

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

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

Code Officer: Jacob Odom (517) 483 4378 Jacob.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



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

TRASH AND DEBRIS CORRECTION NOTICE

Occupant or Current Occupant
3428 LOWCROFT AVE
LANSING, MI 48910

Violation Date: 06/15/2017
Violation Location: 3428 LOWCROFT AVE
Parcel No: 33-01-01-33-101-301
Compliance Due Date: June 22, 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

Violation: Junk tire debris

Violation: Brush & Tree Limb debris

INSPECTOR COMMENTS: *behind the house.*

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

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

Code Officer: Jacob Odom (517) 483 4378 Jacob.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

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

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

Trash Authorization Form

Submitted to: Eric Crutcher on 06/26/2017

TAXPAYER: SUTTON JAYNE, 4425 W HOWE RD DEWITT, MI 48820-9295

Location of Work:

Enf Num: E17-06184

**Address: 3428 LOWCROFT AVE
Lot No:
Description:
Parcel No: 33-01-01-33-101-301**

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated building materials

Violation: Junk tire debris

Violation: Brush & Tree Limb debris

INSPECTOR COMMENTS: *behind the house.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 6

Warning Comment:

<NONE>

Submitted By: Jacob Odom (517) 483 4378

This action is authorized by the Manager of Code Compliance













3428 Lowcroft AVE (6)





3428 Lowcroft AVE (8)





3428 Lowcroft AVE (10)





3428 Lowcroft AVE (12)





3428 Lowcroft AVE (14)



























3428 Lowcroft AVE (27)















3428 Lowcroft AVE (34)







3428 Lowcroft AVE (37)





3428 Lowcroft AVE (39)







3428 Lowcroft AVE (42)



3428 Lowcroft AVE (43)

3428 LOWCROFT AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-33-101-301



Item 1 of 3

[1 Image / 2 Sketches](#)**Property Owner : SUTTON JAYNE**

Summary Information

> Residential Building Summary

- Year Built: 1958
- Full Baths: 1
- Sq. Feet: 672
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.121

> 12 Invoices Found, Amount Due: 0.00

> Assessed Value: \$12,900 | Taxable Value: \$12,072

> Property Tax information found

> 13 Building Department records found

Owner and Taxpayer Information

Owner	SUTTON JAYNE 4425 W HOWE RD DEWITT, MI 48820-9295	Taxpayer	SEE OWNER INFORMATION
-------	---	----------	-----------------------

General Information for Tax Year 2019

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School Distr ict	LANSING	Assessed V alue	\$12,900
MAP #	P -0970 -0132	Taxable V alue	\$12,072
TOP TEN	Not Available	State Equalized V alue	\$12,900
NEW PERMITS	Not Available	Date of Last Name Change	11/08/2013
USER ALPHA 3	Not Available	Notes	Not Available
Historical Distr ict	Not Available	Census Block Gr oup	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
2019	0.0000 %	-
2018	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$12,900	\$12,900	\$12,072
2017	\$12,600	\$12,600	\$11,824
2016	\$12,400	\$12,400	\$11,719

Land Information

Zoning Code	Not Available	Total Acr es	0.121
Land Value	\$6,510	Land Impr ovements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighbor hood	54C	Mor tgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighbor hood Ent erprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	42.00 ft	125.00 ft
Total Fr ontage: 42.00 f t		Average Depth: 125.00 f t

Legal Description

LOT 99 FOSTER S HOLMES ROAD SUB

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/21/2013	\$6,710.00	CD	DART BANK	SUTTON JAYNE	CASH/CONV-NOT USED	2013 032280
02/01/2010	\$0.00	QC	PROPERTIES OF DISTINCTION L L C	DART BANK	OTHER	2013 018509
05/20/1999	\$0.00	QC	SEARLES LEON C JR	PROPERTIES OF DISTINCTION L.L.C.	CASH	L2896/P531
04/24/1996	\$0.00	QC	GRANT JH III/HEINDORF MA/SEARLES LC	PROPERTIES OF DISTINCTION L.L.C.	CASH	L2357/P547
02/09/1996	\$0.00	QC	LAMBRIGHT CHRIS D	GRAND JH III/HEINDORF MA/SEARLES LC	CASH	L2357/P546
12/15/1993	\$0.00	LC	LAMBRIGHT CHRIS D & LINETTE M	GRANTJH III/HEINDORF MA/SEARLES LC	CASH	L2136/P822
12/01/1993	\$22,000.00	LC	KLEUCKLING GAYLORD L & EILEEN E	GRANT JH III/HEINDORF MA/SEARLES LC	CONV	L2357/P545
02/26/1987	\$0.00	LC	KLEUCKLING GAYLORD L & EILEEN E	LAMBRIGHT CHRIS D & LINETTE M	CASH	L1615/P843

Building Information - 672 sq ft 1 STY (Residential)

General

Floor Ar ea	672 sq ft	Estimat ed TCV	Not Available
Garage Ar ea	0 sq ft	Basement Ar ea	0 sq ft
Foundation Size	672 sq ft		
Year Built	1958	Year Remodeled	Not Available
Occupancy	Single Family	Class	D
Effectiv e Age	60 yrs	Tri-Level	No
Percent Complet e	100%	Heat	Wall/Floor Furnace
AC w/Sep arate Ducts	No	Wood Stove Add-on	No
Basement R ooms	0	Water	Not Available
1st Floor R ooms	0	Sewer	Not Available
2nd Floor R ooms	0	Style	1 STY
Bedr ooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Crawl Space	Siding	672 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Ar ea	0 sq ft	Living Ar ea % Good	0%
Walk Out Door s	0	No Concr ete Floor Ar ea	0 sq ft

Plumbing Information

3 Fixtur e Bath	1
-----------------	---

Built-In Information

Garbage Disposal	1
------------------	---

Porch Information

CCP (1 Story)	16 sq ft	Foundation	Standard
CPP	12 sq ft	Foundation	Standard

****Disclaimer :** BS&A Software provides BS&A Online 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.

Claim #1557

3135 S. Pennsylvania Ave

\$2922.00

Incident Date (per claim application) –12/5/2017

Incident Date (per Code Report) – 08/2/2017

Taxes-

Filed Claim – 02/22/2018

Claims Review Committee Hearing –N/A Exceeds Amount

Claims Review Committee Letter – N/A Exceeds Amount

Referred to City Council- 04/03/2018

Referred to Committee on General Services – 04/09/2018



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: Chris Swope, City Clerk

From: VENUS KUMAR, Paralegal

Subject: SPECIAL ASSESSMENTS CLAIM; Jawed Razmal
Date of Incident: December 5, 2017 (according to his claim form, invoices say date of incident 9/7/2017)

Date: April 3, 2018

Attached is a Claim Form received by this office from Jawed Razmal for \$2,922.00 due to Trash, violations at 3135 S. Pennsylvania Ave.

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

Thank you for your assistance.

/vmk
Attachments



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claim Form – Special Assessments

1557

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

NAME: JAWED RAZMAL DATE: 2-22-18
 MAILING ADDRESS: 2820 K LON EMAIL: _____
 CITY: Las Vegas STATE: N.V ZIP CODE: 89117
 TELEPHONE: Home () 702 234-0356 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: 3135 S Pennsylvania PARCEL NO. _____
 DATE OF INCIDENT: 12-5-17 AMOUNT YOU WERE BILLED: _____
 TOTAL AMOUNT YOU ARE CONTESTING: 2900
 TYPE OF ASSESMENT: for debris clean up

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

On August 9th, 2017 we had a dumpster delivered to 3135 South Pennsylvania and another dumpster delivered on September 13, 2017 to clean the debris on the outside of the building. Also the third dumpster was supposed to be delivered to the location but we realized that the balance of the debris was cleaned by the city. Attached is a copy of the invoice for the dumpsters.

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



service invoice

<i>bill to</i>
Metro Equipment 3745 Bellevue St. Detroit, MI 48207

<i>site or job name</i>
Metro Equipment 3745 Bellevue St. Detroit, MI 48207

<i>invoice #</i>	<i>date</i>	<i>terms</i>	<i>due date</i>	<i>balance due</i>	<i>p.o./ref #</i>
4814	9/8/2017	Net 15	9/23/2017	\$585.00	

<i>qty</i>	<i>equipment</i>	<i>action</i>	<i>service dates</i>	<i>rate</i>	<i>total</i>
1	20 yd R/O	Delivery	3135 S. Pennsylvania 8/9	500.00	500.00
1	20 yd R/O	Delivery	9/13	500.00	500.00

thank you for your business!	<i>current invoice</i>	\$1,000.00
	<i>payments/credits</i>	-\$500.00
	<i>site/job total</i>	\$585.00

<i>Phone #</i>	<i>Fax #</i>	<i>E-mail</i>	<i>Web Site</i>
(248) 277-5800	(248) 277-5070	info@planetenv.com	www.planetenv.com

make all checks payable to Planet Environmental Services LLC at
6785 Telegraph Rd. Suite 150, Bloomfield, MI 48301

please return top portion with payment for proper credit

DATE: 03/28/2018

PPN: 33-01-01-27-358-011
 DATE SUBMITTED: 2/22/2018
 ADDRESS OF VIOLATION: 3135 S. Pennsylvania Avenue
 LISTED TAXPAYER OF RECORD: Razmal, Jawed
 OTHER TAXPAYER OF RECORD: Ho Tran Inc.
 CLAIMANT: Razmal, Jawed
 CLAIMANT'S ADDRESS: 2396 Wild Ginger
 Las Vegas, NV 89134

1557

TYPE OF ACTIONS CONTESTED: Trash Violation
 VIOLATION DATE: 8/02/2017
 NOTIFICATION DATE: 8/02/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$2,922.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T036 9/07/2017
 AMOUNT OF CLAIM: \$2,922.00

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

HISTORY: Trash Violation 8/02/2017 DAMV 2/19/2018

CITATIONS IN PREVIOUS YEAR: DAMV 8/18/2016 DAMV 8/18/2016 Grass Violation 5/10/2016

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 8/02/2017 with a compliance due date of 8/09/2017. The Premise Officer rechecked the property on 8/10/2017 and noted some of the violations had been removed and moved the recheck date to 8/17/2017. The Premise Officer rechecked the property and there were multiple violations still present and the property was submitted to the contractor to remove. The contractor arrived on 9/07/2017 and a cleanup was performed. Pictures indicate property actions were taken by both the officer and the contractor; there was no response from the owner of this property to the trash letter that was sent therefore this office recommends denial of the claim.



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

Nuisance Fee Billing Statement

Date Created: 09/12/2017

Due Date: 10/12/2017

Pay Invoice In Full



RAZMAL JAWED J
 2396 WILD GINGER
 LAS VEGAS NV 89134

Inv Number: 00100530

Parcel: 33-01-01-27-358-011

Address: 3135 S PENNSYLVANIA



Parcel: 33-01-01-27-358-011

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00100530		E17-08219	3135 S PENNSYLVANIA AVE	\$2,922.00
Fee Details:				Balance
Quantity	Description			
1.000	Trash - Admin Fee			\$ 265.00
2657.000	Trash - Contractor Charge			\$ 2,657.00
Total Amount Due				\$ 2,922.00

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



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

RAZMAL JAWED J or Current Occupant
2396 WILD GINGER
LAS VEGAS, NV 89134

Violation Date: 08/02/2017
Violation Location: 3135 S PENNSYLVANIA AVE
Parcel No: 33-01-01-27-358-011
Compliance Due Date: August 09, 2017

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

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

Violation: Garbage

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *behind the building.*

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

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

Code Officer: Jacob Odom (517) 483 4378 Jacob.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



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

TRASH AND DEBRIS CORRECTION NOTICE

HO TRAN INC or Current Occupant
3135 S PENNSYLVANIA AVE
LANSING, MI 48910

Violation Date: 08/02/2017
Violation Location: 3135 S PENNSYLVANIA AVE
Parcel No: 33-01-01-27-358-011
Compliance Due Date: August 09, 2017

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

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Taxpayer's Copy



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

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

Trash Authorization Form

Submitted to: Eric Crutcher on 08/17/2017

TAXPAYER: RAZMAL JAWED J, 2396 WILD GINGER LAS VEGAS, NV 89134

Location of Work:

Enf Num: E17-08219

**Address: 3135 S PENNSYLVANIA AVE
Lot No:
Description:
Parcel No: 33-01-01-27-358-011**

Remove Trash and Debris

Work Authorized:

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

Violation: Garbage

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *behind the building.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 6

Warning Comment:

<NONE>

Submitted By: Jacob Odom (517) 483 4378

This action is authorized by the Manager of Code Compliance



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: 09/12/2017

Due Date: 10/12/2017

Pay Invoice In Full



RAZMAL JAWED J
 2396 WILD GINGER
 LAS VEGAS NV 89134

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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

Invoice

Date	Invoice #
9/10/2017	6775

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

property address
3135 S pennsylvania AVE 33-01-01-27-358-011

Terms

work complete
9/10/2017

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
11	add hr	additional hour after 1	150.00	1,650.00
32	class 2	construction material after 3	26.00	832.00
		9/7/17 total yards 35 submitted by Jacob Odom		
All work is complete!			Total	\$2,657.00



Lansing Fire Department
Fire Marshal's Office
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TRASH AND DEBRIS CORRECTION NOTICE

RAZMAL JAWED J or Current Occupant
2396 WILD GINGER
LAS VEGAS, NV 89134

Violation Date: 08/02/2017
Violation Location: 3135 S PENNSYLVANIA AVE
Parcel No: 33-01-01-27-358-011
Compliance Due Date: August 09, 2017

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Violation: Garbage

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *behind the building.*

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Code Officer: Jacob Odom (517) 483 4378 Jacob.Odom@lansingmi.gov



Mayor Virg Bernero

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TRASH AND DEBRIS CORRECTION NOTICE

HO TRAN INC or Current Occupant
3135 S PENNSYLVANIA AVE
LANSING, MI 48910

Violation Date: 08/02/2017
Violation Location: 3135 S PENNSYLVANIA AVE
Parcel No: 33-01-01-27-358-011
Compliance Due Date: August 09, 2017

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

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Trash Authorization Form

Submitted to: Eric Crutcher on 08/17/2017

TAXPAYER: RAZMAL JAWED J, 2396 WILD GINGER LAS VEGAS, NV 89134

Location of Work:

Enf Num: E17-08219

Address: 3135 S PENNSYLVANIA AVE

Lot No:

Description:

Parcel No: 33-01-01-27-358-011

Remove Trash and Debris

Work Authorized:

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

Violation: Garbage

Violation: Deteriorated building materials

INSPECTOR COMMENTS: *behind the building.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 6

Warning Comment:

<NONE>

Submitted By: Jacob Odom (517) 483 4378

This action is authorized by the Manager of Code Compliance



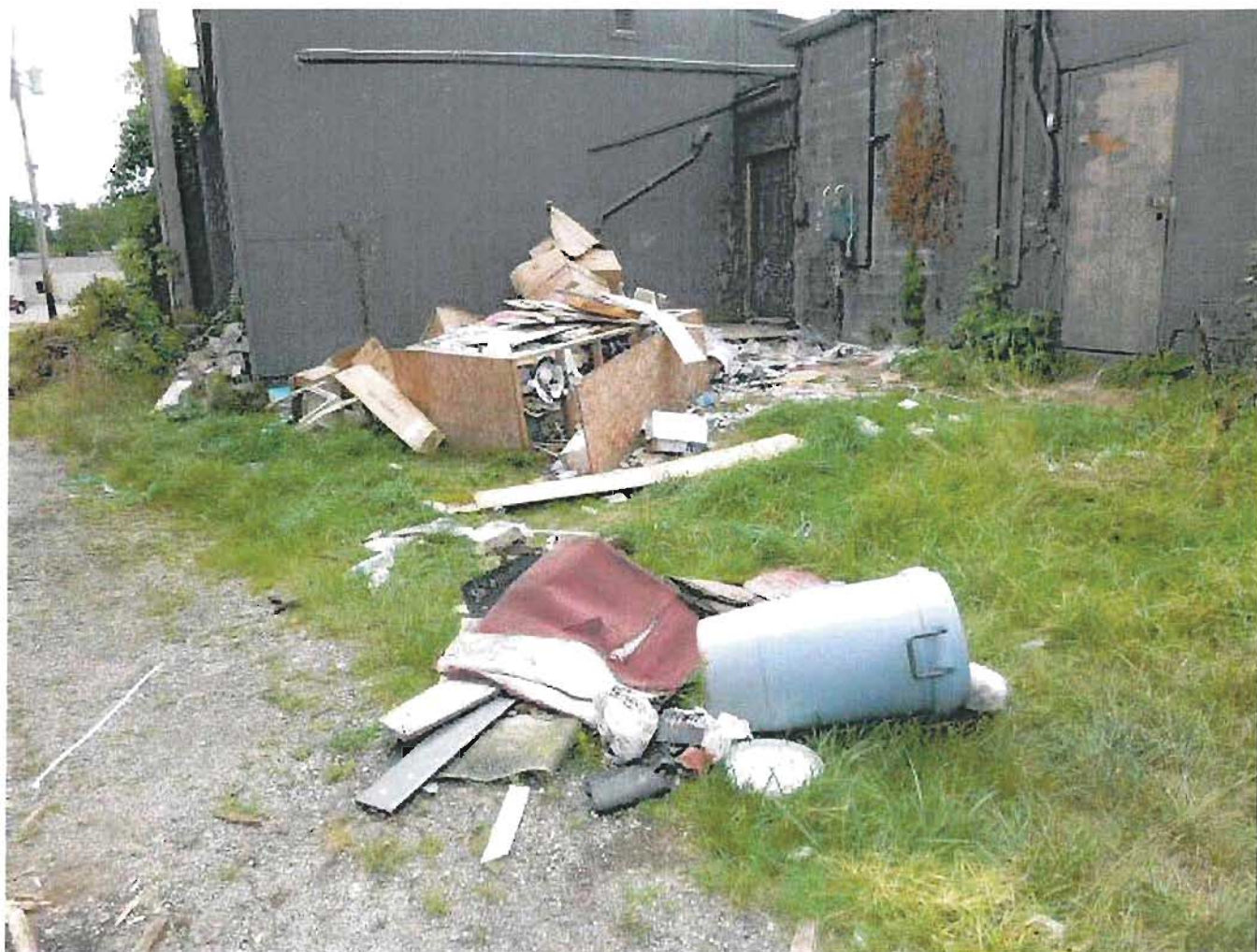
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3135 S Pennsylvania AVE (2)



3135 S Pennsylvania AVE (3)



3135 S Pennsylvania AVE (4)



3135 S Pennsylvania AVE (5)



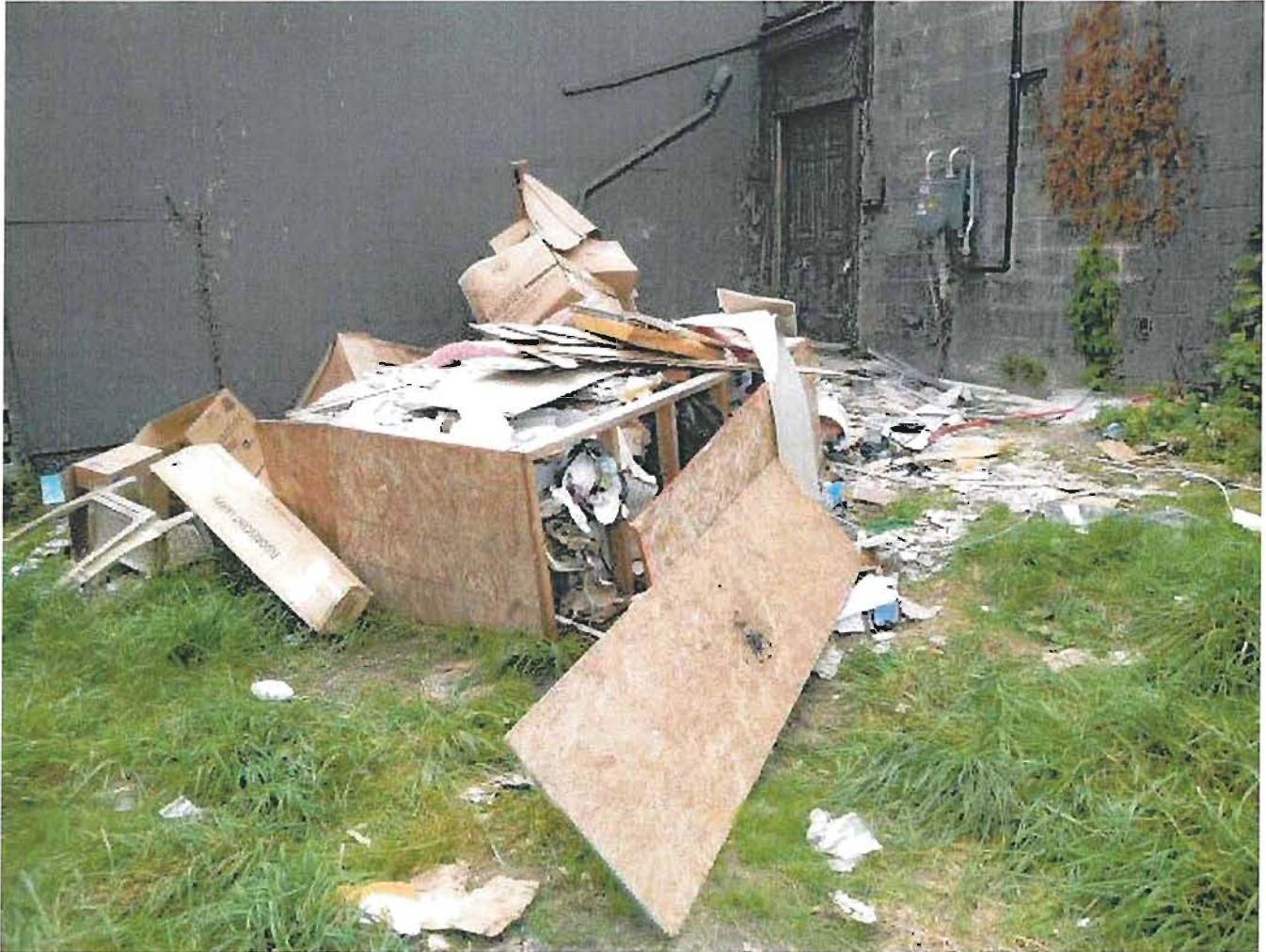
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3135 S Pennsylvania AVE (7)



3135 S Pennsylvania AVE (8)



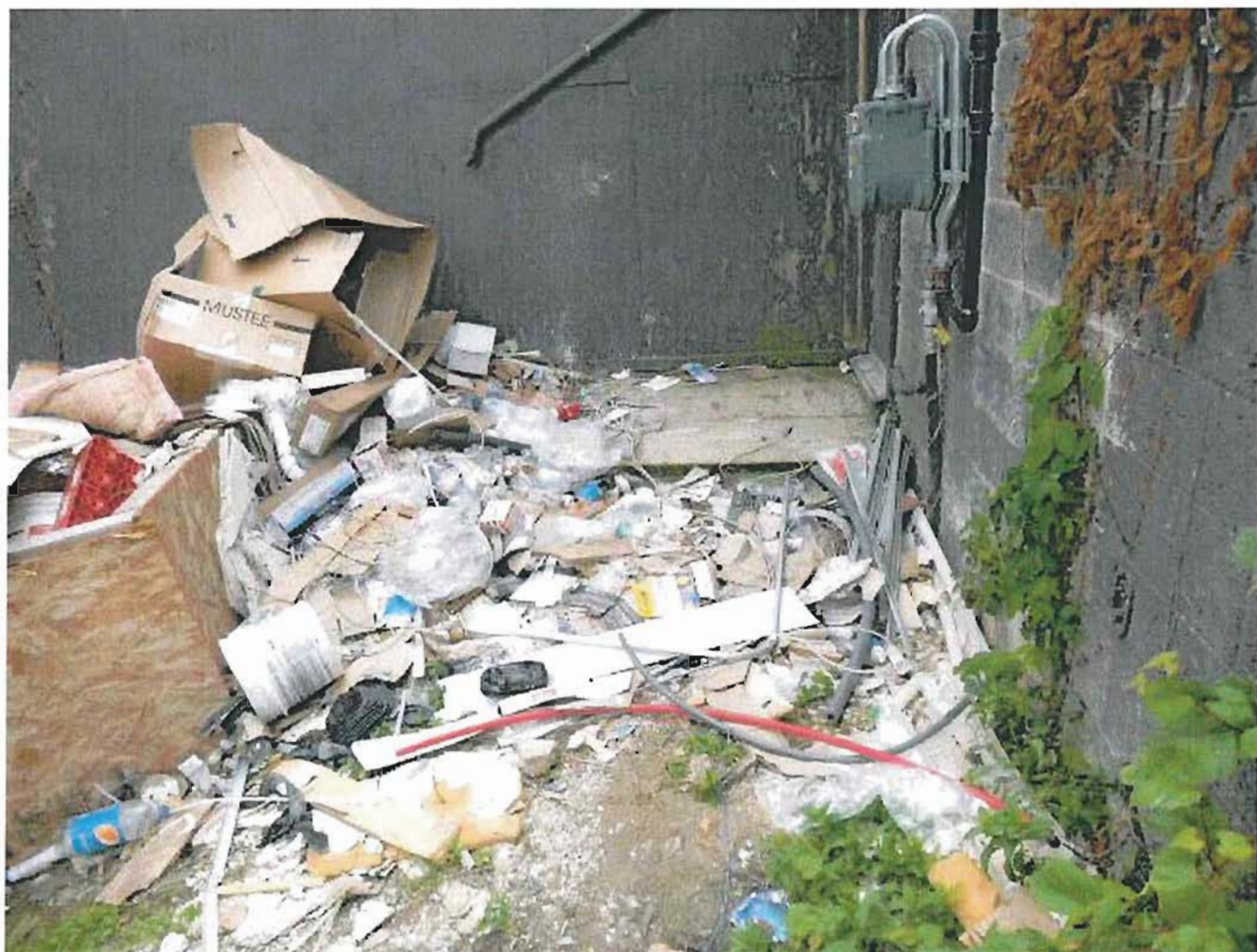
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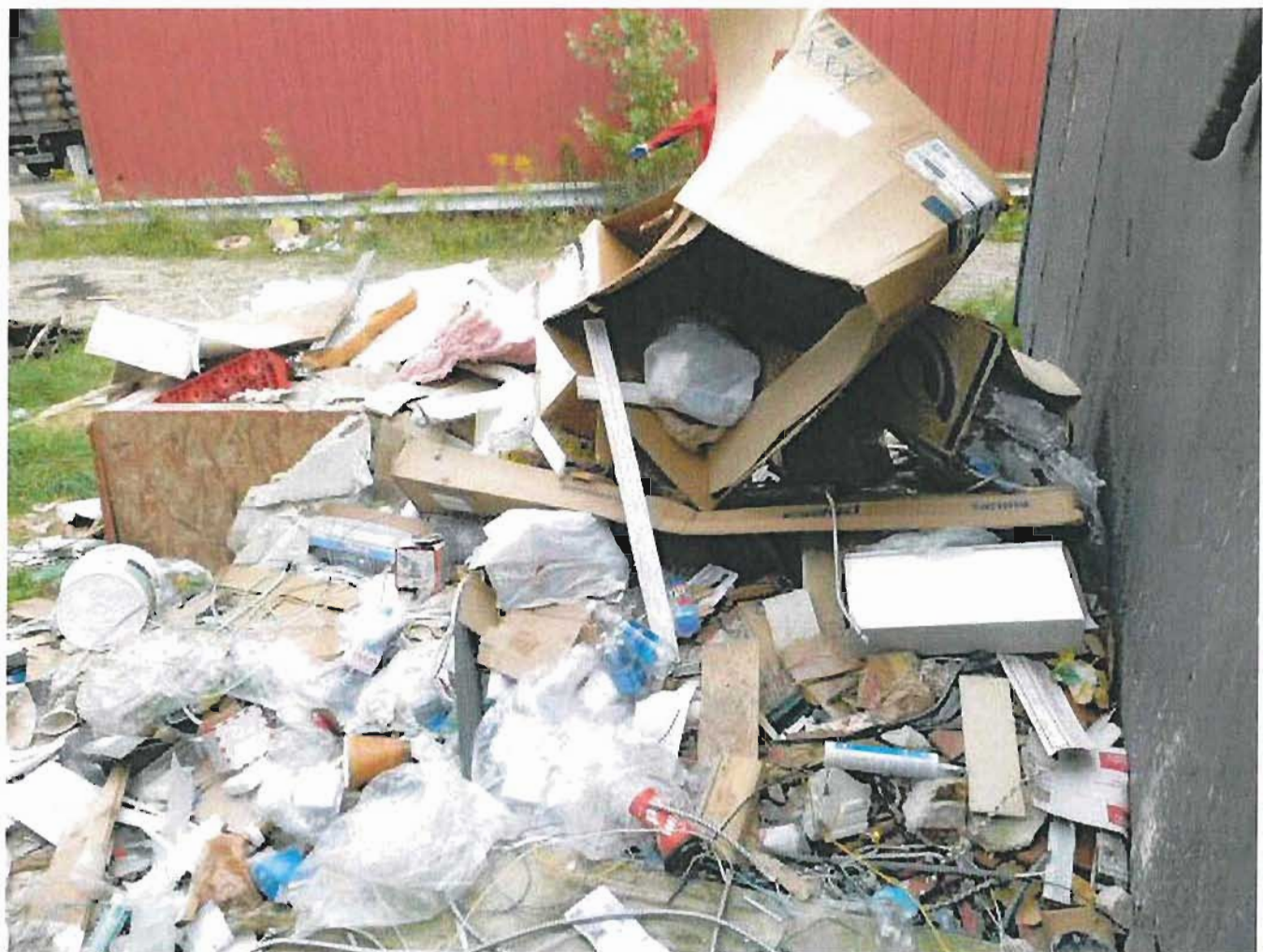
3135 S Pennsylvania AVE (10)



3135 S Pennsylvania AVE (11)



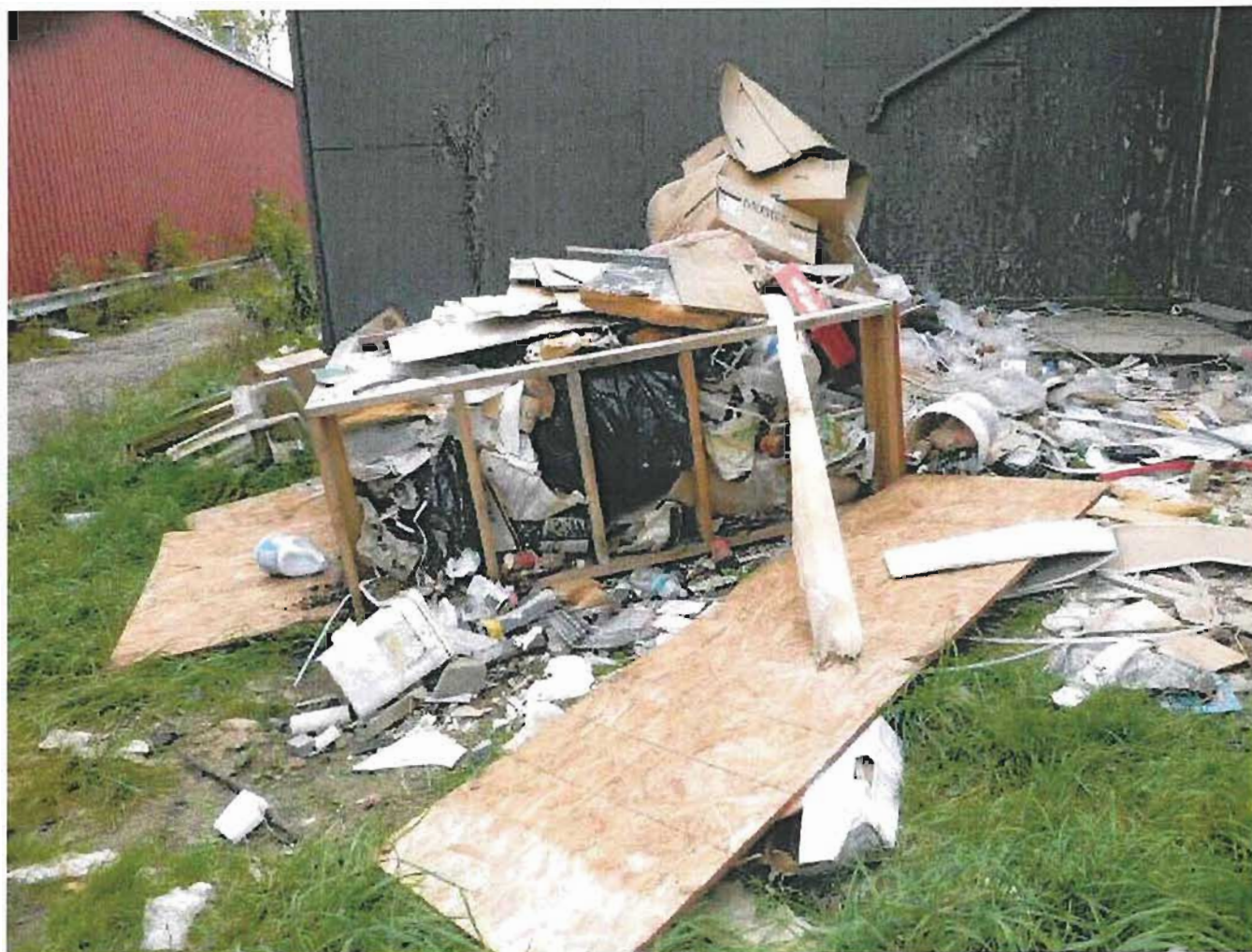
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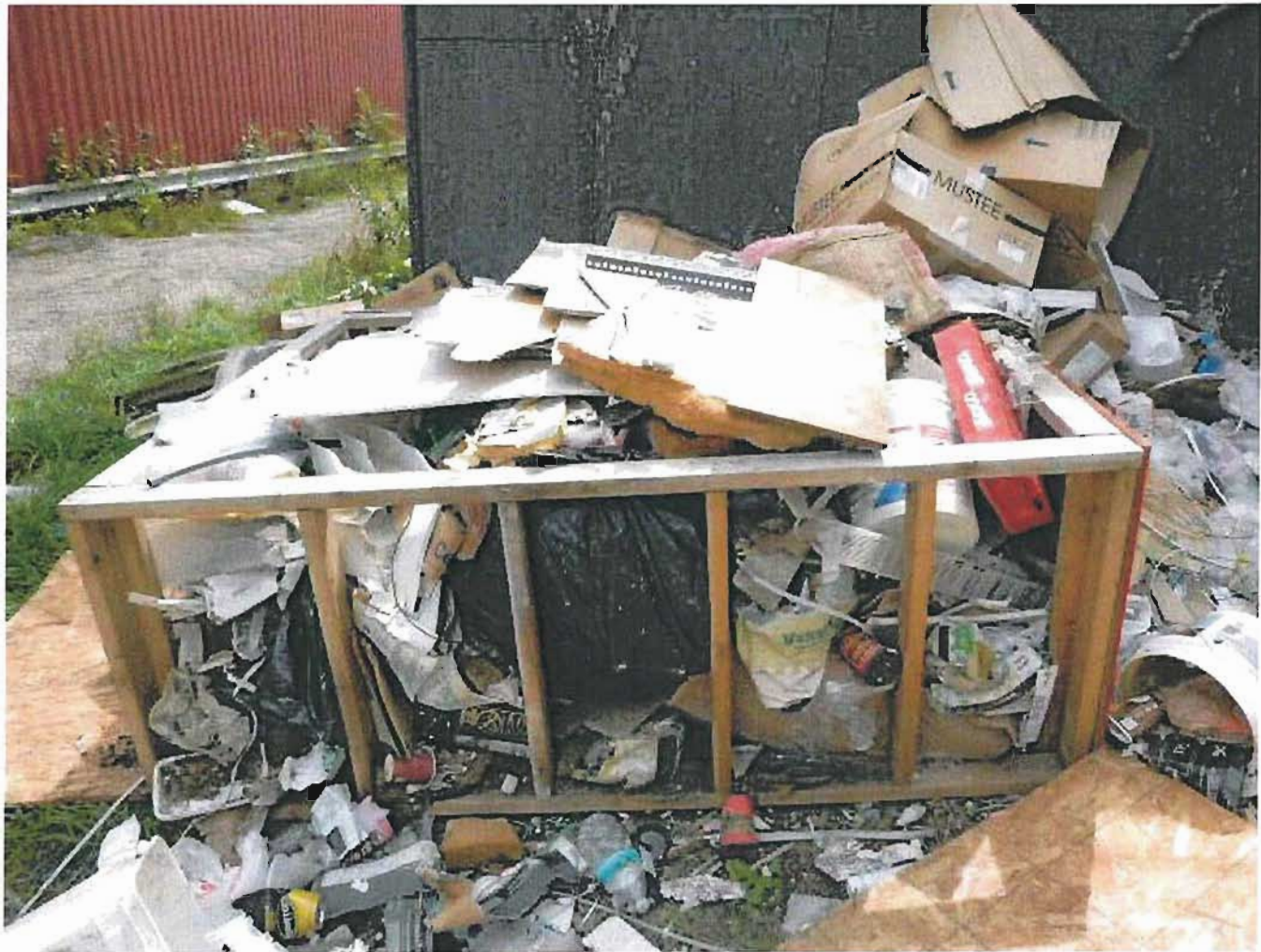
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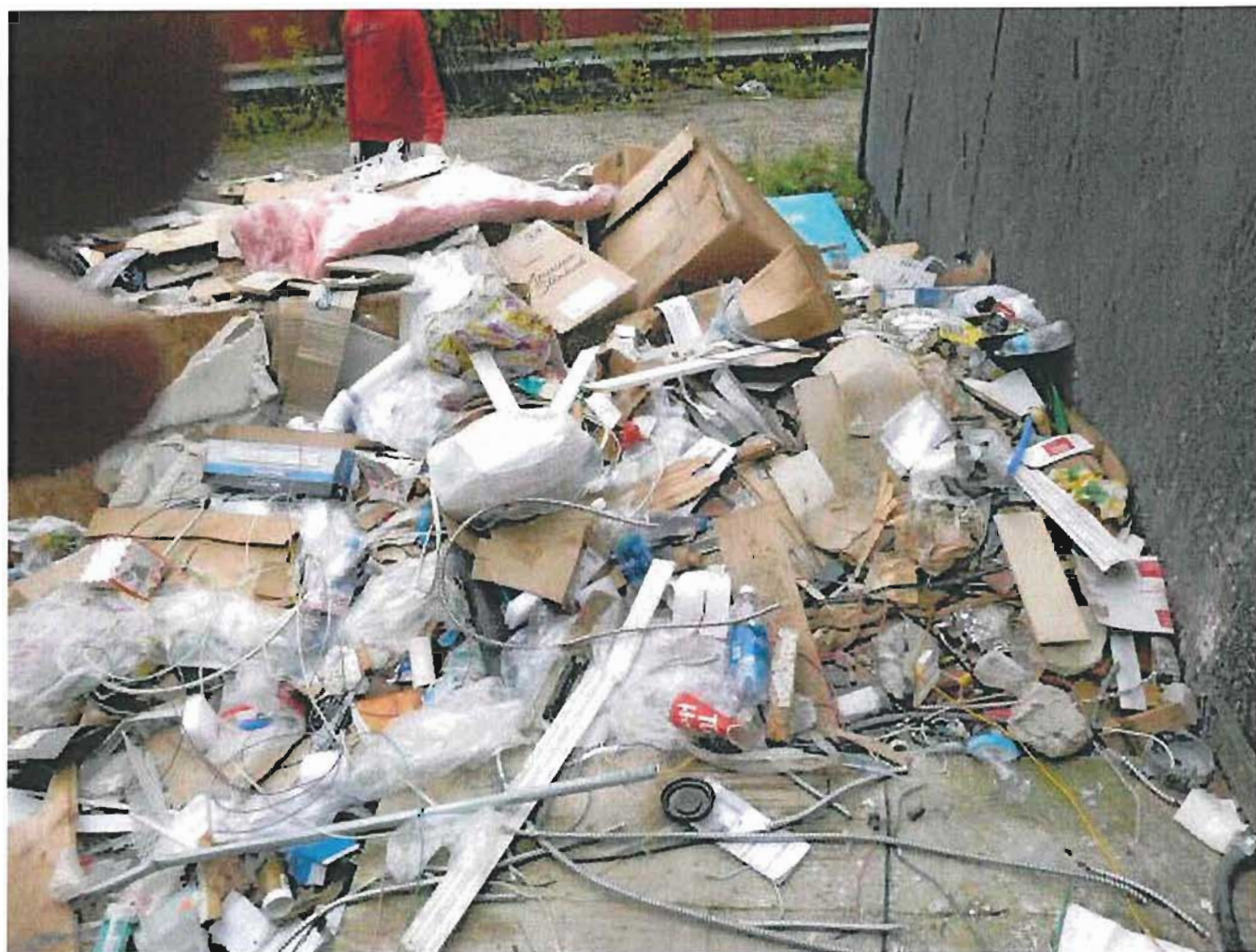
3135 S Pennsylvania AVE (14)



3135 S Pennsylvania AVE (15)



3135 S Pennsylvania AVE (16)



3135 S Pennsylvania AVZ (17)



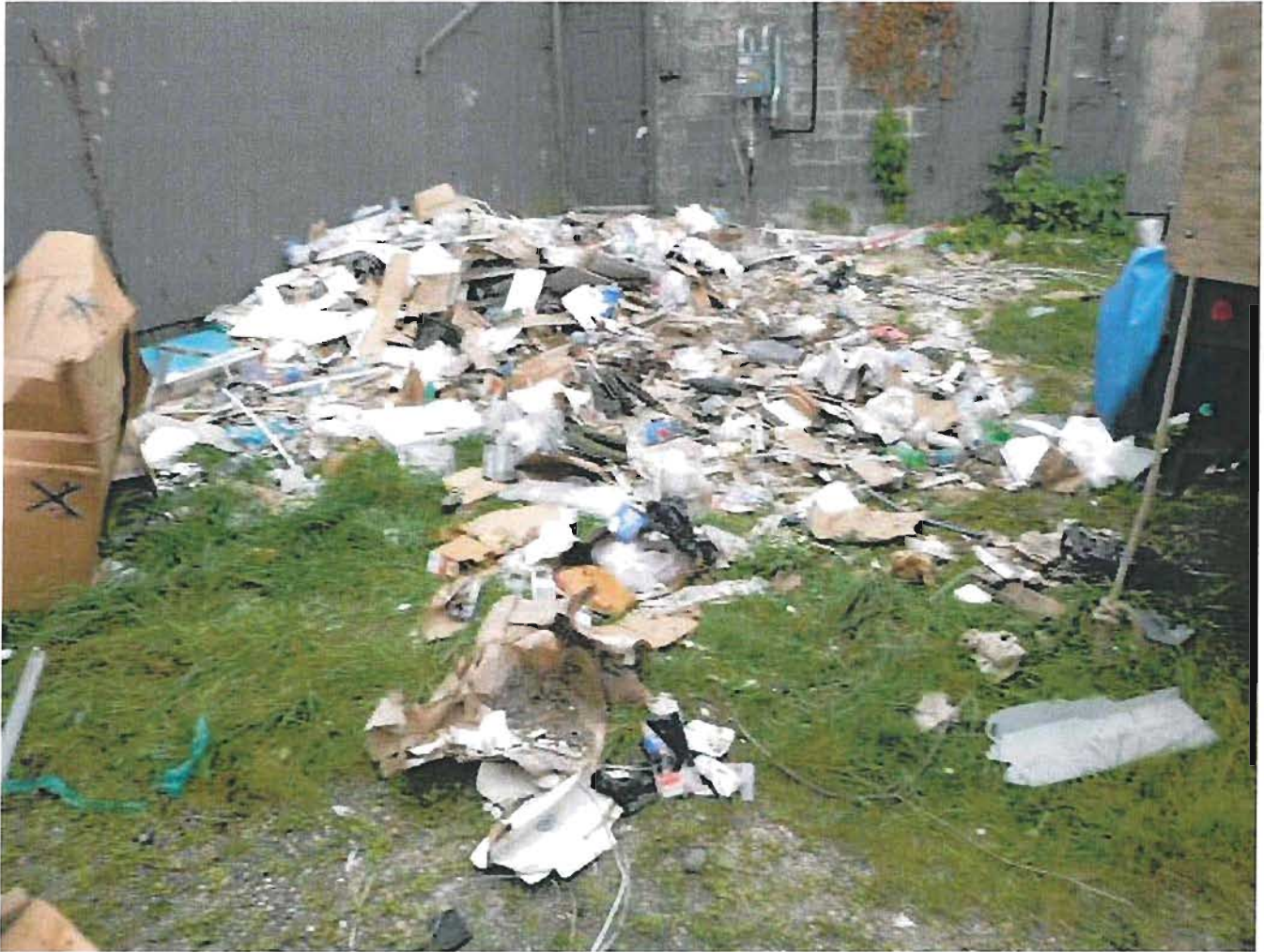
3135 S Pennsylvania AVE (18)



3135 S Pennsylvania AVE (19)



3135 S Pennsylvania AVE (20)



3135 S Pennsylvania AVE (21)



3135 S Pennsylvania AVE (22)



3135 S Pennsylvania AVE (23)



3135 S Pennsylvania AVE (24)

3135 S PENNSYL VANIA A VE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-27-358-011

Property Owner : HO TRAN INC

Summary Information

- > Commercial/Industrial Building Summary
- > Yr Built: 1960 - # of Buildings: 1
- > Total Sq.Ft.: 2,940
- > Assessed Value: \$40,400 | Taxable Value: \$40,400
- > 13 Building Department records found
- > Property Tax information found
- > 1 Invoice Found, Amount Due: 0.00

Item 1 of 4 2 Images / 2 Sketches

Owner and Taxpayer Information

Owner	HO TRAN INC 3135 S PENNSYLVANIA AVE LANSING, MI 48910	Taxpayer	RAZMAL FAYAZ 1716 DOUBLE ARCH CT LAS VEGAS, NV 89128
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General Information for Tax Year 2019

Property Class	COMMERCIAL	Unit	33 CITY OF LANSING - INGHAM
School Distr ict	LANSING	Assessed V alue	\$40,400
MAP #	P -2062 -0006	Taxable V alue	\$40,400
TOP TEN	Not Available	State Equalized V alue	\$40,400
NEW PERMITS	Not Available	Date of Last Name Change	04/30/2018
USER ALPHA 3	Not Available	Notes	Not Available
Historical Distr ict	Not Available	Census Block Gr oup	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
2019	0.0000 %	-
2018	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$40,400	\$40,400	\$40,400
2017	\$61,400	\$61,400	\$40,900
2016	\$59,900	\$59,900	\$59,900

Land Information

Zoning Code	Not Available	Total Acr es	0.124
Land Value	\$10,812	Land Impr ovements	\$183
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighbor hood	R250-CENTRAL EAST-RETAIL	Mor tgage Code	
Lot Dimensions/Comments	62 X 87.2AV	Neighbor hood Ent erprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Fr ontage: 0.00 f t	Average Depth: 0.00 f t

Legal Description

N 62 FT LOT 2 WALTER NELLER CO'S PROFESSIONAL & BUSINESS MART SUB

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/16/2018	\$1.00	QC	RAZMAL JAWED J	RAZMAL FAYAZ	CASH	2018 014977
05/01/2015	\$62,000.00	QC	SUMBAL HASSAN & SUMBAL SHAKILA	RAZMAL JAWED J	CASH	2015019724
11/18/2003	\$100,000.00	LC	DUNHAMS PARTY STORE INC	HO TRAN INC	L C	L3081-P608
09/06/2001	\$92,000.00	LC	DUNHAMS PARTY STORE INC	SUMBAL HASSAN	L C	2945-594
04/12/2001	\$0.00	TR	DUNHAMS PARTY STORE INC	DIETRICH RONALD G (ET AL)	CASH/CONV-NOT USED	
04/12/2000	\$0.00	QC	IRMA R. DIETRICH TRUST	DIETRICH RONALD G & MCCracken ROSE	CASH/CONV-NOT USED	L2892/P330

Building Information - 2940.00 sq ft Markets - Convenience (Commercial)

Floor Ar ea	2,940 sq ft	Estimat ed TCV	Not Available
Occupancy	Markets - Convenience	Class	C
Stories Abov e Ground	1	Average S tory Height	11 ft
Basement W all Height	Not Available	Identical Units	Not Available
Year Built	1960	Year Remodeled	Not Available
Percent Complet e	70%	Heat	Package Heating & Cooling
Physical P ercent Good	35%	Functional P ercent Good	100%
Economic P ercent Good	90%	Effectiv e Age	58 yrs

**Disclaimer : BS&A Software provides BS&A Online 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.



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

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

NAME: Iren Frenkel DATE: 4/4/12
MAILING ADDRESS: 159 W. Pearl St 101 Jackson MI 49201 EMAIL: irenf@comcast.net
CITY: Jackson STATE: MI ZIP CODE: 49201
TELEPHONE: Home () +660962658376 Work (517) 817-8133

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 Colson 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 front 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 contractors 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



City of Lansing

OFFICE OF THE CITY ATTORNEY

1498

Claim Form – Special Assessments

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

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

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

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

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

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

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

RECEIVED DEC 07 2017

DATE: 12/04/2017

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

1498

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

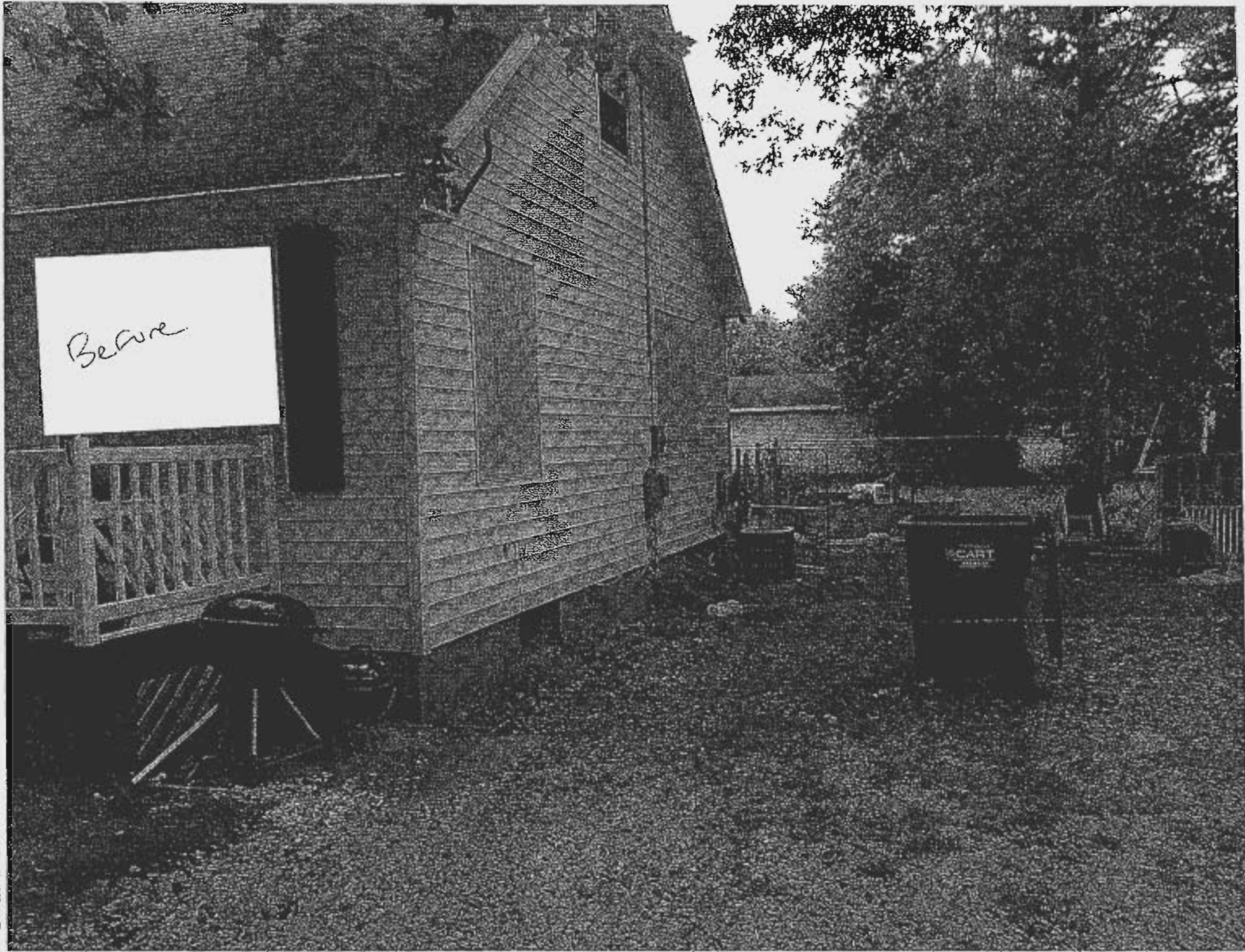
ADDITIONAL ACTIONS CONTESTED:
VIOLATION DATE:
NOTIFICATION DATE:
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT:
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE -- INVOICE NO.:

HISTORY:	Trash Violation 2/07/2017	Trash Violation 8/22/2017
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CITATIONS IN PREVIOUS YEAR:

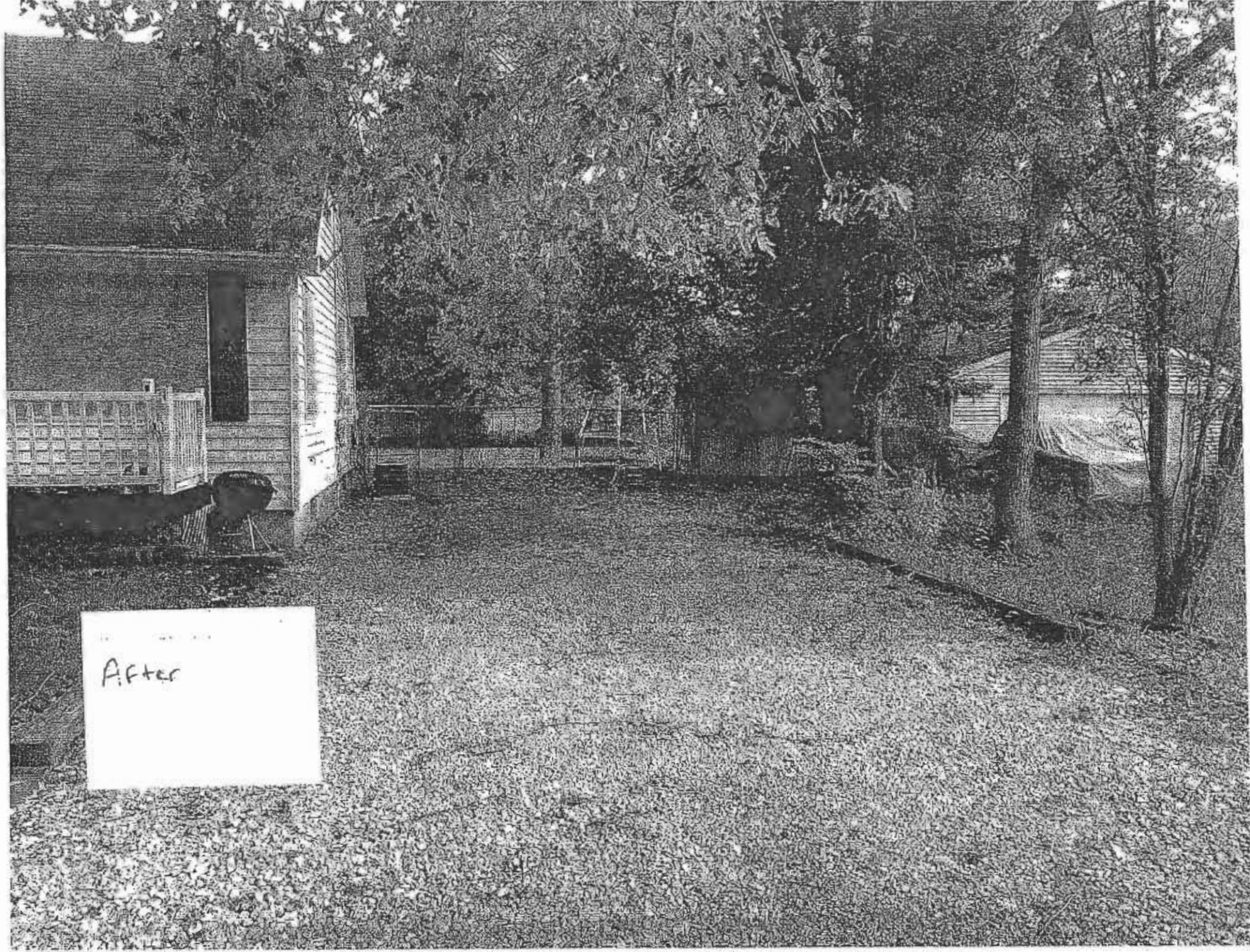
CLAIMANT'S CIRCUMSTANCES: See Attached

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



Before





After



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

INVOICE

BILL TO

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

INVOICE # 1038

DATE 10/01/2017

PROPERTY ADDRESS
6121 Coulson CT

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

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	175.00	175.00
city:add hours any hours after 1	10	150.00	1,500.00
city:class 2 construction material after 3	42	26.00	1,092.00
city:tire tire removal	5	5.50	27.50
9/26/17			
total yards 45			
submitted by Jacob Odom			

BALANCE DUE

\$2,794.50



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

Nuisance Fee Billing Statement

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



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

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



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

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

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

Payment Information:

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

Appeals Process:

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

Other Information:

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

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

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



Mayor Virg Bernero

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

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

TRASH AND DEBRIS CORRECTION NOTICE

Occupant or Current Occupant
6121 COULSON CT
LANSING, MI 48911

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

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

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

Violation: *Deteriorated box spring*

INSPECTOR COMMENTS: *by the drive way.*

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

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

Code Officer: Jacob Odom (517) 483 4378 Jacob.Odom@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



Mayor Virg Bernero

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

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

TRASH AND DEBRIS CORRECTION NOTICE

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

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

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

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Code Officer: Jacob Odom (517) 483 4378 **Jacob.Odom@lansingmi.gov**

"Equal Opportunity Employer"

Taxpayer's Copy



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

TRASH AND DEBRIS CORRECTION NOTICE

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

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

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

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

Violation: *Deteriorated box spring*

INSPECTOR COMMENTS: *by the drive way.*

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

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Code Officer: Jacob Odom (517) 483 4378 **Jacob.Odom@lansingmi.gov**

"Equal Opportunity Employer"

Taxpayer's Copy



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

Trash Authorization Form

Submitted to: Eric Crutcher on 08/30/2017

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

Location of Work:

Enf Num: E17-09012

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

Remove Trash and Debris

Work Authorized:

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

Violation: Deteriorated box spring

INSPECTOR COMMENTS: *by the drive way.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2

Authorized Cubic Yards: 6

Warning Comment:

<NONE>

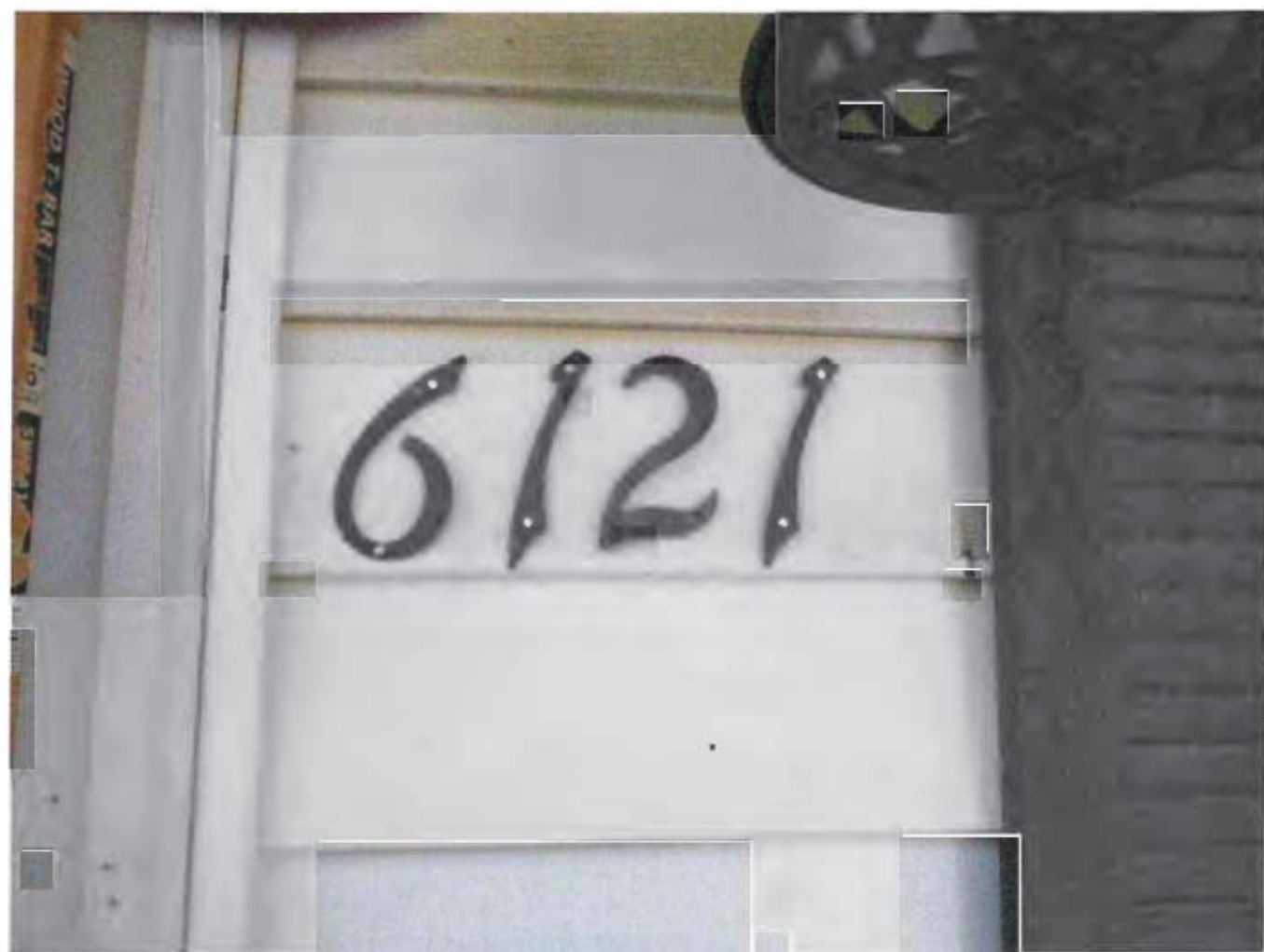
Submitted By: Jacob Odom (517) 483 4378

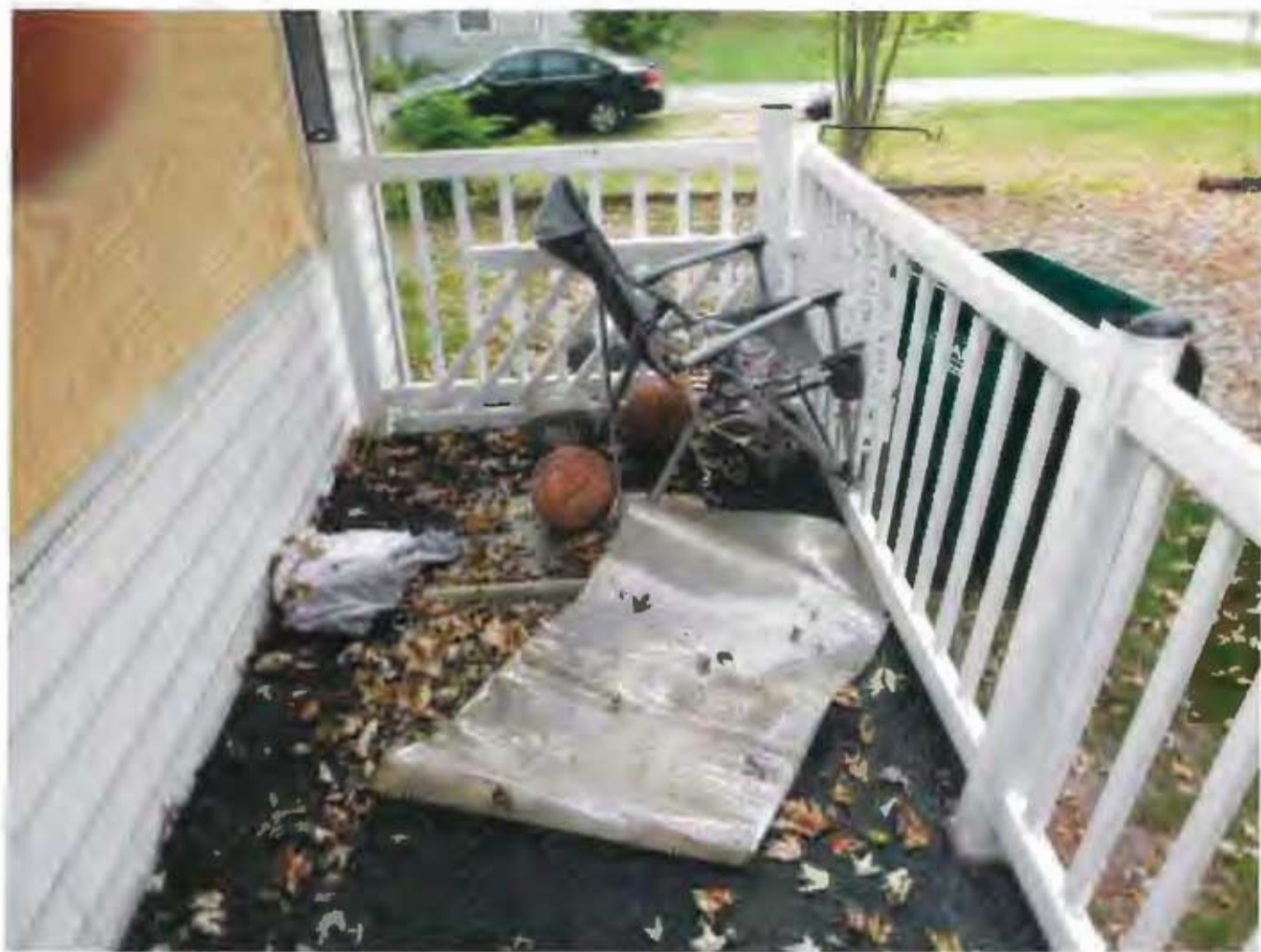
This action is authorized by the Manager of Code Compliance



6121 Coulson CT (1)



















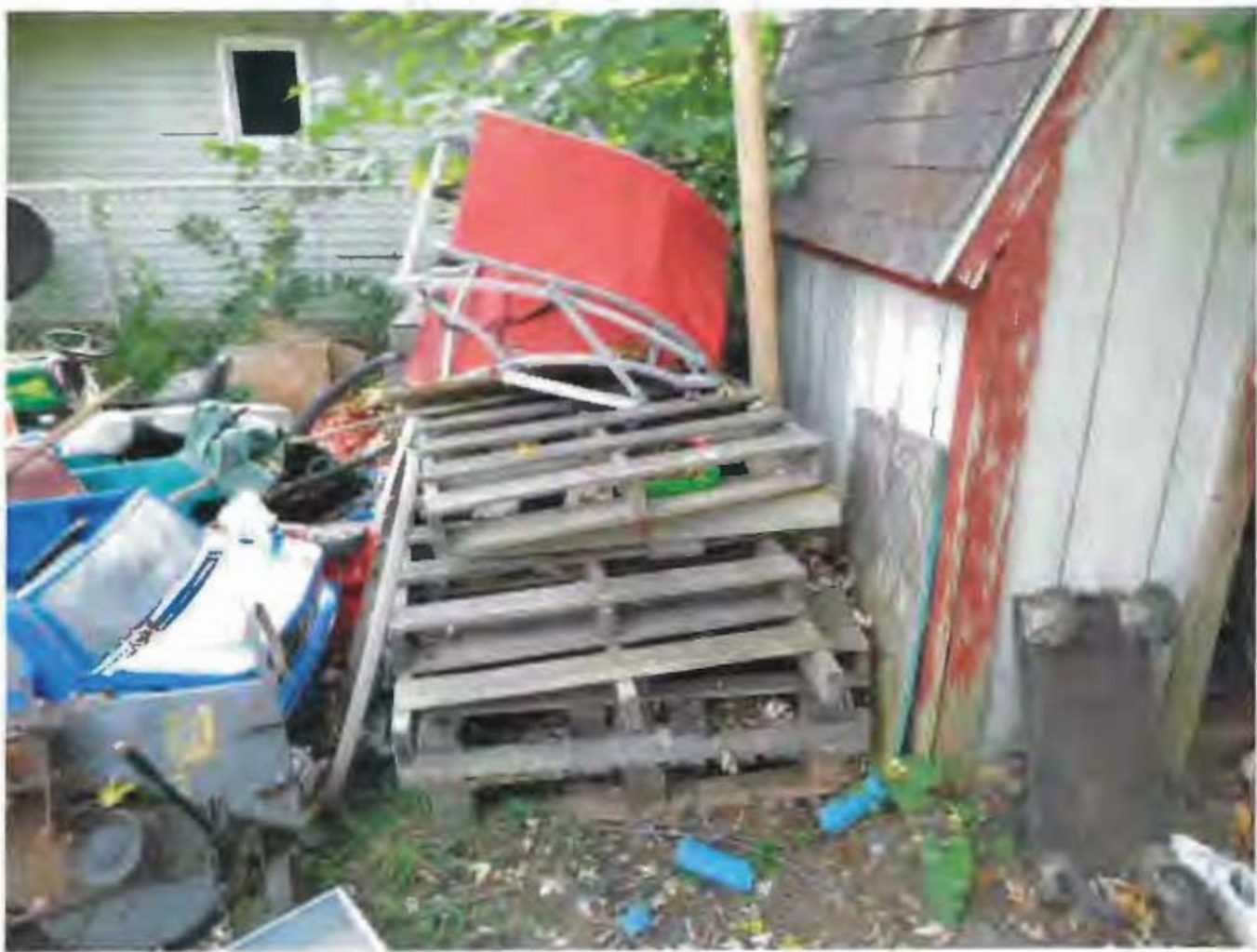




















































6121 Coulson CT (29)









6121 COULSON CT LANSING, MI 48911 (Property Address)

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



Item 1 of 4 2 Images / 2 Sketches

Property Owner: IRENTINK L L C

Summary Information

> Residential Building Summary

- Year Built: 1956
- Full Baths: 1
- Sq. Feet: 1,121
- Bedrooms: 0
- Half Baths: 0
- Acres: 0.290

- > Assessed Value: \$28,800 | Taxable Value: \$27,966
- > Property Tax information found
- > 8 Building Department records found

Owner and Taxpayer Information

Owner

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

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2017

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

Principal Residence Exemption Information

Homestead Date

12/30/1997

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

Previous Year Information

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

Land Information

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

Lot(s)	Frontage	Depth
Lot 1	75.00 ft	168.50 ft
Total Frontage: 75.00 ft		Average Depth: 168.50 ft

Legal Description

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

Sale History

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

Claim #1564

2026 Harding Ave

\$4064.00

Incident Date (per claim application) –03/14/2018

Incident Date (per Code Report) – 03/05/2018

Taxes-

Filed Claim – 04/09/2018 (City Attorney Date Stamp)

Claims Review Committee Hearing –N/A – Exceeds Amount

Claims Review Committee Letter – N/A – Exceeds Amount

Referred to City Council – 04/17/2018

Referred to Committee on General Services – 04/23/2018

**OFFICE OF THE CITY ATTORNEY****MEMORANDUM**

To: CHRIS SWOPE, Clerks Office

From: VENUS KUMAR, Paralegal

Subject: SPECIAL ASSESSMENTS CLAIM; M&T Bank, Chip Nolan
Date of Incident: March 5, 2018

Date: April 17, 2018

Attached is a Claim Form received by this office from M&T Bank for \$4,064.00 due to Trash, violations at 2026 Harding Ave.

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

Thank you for your assistance.

/vmk
Attachments



City of Lansing

OFFICE OF THE CITY ATTORNEY

1564

Claims Review Committee Form

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

NAME: Chip Nolan, Banking Officer, Property Preservation Escalations Manager, M&T Bank DATE: 6 April 2018

MAILING ADDRESS: 475 CrossPoint Parkway EMAIL: p&pescalations@mtb.com

CITY: Getzville STATE: New York ZIP CODE: 14068

TELEPHONE: Home () _____ Work (716) 343-6260

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: 2026 Harding Avenue PARCEL NO. 33-01-01-27-132-071

DATE OF INCIDENT: 14 March 2018 AMOUNT YOU WERE BILLED: \$4,064

TOTAL AMOUNT YOU ARE CONTESTING: \$4,064

TYPE OF ASSESMENT: Trash - Admin Fee, Trash - Contractor Charge (Invoice No. 00109344, Record No. E18-01172)

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.

M&T Bank completed a foreclosure sale of the subject property on July 20, 2017. The redemption period under Michigan State Law expired as of January 22, 2018. Because the property remained occupied by the previous homeowner, M&T undertook eviction proceedings. Possession of the subject property was not granted to M&T Bank until 15 March 2018, the day after the debris was removed by the City of Lansing. Because M&T Bank was not in legal possession of the subject property to be able to abate the nuisance prior to the debris being removed by the City on 14 March 2018, M&T respectfully requests the removal of the \$4,064 fee assessed to M&T Bank.

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

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

LAKEVIEW LOAN SERVICING LLC

1 FOUNTAIN PLAZA

BUFFALO, NY 14203

DUE DATE 04/20/2018

INVOICE

03/26/2018

TOTAL AMOUNT DUE**\$ 4,064.00**

Invoice Number	Record No.	Address	Amount Due
00109344	E18-01172	2026 HARDING AVE	\$4064.00

03/21/2018

Trash - Admin Fee

Trash - Contractor Charge

TOTAL DUE**\$4064.00****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

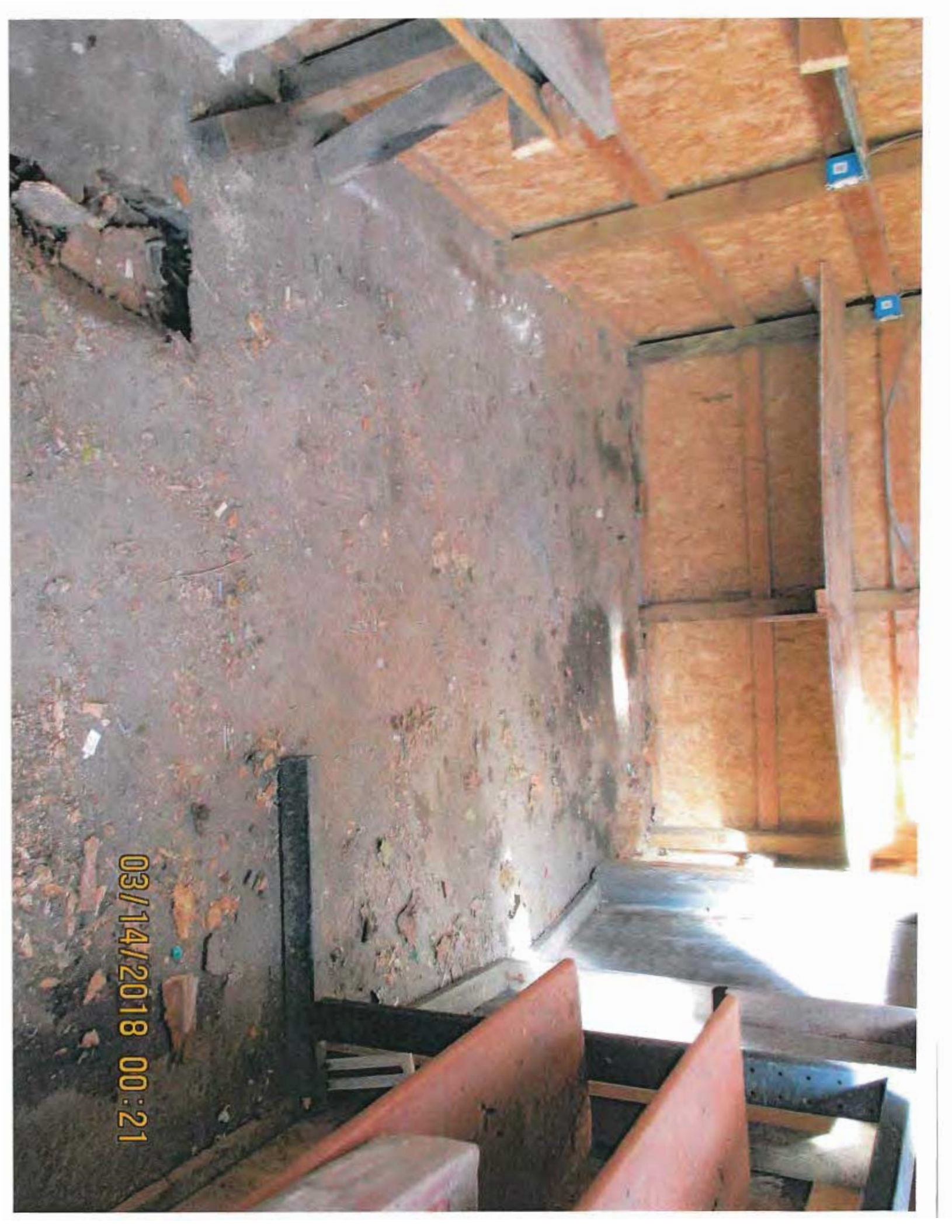
Other Information:

- 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.

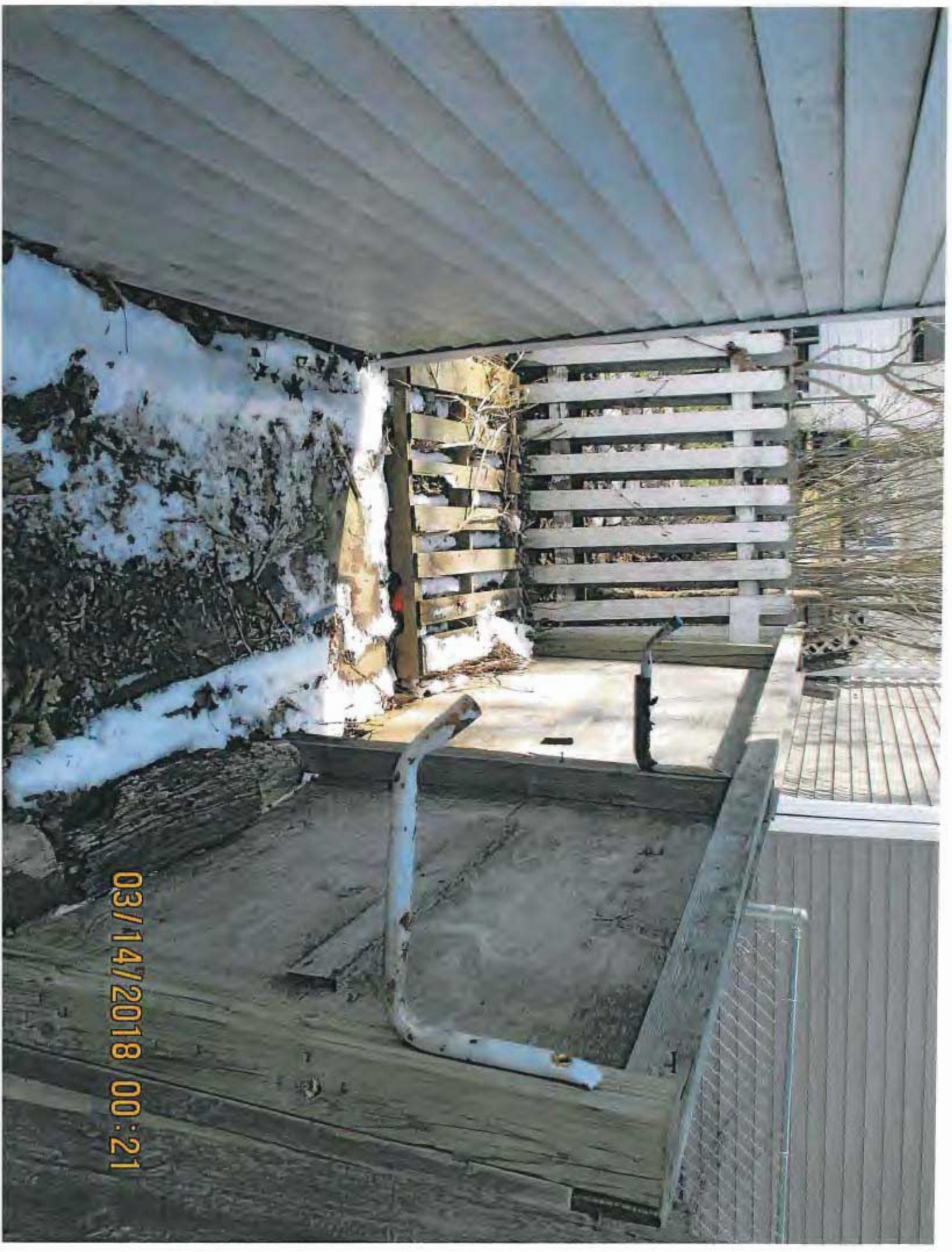
By Authority of the Lansing City Council - Ordinance Numbers 655, 676, 1060.08 and 1460.04

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

03/14/2018 00:21



03/14/2018 00:21



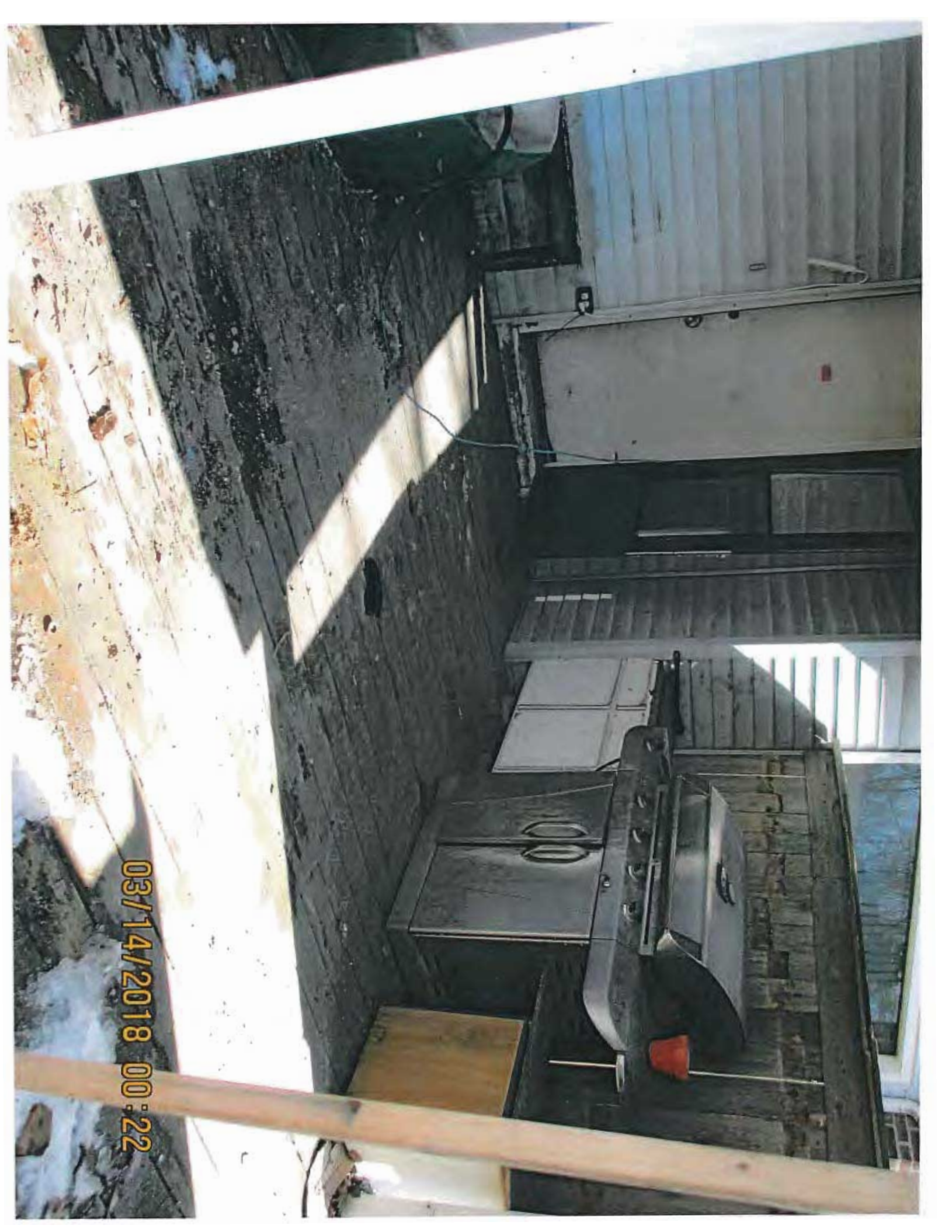
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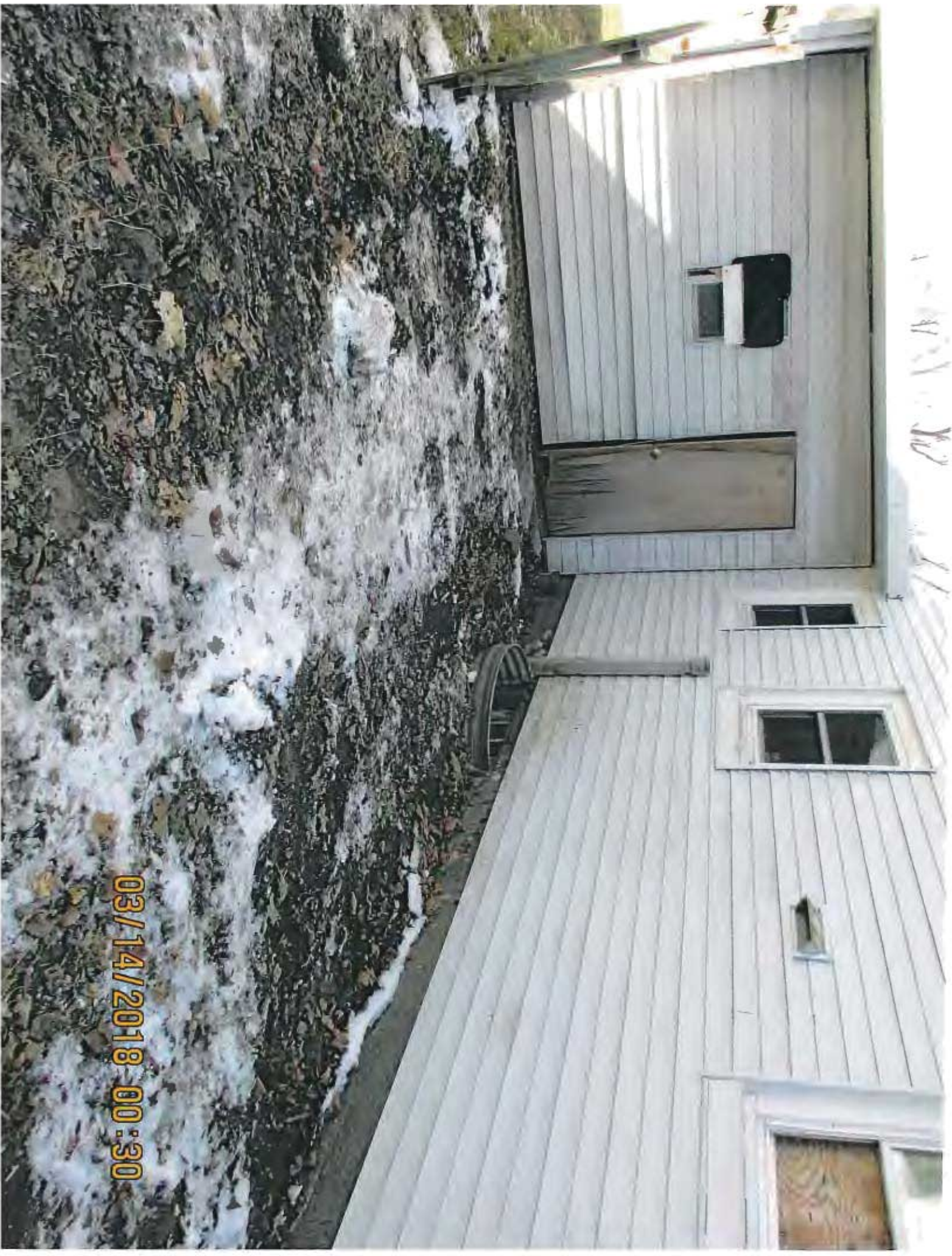


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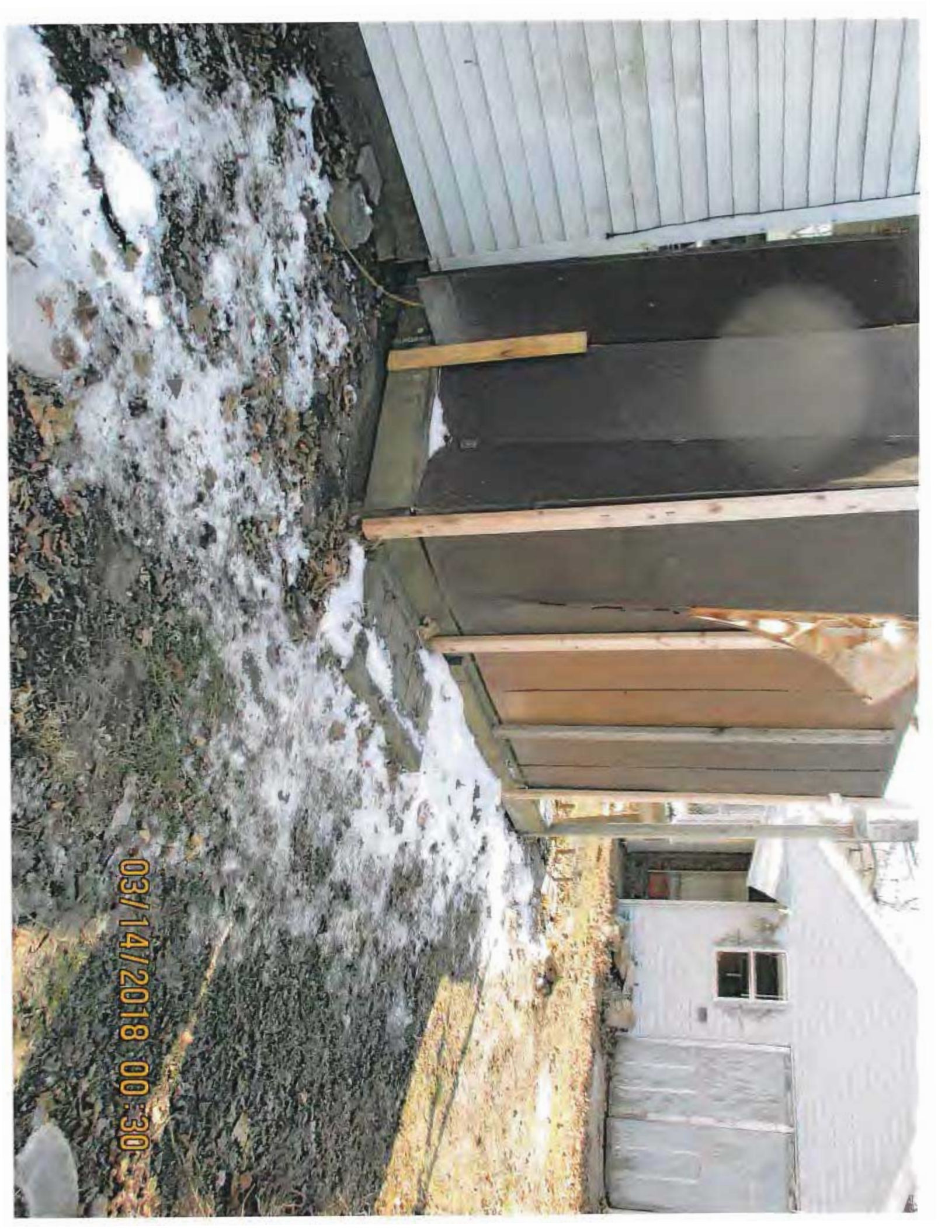
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03/14/2018 00:30

03/14/2018 00:30



03/14/2018 08:30

03/14/2018 08:33





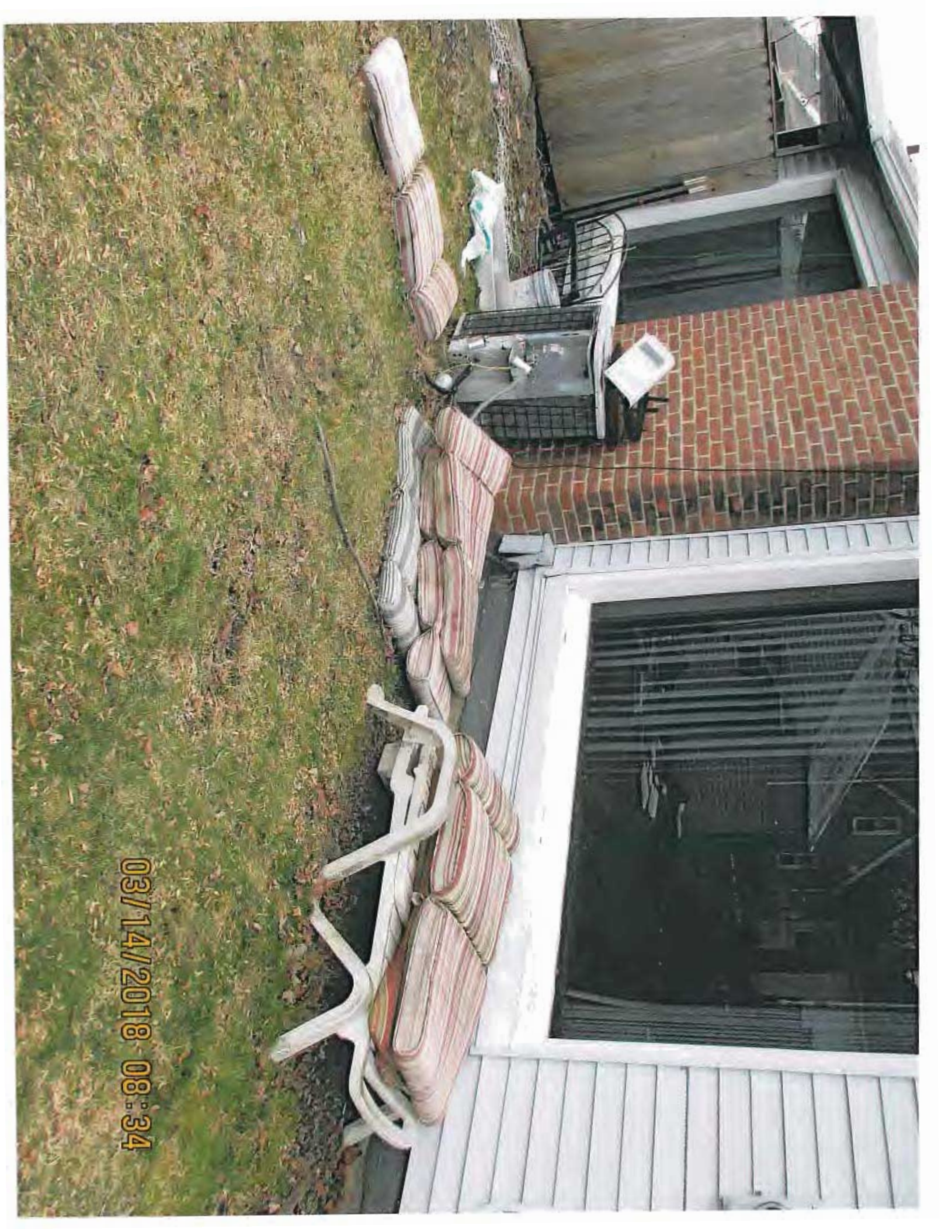
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03/14/2018 08:34



03/14/2018 08:34





03/14/2018 08:34

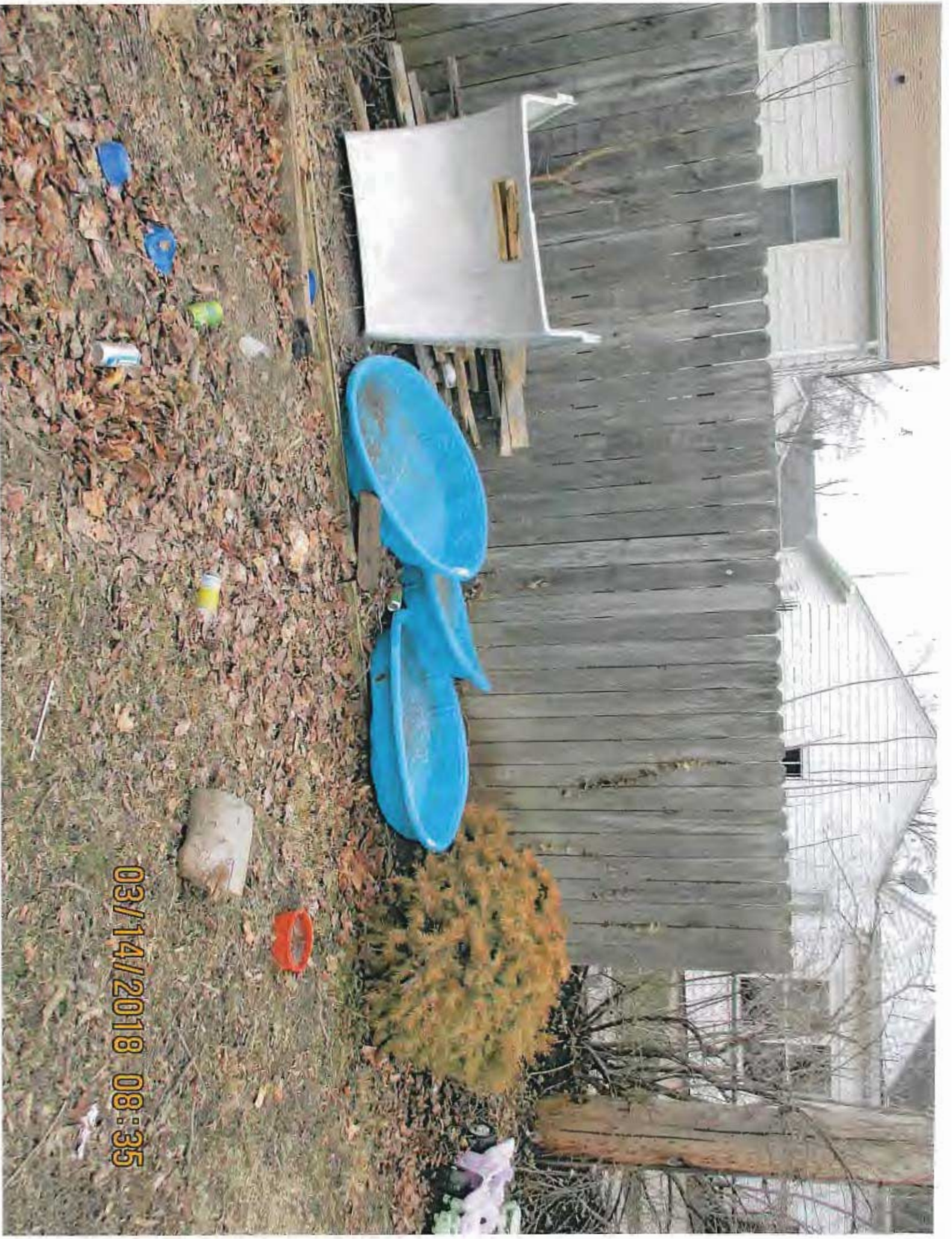


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03/14/2018 08:35



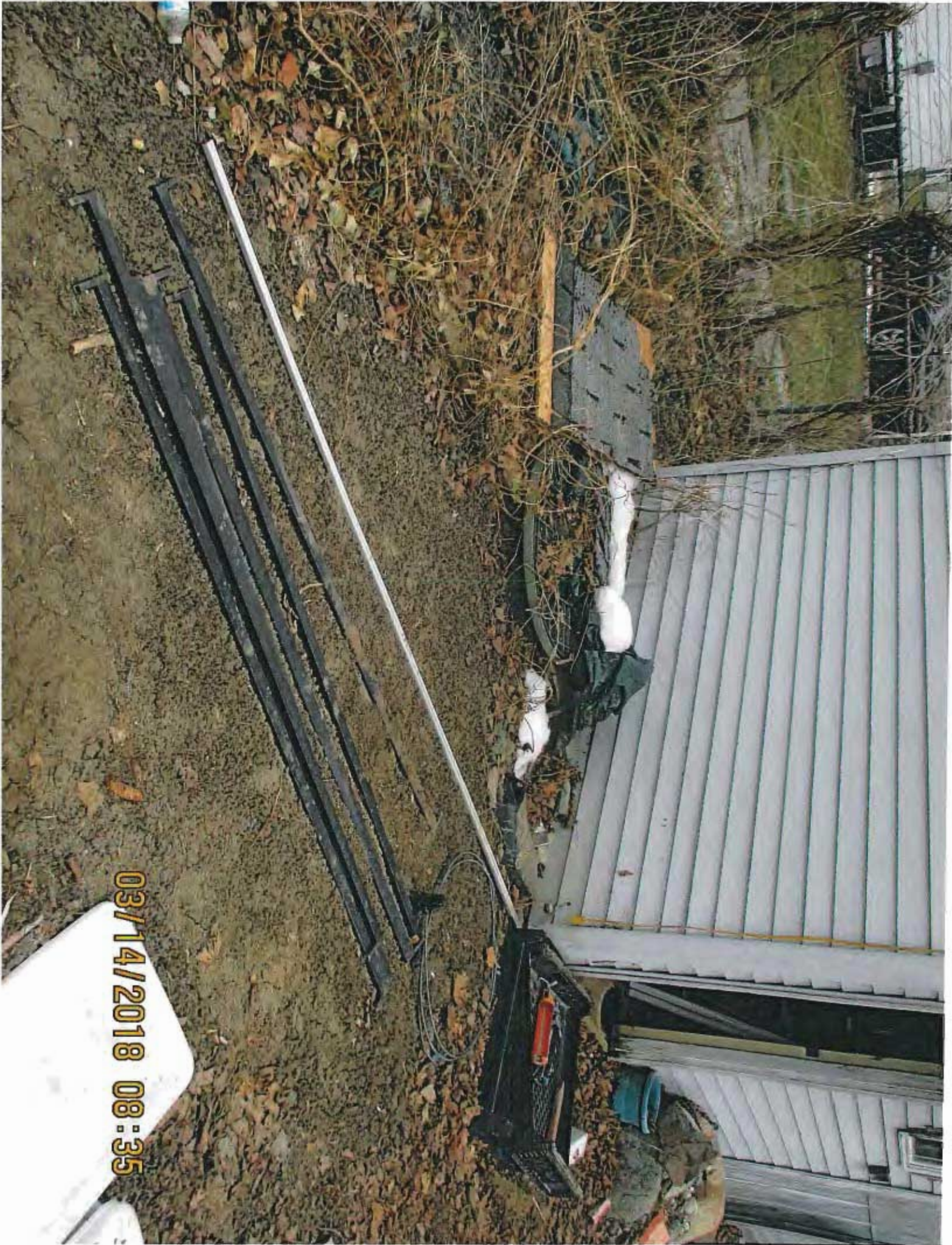
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03/14/2018 08:35



03/14/2018 08:35

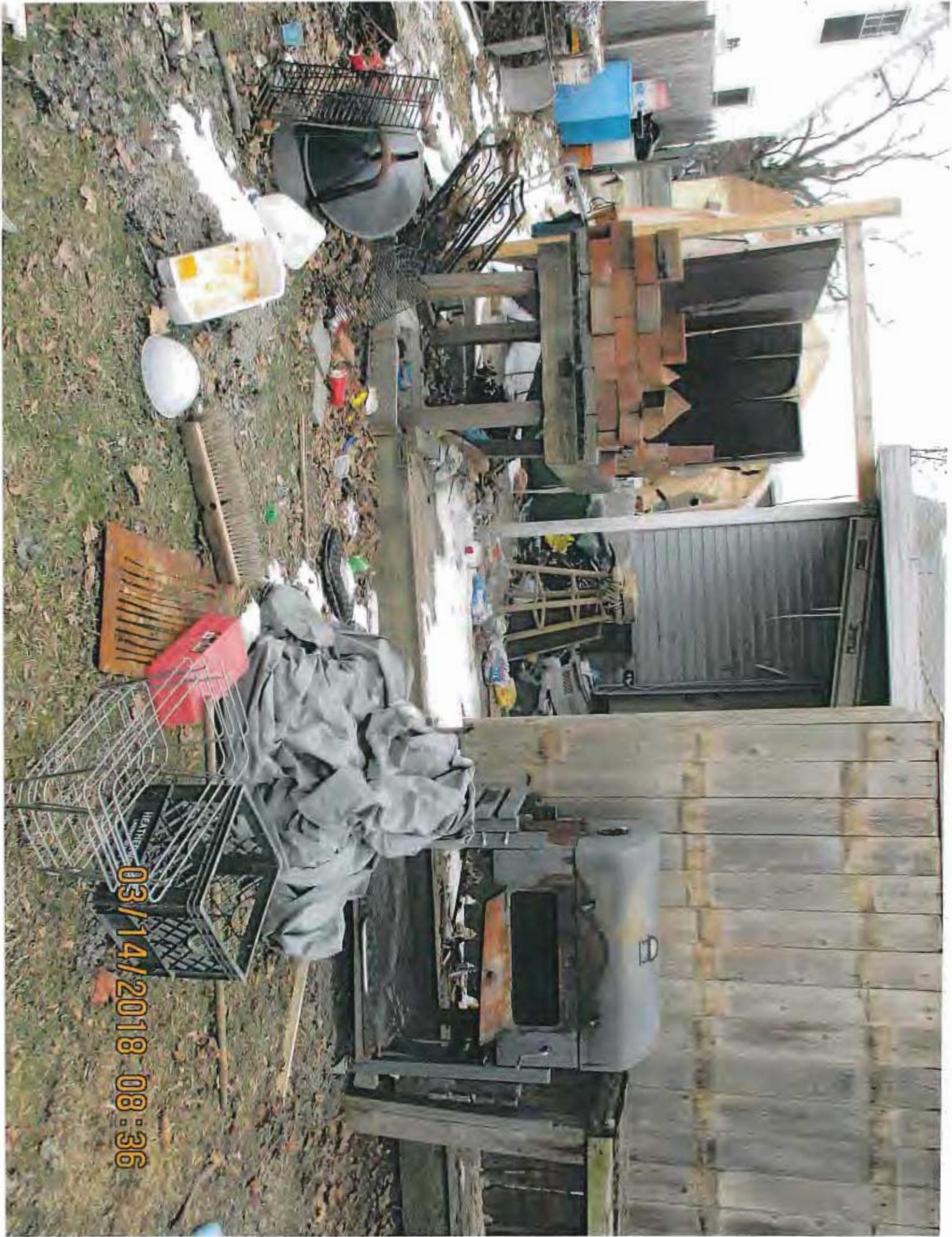


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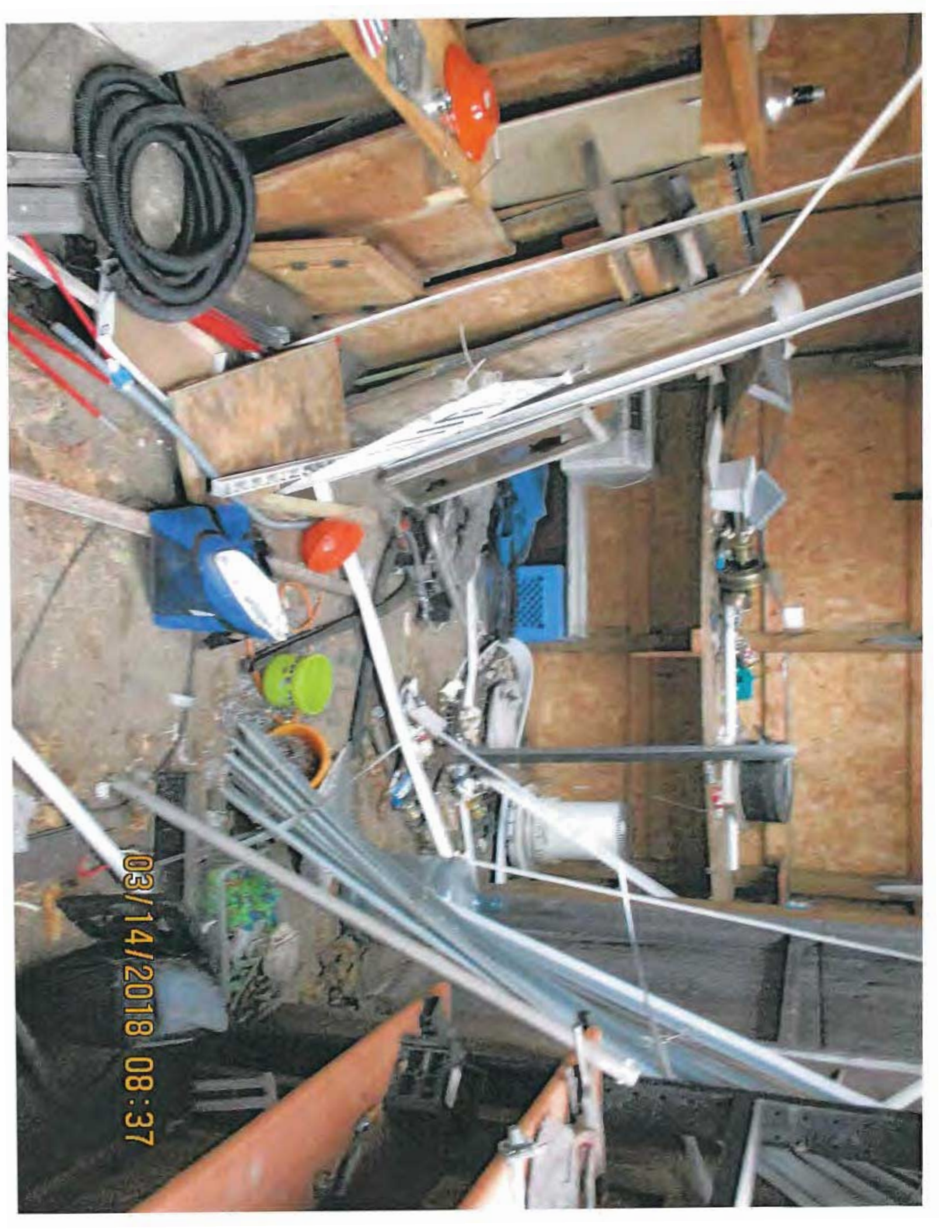
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03/14/2018 08:37



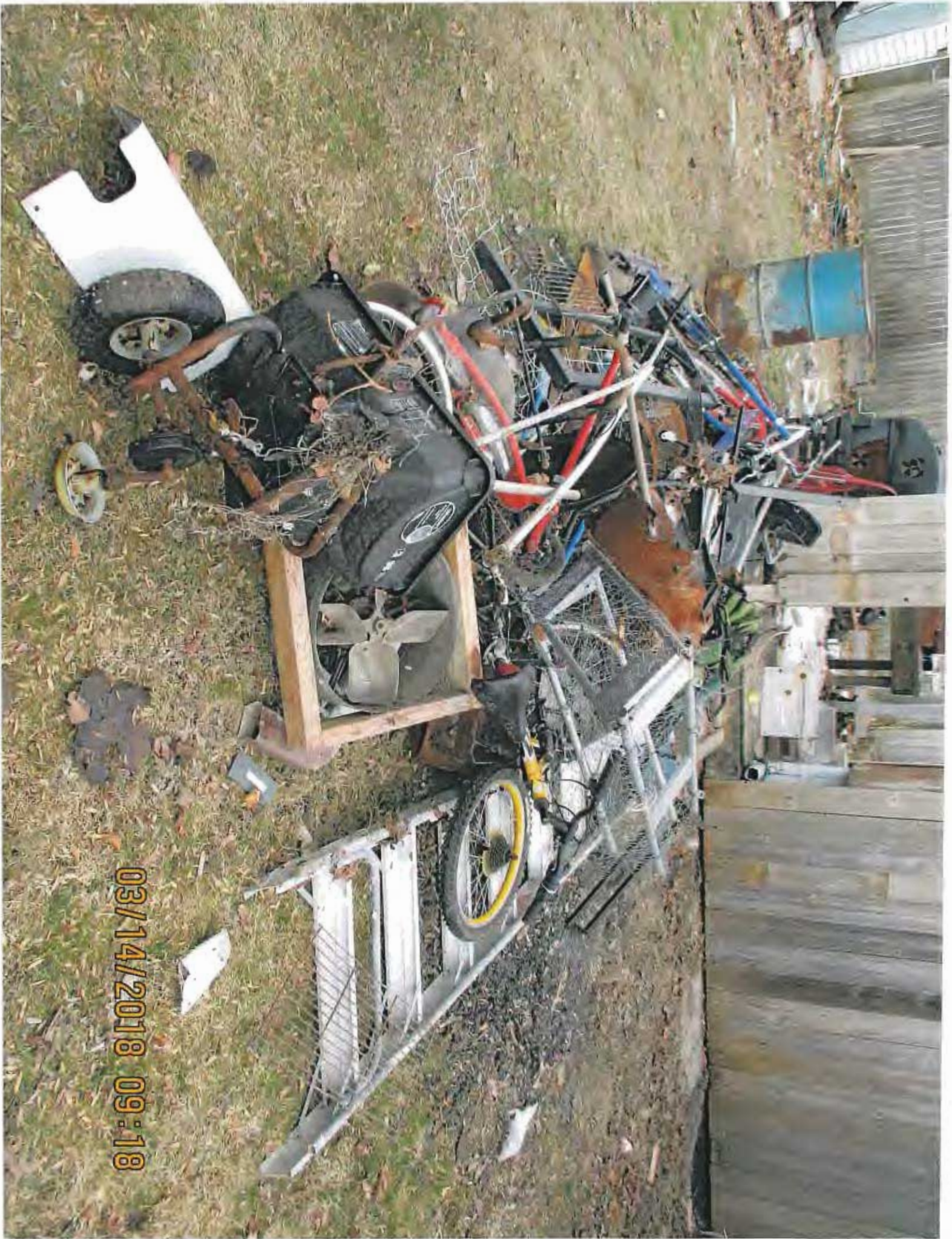
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03/14/2018 09:28



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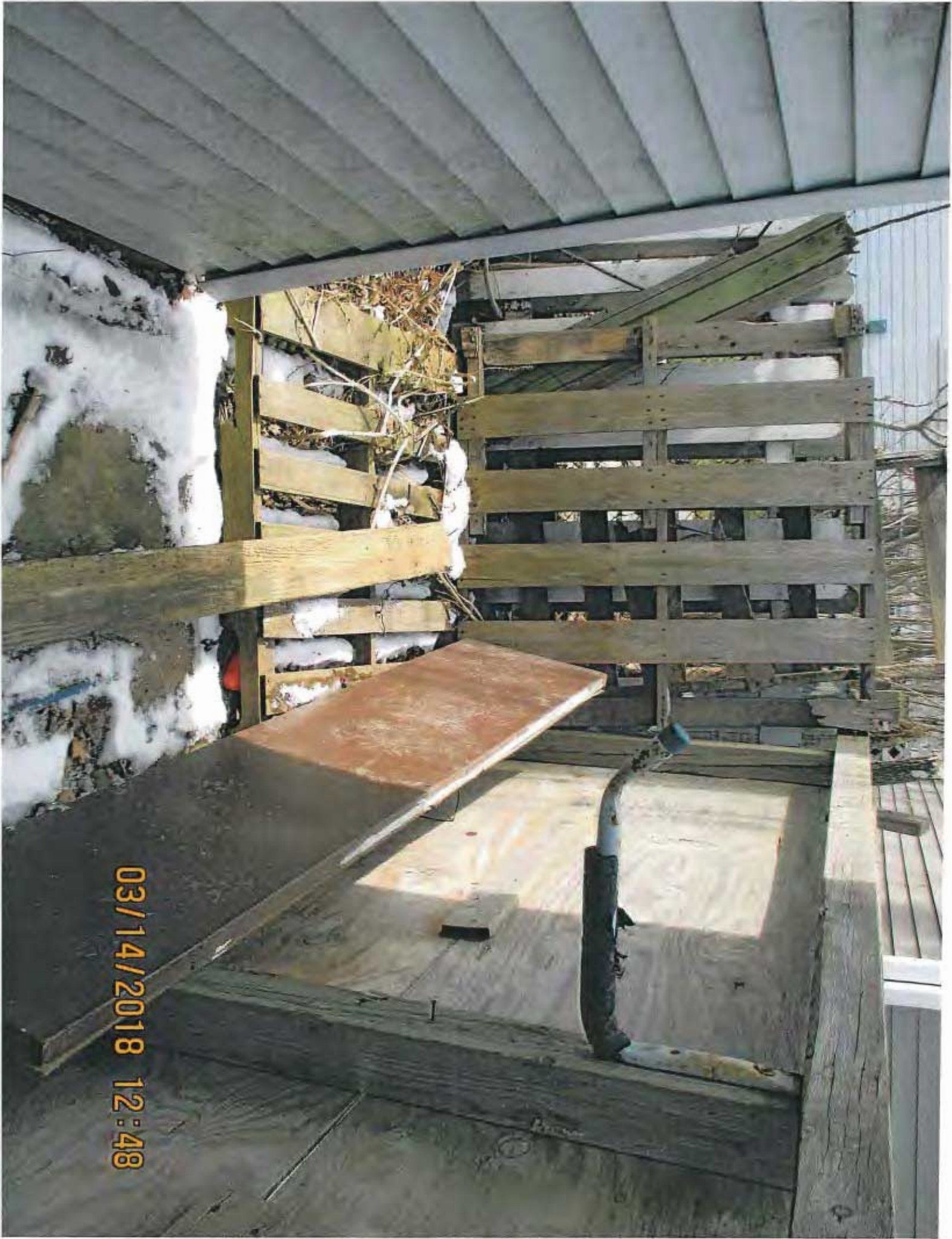
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03/14/2018 12:28



03/14/2018 12:48



03/14/2018 00:20



03/14/2018 00:20



03/14/2018 00:20





03/14/2018 00:21

03/14/2018 00:21



03/14/2018 00:21





03/14/2018 00:21

DATE: 4/12/2018

PPN: 33-01-01-27-132-071
 DATE SUBMITTED: 4/09/2018
 ADDRESS OF VIOLATION: 2026 Harding Avenue
 LISTED TAXPAYER OF RECORD: Lakeview Loan Servicing LLC
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: M & T Bank
 CLAIMANT'S ADDRESS: 475 CrossPoint Parkway
 Getzville, NY 14068

1564

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 3/05/2018
 NOTIFICATION DATE: 3/05/2018
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$4,064.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 18-T059 3/14/2018
 AMOUNT OF CLAIM: \$4,064.00

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

HISTORY: Trash
 Violation
 3/05/2018

CITATIONS IN PREVIOUS YEAR:	Trash Violation 3/14/2017 Failure to Comply 8/18/2017	Front Yard Parking 6/15/2017	Exterior 6/16/2017	Trash Violation 6/16/2017
-----------------------------	--	------------------------------------	-----------------------	---------------------------------

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 3/05/2018 with a compliance due date of 3/12/2018. Proper notice was sent to taxpayer of record and at no time was our office contacted for an extension of the compliance due date. The contractor arrived on 3/14/2018 the violations were still present and the property was cleaned. The claimant did not have the right to remove belongings from within the home but they could have removed the violations that were outside in order to avoid an assessment or at a minimum they could have contacted our office to inquire about the violation and possible extension therefore this office recommends denial of the claim.



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 # 1616

DATE 03/18/2018

PROPERTY ADDRES
2026 Harding ave

PARCEL NUMBER
33-01-01-27-132-071

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards first hour and 3 cubic yards	1	175.00	175.00
city:add hours any hours after 1	15	150.00	2,250.00
city:add cy any after 3	27	22.00	594.00
city:class 2 construction material after 3	30	26.00	780.00

3/14/18
60yards
Two trucks five guys. We cleaned
entire property. Carport was full
of stuff.we also took apart the
deteriorated car port.

BALANCE DUE

\$3,799.00



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: 03/21/2018

Due Date: 04/20/2018

Pay Invoice In Full



LAKEVIEW LOAN SERVICING LLC
 1 FOUNTAIN PLAZA
 BUFFALO NY 14203

Inv Number: 00109344

Parcel: 33-01-01-27-132-071

Address: 2026 HARDING AVE



Parcel: 33-01-01-27-132-071

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00109344		E18-01172	2026 HARDING AVE	\$4,064.00
Fee Details:		Quantity	Description	Balance
		1.000	Trash - Admin Fee	\$ 265.00
		3799.000	Trash - Contractor Charge	\$ 3,799.00
Total Amount Due				\$ 4,064.00

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



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

LAKEVIEW LOAN SERVICING LLC
1 FOUNTAIN PLAZA
BUFFALO, NY 14203

Violation Date: 03/05/2018
Violation Location: 2026 HARDING AVE
Parcel No: 33-01-01-27-132-071
Compliance Due Date: March 12, 2018

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: Barrel/Bucket/Crate debris

Violation: Brick debris

Violation: Deteriorated building materials

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

Violation: Trash found in bags/boxes

Violation: Plastic Container(s) debris

Violation: Deteriorated metal product

Violation: Deteriorated Appliance(s)

INSPECTOR COMMENTS: *Entire back yard.*

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.



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

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

TRASH AND DEBRIS CORRECTION NOTICE

Occupant
2026 HARDING AVE
LANSING, MI 48910

Violation Date: 03/05/2018
Violation Location: 2026 HARDING AVE
Parcel No: 33-01-01-27-132-071
Compliance Due Date: March 12, 2018

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: Barrel/Bucket/Crate debris

Violation: Brick debris

Violation: Deteriorated building materials

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

Violation: Trash found in bags/boxes

Violation: Plastic Container(s) debris

Violation: Deteriorated metal product

Violation: Deteriorated Appliance(s)

INSPECTOR COMMENTS: *Entire back yard.*

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.



Economic Development & Planning Code Enforcement Office

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 03/13/2018

TAXPAYER: LAKEVIEW LOAN SERVICING LLC, 1 FOUNTAIN PLAZA BUFFALO, NY 14203

Location of Work:

Enf Num: E18-01172

Address: 2026 HARDING AVE
Lot No:
Description:
Parcel No: 33-01-01-27-132-071

Remove Trash and Debris

Work Authorized:

Violation: *Barrel/Bucket/Crate debris*

Violation: *Brick debris*

Violation: *Deteriorated building materials*

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

Violation: *Trash found in bags/boxes*

Violation: *Plastic Container(s) debris*

Violation: *Deteriorated metal product*

Violation: *Deteriorated Appliance(s)*

INSPECTOR COMMENTS: *Entire back yard.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 3

Authorized Cubic Yards: 10

This action is authorized by the Manager of Code Compliance

2026 HARDING A VE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-27-132-071



Item 1 of 5

[3 Images / 2 Sketches](#)

Property Owner : LAKEVIEW LOAN SERVICING LLC

Summary Information

> Residential Building Summary

- Year Built: 1947
- Full Baths: 1
- Sq. Feet: 1,278
- Bedrooms: 0
- Half Baths: 1
- Acres: 0.230

> 1 Invoice Found, Amount Due: 0.00

> Assessed Value: \$45,200 | Taxable Value: \$44,430

> Property Tax information found

> 28 Building Department records found

Owner and Taxpayer Information

Owner	LAKEVIEW LOAN SERVICING LLC 1 FOUNTAIN PLAZA BUFFALO, NY 14203	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$45,200
MAP #	P -3620 -0166	Taxable Value	\$44,430
TOP TEN	Not Available	State Equalized Value	\$45,200
NEW PERMITS	Not Available	Date of Last Name Change	01/19/2018
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 12/11/2008

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	-
2018	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2018	\$45,300	\$45,300	\$44,430
2017	\$45,500	\$45,500	\$43,517
2016	\$44,400	\$44,400	\$43,129

Land Information

Zoning Code	Not Available	Total Acres	0.230
Land Value	\$28,734	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	52E	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	88.00 ft	114.00 ft
Total Frontage: 88.00 ft		Average Depth: 114.00 ft

Legal Description

LOTS 146 & 147 SOUTH GARDENS NO 1

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/20/2017	\$63,812.00	SD	YOB ROBYN/ SHERIFF'S SALE	LAKEVIEW LOAN SERVICING LLC	OTHER	2017 028543
12/11/2008	\$58,800.00	WD	FRAKES WILMA M & DRURY LISA A	YOB ROBYN	CASH/CONV-NOT USED	L3328-P970
09/22/2008	\$100.00	??	FRAKES ROGER K	FRAKES WILMA M & DRURY LISA A	CASH	L3320-P919
05/17/1999	\$84,900.00	WD	SHUPPER, JAMES R & FONDA	FRAKES, ROGER K	CONV	L2767/P512
02/01/1995	\$72,500.00	WD			CONV	

Building Information - 1278 sq ft 1 STY (Residential)

General

Floor Ar ea	1,278 sq ft	Estimat ed TCV	Not Available
Garage Ar ea	308 sq ft	Basement Ar ea	1,278 sq ft
Foundation Size	1,278 sq ft		
Year Built	1947	Year Remodeled	Not Available
Occupancy	Single Family	Class	CD
Effectiv e Age	71 yrs	Tri-Level	No
Percent Complet e	100%	Heat	Forced Heat & Cool
AC w/Sep arate Ducts	No	Wood Stove Add-on	No
Basement R ooms	0	Water	Not Available
1st Floor R ooms	0	Sewer	Not Available
2nd Floor R ooms	0	Style	1 STY
Bedr ooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,278 sq ft	1 Story

Basement Finish

Recreation	942 sq ft	Recreation % Good	0%
Living Ar ea	0 sq ft	Living Ar ea % Good	0%
Walk Out Door s	0	No Concr ete Floor Ar ea	0 sq ft

Plumbing Information

3 Fixtur e Bath	1	2 Fixtur e Bath	1
Extra Sink	1	Ceramic Tile Floor	1
Ceramic Tile W ainsco at	1	Ceramic T ub Alcov e	1

Built-In Information

Dishwasher	1	Garbage Disposal	1
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Fireplace Information

Exterior 1 Story	1
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Garage Information

Area	308 sq ft	Exterior	Siding
Foundation	42 Inch	Common W all	1 Wall
Year Built	1955	Finished	Yes
Auto Door s	0	Mech Door s	0

Carport Information

Area	264 sq ft	Roof Type	Comp.Shingle
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Porch Information

CPP	24 sq ft	Foundation	Standard
CGEP (1 S tory)	22 sq ft	Foundation	Standard

Deck Information

Treated Wood	324 sq ft
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City of Lansing, Michigan
On-Premises Alcohol Sales Application

Business Name: Bowdies Chophouse dba: Bowdie LLC.

Business Address: 320 E Michigan Ave

City: Lansing State: Mi Zip: 48933

Main Contact Number: (517) 580-4192 Secondary Contact Number: (285) 840-4412

Email Address: tyler@bowdieschophouse.com

License(s) for which you are seeking Local Government Approval Liquor

Provide the name, age and address of the applicant, in the case of an individual, or, in the case of a co-partnership, the names, addresses and ages of the persons entitled to share in the profits thereof, or, in the case of a corporation, the objects for which the corporation is organized, the names, addresses and ages of the officers and directors and, if a majority interest in the stock of such corporation is owned by one person or his or her nominee, the name, address and age of such person:

Name	Position	Address	Age
Scott Bowdich (applicant)	owner	2628 Lakeshore Dr	

If an Individual, provide Applicant's:

Date of Birth: [redacted]

Place of Birth: Harvey IL

What character of business do you intend to operate? Restaurant, and
out door patio

What is the length of time your business has been of that character, or in the case of a corporation, the date when its charter was issued? 2014

When you are done with this form, please return it to:

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
Phone: 517-483-4131 Fax: 517-377-0068
City.clerk@lansingmi.gov lansingmi.gov/clerk

Have you made applications for a similar or other license on premises other than those described in this application? Yes ☐ No ☒

If yes, what is the disposition of any such earlier application? _____

Are building plans on file? Yes ☒ No ☐ If not please submit them with this application showing the entire structure and premises and, in particular, the specific areas where the license is to be utilized. Such plans shall demonstrate adequate off-street parking, lighting and refuse disposal facilities and, where appropriate, adequate plans for screening and noise control, as provided in the Zoning, Building and Housing, and Fire Prevention Codes.

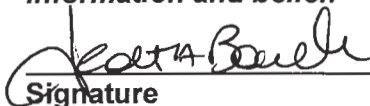
☒ I (we) have never been convicted of a felony and is (are) not disqualified to receive a license by reason of any item contained in this chapter or the laws of the State.

☒ I (we) will not violate any State or Federal laws or any ordinance of the City in the conduct of this business.

☒ I (we) or my (our) agent(s) do not owe any personal property taxes.

☒ The copy of the Michigan Liquor Control Commission application submitted with this application is a true copy of what I (we) intend to submit to the Michigan Liquor Control Commission.

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


Signature

3-26-18
Date

Subscribed and sworn to before me this

18 day of April, 2018.

Signature 

Printed Name Daniel Barnett

Notary Public, Ingham County, Michigan

My Commission Expires: 10/14/2020

Acting in the County of Ingham

When you are done with this form, please return it to:

Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
Phone: 517-483-4131 Fax: 517-377-0068
City.clerk@lansingmi.gov lansingmi.gov/clerk

CITY OF LANSING

Receipt: 2525

04/18/18

CITY CLERK
124 W MICHIGAN AVENUE 9TH FLOOR

Cashier: TScott
Received Of: BOWDIES LLC

The sum of: 400.00

523	LIQUOR LICENSE	400.00
	Total	400.00

CHECKS	1177	400.00
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Signed: _____



CITY OF LANSING
TREASURER'S OFFICE/INCOME TAX DIVISION
Room G-29, First Floor, City Hall
124 W Michigan Ave
Lansing, Michigan 48933
(517) 483-4114
FAX (517) 483-6084

Andy Shcor, Mayor

City Clerk License Checklist

May 4, 2018

Name (RA): Scott Bowdish

Business Name: Bowdies LLC

Social Security

FEIN #

Delinquent Income Taxes: ☐ Yes

☒ No

If due, amount:

Comments:

Real Property Address: 320 Michigan

Parcel #33010116403041

Delinquent Real Property: ☐ Yes

☒ No

If due, amount:

Comments:

Personal Property Address: 320 Michigan

Personal Property Tax #:

Delinquent Real Property: ☐ Yes

☒ No

If due, amount:

Comments:

Reviewed by

Date

Approval: ☒ Yes ☐ No



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC Use Only)

Retailer License & Permit Application

For information on retail licenses and permits, including a checklist of required documents for a completed application, please visit the Liquor Control Commission's frequently asked questions website [by clicking this link](#).

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): Bowdie's, LLC	
Address to be licensed: 320 E. Michigan Avenue	
City: Lansing, MI	Zip Code: 48933
City/township/village where license will be issued: City of Lansing	County: Ingham
Federal Employer Identification Number (FEIN):	

1. Are you requesting a new license? ☐ Yes ☒ No
2. Are you applying ONLY for a new permit or permission? ☐ Yes ☒ No
3. Are you buying an existing license? ☒ Yes ☐ No
4. Are you modifying the size of the licensed premises? ☐ Yes ☒ No
If Yes, specify: ☐ Adding Space ☐ Dropping Space ☐ Redefining Licensed Premises
5. Are you transferring the location of an existing license? ☐ Yes ☒ No
6. Is this license being transferred as the result of a default or court action? ☐ Yes ☒ No
7. Do you intend to use this license actively? ☒ Yes ☐ No

Leave Blank - MLCC Use Only

Part 2 - License Transfer Information (If Applicable)

If transferring ownership of a license ONLY and not transferring the location of a license, fill out only the name of the current licensee(s)

Current licensee(s): Step 1 licensee: LAF Fine Dining, Inc. (BID: 238564) Step 2 licensee: 320 E. Michigan Holdings, LLC	
Current licensed address:	
City:	Zip Code:
City/township/village where license is issued:	County:

Part 3 - Licenses, Permits, and Permissions

Off Premises Licenses - Applicants for off premises licenses, permits, and permissions (e.g. convenience, grocery, specialty food stores, etc.) must complete the attached Schedule A and return it with this application. Transfer the fee calculations from the Schedule A to Part 4 below.

On Premises Licenses - Applicants for on premises licenses, permits, and permissions (e.g. restaurants, hotels, bars, etc.) must complete the attached Schedule A and return it with this application. Transfer the fee calculations from the Schedule A to Part 4 below.

Part 4 - Inspection, License, and Permit Fees - Make checks payable to State of Michigan

Inspection Fees - Pursuant to MCL 436.1529(4) a nonrefundable inspection fee of \$70.00 shall be paid to the Commission by an applicant or licensee at the time of filing of a request for a new license or permit, a request to transfer ownership or location of a license, a request to increase or decrease the size of the licensed premises, or a request to add a bar. Requests for a new permit in conjunction with a request for a new license or transfer of an existing license do not require an additional inspection fee.

License and Permit Fees - Pursuant to MCL 436.1525(1), license and permit fees shall be paid to the Commission for a request for a new license or permit or to transfer ownership or location of an existing license.

Inspection Fees:	\$140.00	License & Permit Fees:	\$790.00	TOTAL FEES:	\$930.00
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Schedule A - Licenses, Permits, & Permissions

Applicant name: Bowdie's, LLC

Off Premises License Type:

New Transfer

- ☐ ☒ SDM License \$100.00
- ☐ ☐ SDD License \$150.00
- ☐ ☐ Resort SDD License Upon Licensure/\$150.00

Base Fee:

Fee Code
MLCC Use
Only
4034

Off Premises Permits:

Base Fee:

- ☐ Sunday Sales Permit (AM)* \$160.00
- ☐ Sunday Sales Permit (PM)** \$22.50
(Held with SDD License)
- ☐ Catering Permit \$100.00
- ☐ Secondary Location Permit - Complete Form LCC-201
- ☐ Beer and Wine Tasting Permit No charge
- ☐ Living Quarters Permit No charge

On/Off Premises Permission Type:

Base Fee:

- ☐ Off-Premises Storage No charge
- ☐ Direct Connection(s) No charge
- ☐ Motor Vehicle Fuel Pumps No charge

*Sunday Sales Permit (AM) allows the sale of liquor, beer, and wine on Sunday mornings between 7:00am and 12:00 noon, if allowed by the local unit of government.

**Sunday Sales Permit (PM) allows the sale of liquor on Sunday afternoons and evenings between 12:00 noon and 2:00am (Monday morning), if allowed by the local unit of government. No Sunday Sales Permit (PM) is required for the sale of beer and wine on Sunday after 12:00 noon. The Sunday Sales Permit (PM) fee is 15% of the fee for the license that allows the sale of liquor. Additional bar fees and B-Hotel room fees are also calculated as part of the permit fee.

Licenses, permits, and permissions selected on this form will be investigated as part of your request. Please verify your information prior to submitting your application, as some licenses, permits, or permissions cannot be added to your request once the application has been sent out for investigation by the Enforcement Division.

Inspection, License, Permit, & Permission Fee Calculation

Number of Licenses: 2 x \$70.00 Inspection Fee

Total Inspection Fee(s): Fee Code: 4036 \$140.00

Total License Fee(s): \$700.00

Total Permit Fee(s): \$90.00

TOTAL FEES DUE: \$930.00

Please note that requests to transfer SDD licenses will require the payment of additional fees based on the seller's previous calendar year's sales. These fees will be determined prior to issuance of the license to the applicant.

Make checks payable to **State of Michigan**

On Premises License Type:

New Transfer

- ☐ ☐ B-Hotel License \$600.00

Number of guest rooms: _____

- ☐ ☐ A-Hotel License \$250.00

Number of guest rooms: _____

- ☐ ☒ Class C License \$600.00 4034

- ☐ ☐ Tavern License \$250.00

- ☐ ☐ Resort License Upon Licensure

- ☐ ☐ Redevelopment License Upon Licensure

- ☐ ☐ Brewpub License \$100.00

- ☐ ☐ G-1 License \$1,000.00

- ☐ ☐ G-2 License \$500.00

- ☐ ☐ Aircraft License \$600.00

- ☐ ☐ Watercraft License \$100.00

- ☐ ☐ Train License \$100.00

- ☐ ☐ Continuing Care Retirement Center License \$600.00

☐ MCL 436.1545(1)(b)(i) ☐ MCL 436.1545(1)(b)(ii)

B-Hotel or Class C Licenses Only:

- ☐ ☐ Additional Bar(s)

Number of Additional Bars: _____

B-Hotel or Class C Licenses allow licensees to have one (1) bar within the licensed premises. A \$350.00 licensing fee is required for each additional bar over the one (1) bar initially issued with the license.

On Premises Permits:

Base Fee:

- ☐ Sunday Sales Permit (AM)* \$160.00
- ☒ Sunday Sales Permit (PM)** \$90.00 4032
- ☐ Catering Permit \$100.00
- ☐ Banquet Facility Permit - Complete Form LCC-200

A Banquet Facility Permit is an extension of the license at a different location. It may have its own permits and permissions. It is not a banquet room on the licensed premises.

- ☒ Outdoor Service No charge

- ☐ Dance Permit No charge

- ☐ Entertainment Permit No charge

- ☐ Extended Hours Permit: No charge

☐ Dance ☐ Entertainment Days/Hours: _____

- ☐ Specific Purpose Permit: No charge

Activity requested: _____

Days/Hours requested: _____

- ☐ Living Quarters Permit No charge

- ☐ Topless Activity Permit No charge

Schedule B - New Specially Designated Merchant License Supplemental Application - New SDM License Applications ONLY

Applicant name: Bowdle's, LLC

Effective January 4, 2017 pursuant to MCL 436.1533(5), Specially Designated Merchant (SDM) licenses are quota licenses based on one (1) SDM license for every 1,000 of population in a local governmental unit. MCL 436.1533 provides for several exemptions from the quota for qualified applicants. Please carefully read the requirements in the boxes below, selecting the applicable approved type of business option(s) from Section 1 and an applicable new SDM license quota option from Section 2.

Section 1 - Requirements to Qualify as Approved Type of Business for New SDM License Applicants

Applicant must meet one (1) or more of the following conditions (check those that apply to your business):

- ☐ a. Applicant holds and maintains retail food establishment license or extended retail food establishment license under the Food Law of 2000, MCL 289.1101 to MCL 289.8111.
- ☐ b. Applicant holds or has been approved for Specially Designated Distributor license (Applicant must also hold and maintain food establishment license as described above).
- ☐ c. Applicant holds or has been approved for an on-premises license, such as a Class C, A-Hotel, B-Hotel, Tavern, Club, G-1, or G-2 license.

Section 2 - Quota Requirements for New SDM License Applicants

Applicant must qualify under one of the following sections of the Liquor Control Code regarding the SDM quota:

- ☐ a. Applicant is an applicant for or holds a Class C, A-Hotel, B-Hotel, Tavern, Club, G-1, or G-2 license.
MCL 436.1533(5)(a) - SDM license is exempt from SDM quota and license cannot be transferred to another location.
- ☐ b. Applicant's establishment is at least 20,000 square feet and at least 20% of gross receipts are derived from the sale of food.
MCL 436.1533(5)(b)(i) - SDM license is exempt from SDM quota and license cannot be transferred to another location.
- ☐ c. Applicant's establishment is a pharmacy as defined in the Public Health Code, MCL 333.17707.
MCL 436.1533(5)(b)(ii) - SDM license is exempt from SDM quota and license cannot be transferred to another location.
- ☐ d. Applicant's establishment qualifies as a marina under MCL 436.1539.
MCL 436.1533(5)(e) - SDM license is exempt from SDM quota and license may be transferred to another location if the applicant complies with MCL 436.1539 at the new location.
- ☐ e. Applicant does not qualify under any of the quota exemptions or waiver listed above.
MCL 436.1533(5) - Commission shall issue one (1) SDM for every 1,000 population in a local governmental unit and an unissued SDM must be available in the local governmental unit for the applicant to qualify. SDM license may be transferred to another location.

Documents Required To Be Submitted with New SDM License Application

In addition to the documents listed on the application checklist, the new SDM license applicant must submit the documents listed below, as applicable, with its application to comply with the requirements described above. Select one or more of the following:

- ☐ Copy of retail food establishment license or extended retail food establishment license for a SDM license or a SDM license to be issued in conjunction with a Specially Designated Distributor license. The name on the food establishment license must match the applicant name in Part 1 of this application form. *A food establishment license is not required for a SDM license to be issued in conjunction with an on-premises license.*
- ☐ If applying under Section 2b above, documentary proof that applicant's establishment is at least 20,000 square feet and at least 20% of gross receipts are derived from the sale of food.
- ☐ If applying under Section 2c above, a copy of the pharmacy license issued under the Public Health Code.

Part 5a - Information on Individual Applicant, Stockholder, Member, or Limited Partner

Each individual, stockholder, member, or partner must complete Part 5a, 5b, and 5c. If a stockholder or member of an applicant company is a corporation or limited liability company, complete Part 5a and 5c and submit a completed Form LCC-301.

For applications with multiple individuals, stockholders, members, or partners - each person or entity must complete a separate copy of this page.

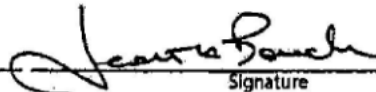
Name: SCOTT BOWDISH			
Home address: 2628 LAKE SHORE DR.			
City: Farmville	State: MT	Zip Code: 49408	
Business Phone: 269-455-5481	Cell Phone: 708-542-0101	Email: SCOTT.BOWDISH.COM	
Have you ever been licensed by the Michigan Liquor Control Commission (MLCC) or do you currently hold an interest in any other licenses issued by the MLCC? If Yes, please list business ID numbers below. If you hold interest in 2 or more locations under the same name, please also write "chain" below. Pursuant to MCL 436.1603, a retailer licensee may not hold interest in a manufacturer or wholesaler licensee. Bowdie's, LLC (BID: 236997) ☒ Yes ☐ No			
Do you hold 10% or more interest in the applicant entity? ☒ Yes ☐ No			
If you answered "no" to the first question and "yes" to the second question, you must submit fingerprints and undergo an investigation by the MLCC. Please see the attached instructions for submitting fingerprints to the MLCC. You must submit a copy of the completed and endorsed "Michigan Fingerprint Background Request" with your application.			

Part 5b - Personal Information (Individuals)

Date of Birth: [REDACTED]	Social Security Number: [REDACTED]	License Number: [REDACTED]
Are you a citizen of America? ☒ Yes ☐ No		
Have you ever legally changed your name? ☐ Yes ☒ No		
If you answered "yes", please list your prior name(s) (including maiden):		
Spouse's full name (if currently married): LISA R. BOWDISH		
Spouse's date of birth: [REDACTED]	Is your spouse a citizen of the United States of America? ☒ Yes ☐ No	
Do you or your spouse hold any position, either by appointment or election, which involves the duty to enforce any penal law of the United States of America, or the penal laws of the State of Michigan, or any penal ordinance or resolution of any municipal subdivisions of the State of Michigan? ☐ Yes ☒ No		
Does your spouse hold a retail, manufacturer, or wholesaler license issued by the MLCC? ☒ Yes ☐ No		
Have you ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary): ☐ Yes ☒ No		
Date	City/State	Charge Disposition
Has your spouse ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes, list below (attach additional pages if necessary): ☐ Yes ☒ No		
Date	City/State	Charge Disposition

Part 5c - Signature

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003. (This form must be signed by the person whose information it contains).

SCOTT BOWDISH  **8-26-17**
Print Name Signature Date

Part 6 - Contact Information

Provide information on the contact person for this application. Please note that corporations and limited liability companies must provide documentation (e.g. meeting minutes, corporate resolution) authorizing anyone other than the applicant or an attorney of record to be the contact person. If an authorization is not provided, your contact person will not be acknowledged if they are anyone other than the applicant or attorney.

What is your preferred method of contact?		☐ Phone ☐ Mail ☒ Email ☐ Fax
What is your preferred method for receiving a Commission Order?		☐ Mail ☒ Email ☐ Fax
Contact name: <u>Scott Bowditch</u>	Relationship: <u>member</u>	
Mailing address: <u>P.O. Box 595 SARGENT MI 49453</u>		
Phone: <u>269-455-5481</u>	Fax number:	Email: <u>Scott@bowditch.com</u>

Part 7 - Attorney Information (If You Have An Attorney Representing You For This Application)

Attorney name: <u>Michael J. Brown, Esq.</u>		Member Number: <u>P-43015</u>
Attorney address: <u>Carlin Edwards Brown PLLC</u> <u>6017 W. St. Joe Hwy, #202, Lansing, MI 48917</u>		
Phone: <u>517-321-4616</u>	Fax number: <u>517-321-4642</u>	Email: <u>mbrown@cebhlaw.com</u>
Would you prefer that we contact your attorney for all licensing matters related to this application?		☒ Yes ☐ No
Would you prefer any notices or closing packages be sent directly to your attorney?		☒ Yes ☐ No

Part 8 - Signature of Applicant

Be advised that the information contained in this application will only be used for this request. This section will need to be completed for each subsequent request you make with this office.

Notice: When purchasing a license, a buyer can be held liable for tax debts incurred by the previous owner. Prior to committing to the purchase of any license or establishment, the buyer should request a tax clearance certificate from the seller that indicates that all taxes have been paid up to the date of issuance. Obtaining sound professional assistance from an attorney or accountant can be helpful to identify and avoid any pitfalls and hidden liabilities when buying even a portion of a business. Sellers can make a request for the tax clearance certificate through the Michigan Department of Treasury.

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 enforcement officials who have jurisdiction over the licensee. Approval of this application by the Michigan Liquor Control Commission does not waive any of these requirements. The licensee must obtain all other required state and local licenses, permits, and approvals for this business before using this license for the sale of alcoholic liquor on the licensed premises.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing false or fraudulent information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Scott Bowditch Member [Signature] 8-26-17
Print Name of Applicant & Title Signature of Applicant Date

Please return this completed form along with corresponding documents and fees to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Fax to: 517-373-4202



Report of Stockholders, Members, or Partners

(Authorized by MCL 436.1529(1), R 436.1051, and R 436.1110)

Part 1 - Licensee Information

Please state your name as it is filed with the State of Michigan Corporation Division.

Licensee name(s): Bowdie's, LLC	
Address: 2628 Lakeshore Drive	
City: Fennville, MI	Zip Code: 49408

Part 2a - Corporations - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all stockholders:	No. of Shares Issued:	Date Issued/Acquired:
not applicable		
Name and address of Corporate Officers and Directors, pursuant to administrative rule R 436.1109:		
not applicable		

Part 2b - Limited Liability Companies - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all members:	Percent % Issued:	Date Issued/Acquired:
Scott A. Bowdish, 2628 Lakeshore Drive, Fennville, MI 49408	100%	5-1-14
Name and address of Managers and Assignees, pursuant to administrative rule R 436.1110:		
Scott A. Bowdish, 2628 Lakeshore Drive, Fennville, MI 49408		
Lisa R. Bowdish, 2628 Lakeshore Drive, Fennville, MI 49408		



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Toll-Free: 866-813-0011 - www.michigan.gov/lcc

Business ID: _____

Request ID: _____

Report of Stockholders, Members, or Partners

(For MLCC Use Only)

(Authorized by MCL 436.1529(1), R 436.1051, and R 436.1110)

Part 2c - Limited Partnerships - Please complete this section and attach more copies of this page if more room is needed.

Name and address of all partners:	Percent % Issued:	Date Issued/Acquired:
not applicable		

Name and address of Managers, pursuant to administrative rule R 436.1111:

not applicable

Part 3 - Authorized Signers (Authorized in compliance with R 436.1109(1)(c) for a corporation or R 436.1110(1)(g) for a limited liability company)

Name & Title:	Scott A. Bowdish, Member/Manager
Name & Title:	
Name & Title:	Michael J. Brown, Scott Edwards, John B. Carlin, Jr., Rick Perkins, Irene McGlinchey - all of Carlin Edwards Brown PLLC
Name & Title:	
Name & Title:	

Part 4 - Signature of Applicant or Licensee

I certify that the authorized signers under Part 3 of this form have been authorized in compliance with R 436.1109(1)(c) for a corporation or R 436.1110(1)(g) for a limited liability company.

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

The person signing this form has demonstrated that they have authorization to do so and have attached appropriate documentation as proof.

Michael J. Brown, Attorney & Authorized Agent

October 6, 2017

Print Name of Applicant or Licensee & Title

Signature of Applicant or Licensee

Date

Please return this completed form to:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059

BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Licensing and Enforcement Division of the Michigan Liquor Control Commission received a request to transfer ownership Class C & SDM license from 320 E. Michigan Holdings, LLC to Bowdie's, LLC, 320 E. Michigan Avenue; and

WHEREAS, the Committee on General Services reviewed the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request to transfer ownership Class C & SDM license from 320 E. Michigan Holdings, LLC to Bowdie's, LLC; 320 E. Michigan Avenue