



AGENDA
Committee on General Services
Tuesday, July 10, 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:

- June 25, 2018

3. Public Comment on Agenda Items

4. Discussion/Action:

A.) RESOLUTION – Claim Appeal #1535; S Hernandez; 3100 Ingham; \$3,939.50

B.) RESOLUTION – Claim Appeal # 1479; Kent Bowden; 1207 N Chestnut;
\$2,099.00

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**
- Michigan Liquor Control Commission; New SDM License; MCL 436.1533(5) for Dolgencorp, LLC; 2712 S Cedar Street, Lansing MI 4810-3029

6. Other

7. Adjourn



DATE July 10, 2018

Please print

[illegible]



MINUTES

Special Committee on General Services

Monday, June 25, 2018 @ 4:45 p.m.

City Council Conference Room, City Hall 10th Floor

CALL TO ORDER

The meeting called to order at 4:45 p.m.

ROLL CALL

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

OTHERS PRESENT

Sherrie Boak, Council Office Manager
Eric Brewer, Council Internal Auditor
Andy Kilpatrick, Director of Public Service
Elaine Womboldt
Kathy Miles
Alec Malvetis, Public Service
Joseph Abood, Chief Deputy City Attorney

Public Comment on Agenda Items

No public comment at this time.

Approval of Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM JUNE 5, 2018 AS PRESENTED. MOTION CARRIED 3-0.

Discussion/Action:

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

Council Member Spitzley pointed out to the Committee and staff that there were questions raised about the project at the public hearing, and asked Mr. Malvetis if the department resolved those issues. Mr. Malvetis assured the Committee he did speak to those residents at the public hearing, and they were confused with some aspects of the project. As a part of the project there were three (3) properties, and only those three (3) that had extensive work in front of them and the public assumed the whole project was going to be that extensive. The public present, he clarified, at the hearing are on a street that has not even begun, but they saw the utility flags for BWL and assumed it would be the same as the three homes with unique work. The residents

at the public hearing live on Barnes and their street will not see work until 2019. Council Member Wood asked if the department received any other comments, and Mr. Malvetis noted they had gotten one letter before the hearing and Council was aware of that. Council Member Wood asked why it appeared some streets in the project get torn up, and then there are no contractors on site for days. Mr. Malvetis assured her the contractors have two (2) crews and are working from sun up to sun down on the project, they just might be done with a phase of the project on the street she is referencing, and moved onto do that phase on another street before they come back and connect the project.

Ms. Miles spoke in support of the noise waiver.

Mr. Malvetis noted that any work done by the State the City has no control over, but their noise waiver will allow work on Saturdays till 5 pm, and the current City Ordinance allows them to work until 8 pm during the week.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLUTION FOR THE NOISE WAIVER FOR THE COMBINED SEWER OVERFLOW PROJECT ON MARTIN LUTHER KING JR. BLVD. AND W. MT HOPE. MOTION CARRIED 3-0.

Mr. Malvetis asked if the Committee would consider amending the resolution to reflect that there were comments made and addressed at the public hearing.

The Committee agreed to amend the resolution to state the following in the last *WHEREAS* "written or verbal comments in opposition to this noise waiver were received and considered from anyone within the project area at the public hearing or during the public comment period."

Mr. Abood updated the Committee from the last meeting, where it appeared the claim for 718 Inverness was referred in 2017 but did not come before the Committee until May, 2018. It was confirmed by their research, he noted, that their office sent it to the Mayor's office in 2017 for referral but it was never referred at that time.

Adjourned

Adjourned at 4:57 p.m.

Submitted by Sherrie Boak,

Office Manager, Lansing City Council

Approved by the Committee on _____

Claim # 1535

3100 Ingham

\$3,939.50

Incident Date (per claim application) –12/22/2017

Incident Date (per Code Report) – 12/7/2017

Taxes- Not added to taxes

Filed Claim – 1/11/2018

Claims Review Committee Hearing – NA Exceeds Amount

Referred to City Council- 5/15/2018

Referred to Committee on General Services – 5/21/2018



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: CHRIS SWOPE, Clerks Office

From: VENUS KUMAR, Paralegal

Subject: SPECIAL ASSESSMENTS CLAIM; Schyanna Hernandez
Date of Incident: December 22, 2017

Date: May 15, 2018

Attached is a Claim Form received by this office from Schyanna Hernandez for \$3,939.50 due to Trash violations at 3100 Ingham.

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

XV B 3

RECEIVED JAN 11 2018



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

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

NAME: Schyanna Hernandez DATE: 1/11/2018
 MAILING ADDRESS: 16400 Rosedale Rd. Lansing EMAIL: Schyanna.sh@gmail.com
 CITY: Lansing STATE: MI ZIP CODE: 48911
 TELEPHONE: Home 682 207 9826 Work 517 505 6443

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: 3100 Ingham PARCEL NO. 33 01 01 30 452 19
 DATE OF INCIDENT: 12/22/2017 AMOUNT YOU WERE BILLED: 3,939.50
 TOTAL AMOUNT YOU ARE CONTESTING: 3,939.50
 TYPE OF ASSESSMENT: 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.

I, Schyanna just received ownership of the home at 3100 Ingham in Lansing, MI. I viewed the home to buy from Brandy Zinser in November. At that time there was no trash or anything outside the home. Brandy and I have been working on getting the home sold to me. We finalized ownership to me 1/11/2018. I then went to the home to find it was tagged. today 1/11/18 I found out why it was tagged. I resolved that problem today. I was unaware of any trash. Brandy was unaware

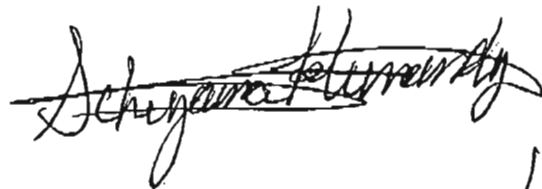
A description of the claims review process is available on our website at: http://www.lansingmi.gov/attorney/Claims_review_process.jsp

of any trash at the home. Brandy nor myself
ever received a letter in regard to this. I am a
new home owner and a single mother I can not
afford to pay these fines that I was unaware of
and never got notice of. I would like for
these fees to be taken off of the property taxes
that I am responsible to pay please if not
please lower them some how. I really am
trying to get this resolved I am 100% trying
to comply with the City of Lansing.

Thank you for your time.

Please feel free to give me
a call anytime.

682 207 9826



Schyanna Hernandez
3100 Ingham
Lansing MI 48910

DATE: 04/09/2018

PPN: 33-01-01-30-452-191
 DATE SUBMITTED: 1/11/2018
 ADDRESS OF VIOLATION: 3100 Ingham
 LISTED TAXPAYER OF RECORD:
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: Hernandez, Schyanna
 CLAIMANT'S ADDRESS: 6400 Rosdale Road
 Lansing, MI 48911

1535

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 12/07/2017
 NOTIFICATION DATE: 12/07/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$3,939.50
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 17-T050 12/22/2017
 AMOUNT OF CLAIM:

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

Refer to GS = ask
 if they could
 like to consider
 the claim. They
 may wish to deny
 w/o a public hearing
 b/c the current
 owner did not own
 the property at
 the time of
 the trash removal.

HISTORY: Safety
 3/20/2018
 CITATIONS IN PREVIOUS YEAR: Failure to Register
 8/15/2017
 Safety
 12/07/2017
 CLAIMANT'S CIRCUMSTANCES: See Attached

Trash
 Violation
 12/07/2017

CODE OFFICER'S NOTES: This property was cited for a trash violation on 12/07/2017 with a compliance due date of 12/14/2017. Proper notice was sent to all parties that were listed for this property at the time the violations were written. The claimant purchased the home for \$1.00 via quit claim on 1/09/2018 and was not the owner of the property at the time the violations were written or on the day the property was cleaned. All fines and fees are assessed to the property not a person the claimant should file a claim with their title company if one was used. This office recommends denial of the claim.

Autry

RECEIVED JAN 11 2018



City of Lansing

OFFICE OF THE CITY ATTORNEY

Claims Review Committee Form

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

NAME: Schyanna Hernandez DATE: 1/11/2018 1535
 MAILING ADDRESS: 16400 Rosedale Rd. Lansing EMAIL: Schyanna.Sh@gmail.com
 CITY: Lansing STATE: MI ZIP CODE: 48911
 TELEPHONE: Home 682 207 9876 Work 517 505 6443

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: 3100 Ingham PARCEL NO. 33 01 01 80 452 19
 DATE OF INCIDENT: 12/22/2017 AMOUNT YOU WERE BILLED: 3,939.50
 TOTAL AMOUNT YOU ARE CONTESTING: 3,439.50
 TYPE OF ASSESSMENT: 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.

I, Schyanna just received ownership of the home at 3100 Ingham in Lansing, MI. I viewed the home to buy from Brandy Zinser in November. At that time there was no trash or anything outside the home. Brandy and I have been working on getting the home sold to me. We finalized ownership to me 1/11/2018. I then went to the home to find it was tagged. Today 1/11/18 I found out why it was tagged. I resolved that problem today. I was unaware of any trash. Brandy was unaware.

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

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that I am responsible to pay please if not
please lower them some how. I really am
trying to get this resolved I am 100% trying
to comply with the city of Lansing.

Thank you for your time.

Please feel free to give me
a call anytime.

682 207 9826

~~Schyanna Hernandez~~

Schyanna Hernandez
3100 Ingham
Lansing MI 48910



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: 01/08/2018

Due Date: 02/07/2018

Pay Invoice In Full



ZINSER BRANDY
 2409 E JOLLY RD APT 13
 LANSING MI 48910-5720

Inv Number: 00106092

Parcel: 33-01-01-30-452-191

Address: 3100 INGHAM ST



Parcel: 33-01-01-30-452-191

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00106092		E17-11769	3100 INGHAM ST	\$3,939.50
Fee Details:				Balance
	Quantity	Description		
	1.000	Trash - Admin Fee		\$ 265.00
	3674.500	Trash - Contractor Charge		\$ 3,674.50
Total Amount Due				\$ 3,939.50

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

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

INVOICE

BILL TO

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

INVOICE # 1373
DATE 01/02/2018

PROPERTY ADDRESS
3100 Ingham ST

PARCEL NUMBER
33-01-01-30-452-191

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:class 2 construction material after 3	47	26.00	1,222.00
city:tire tire removal	5	5.50	27.50

12/22/17
50 yards
Submitted by Greg Scrimger

BALANCE DUE

\$3,674.50



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

ZINSER BRANDY
2409 E JOLLY RD APT 13
LANSING, MI 48910-5720

Violation Date: 12/07/2017
Violation Location: 3100 INGHAM ST
Parcel No: 33-01-01-30-452-191
Compliance Due Date: December 14, 2017

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

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Clothing/Cloth Products

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Plastic Container(s) debris

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

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



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

**BLACKMAN MONIQUE R
3031 S WASHINGTON AVE APT E6
LANSING, MI 48910**

Violation Date: 12/07/2017
Violation Location: 3100 INGHAM ST
Parcel No: 33-01-01-30-452-191
Compliance Due Date: December 14, 2017

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

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Clothing/Cloth Products

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Plastic Container(s) debris

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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
3100 INGHAM ST
LANSING, MI 48911

Violation Date: 12/07/2017
Violation Location: 3100 INGHAM ST
Parcel No: 33-01-01-30-452-191
Compliance Due Date: December 14, 2017

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

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Clothing/Cloth Products

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Plastic Container(s) debris

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.
ZINSER BRANDY	HERNANDEZ SCHYANNA	1	01/09/2018	QC	CASH/CONV-NOT USED	2018 004721	R SMITH	0.0
SK & J PROPERTY MANAGMENT	ZINSER BRANDY	0	03/23/2012	QC	UNKNOWN	L3339-P396	R SMITH	0.0
HYATT JONATHAN & KITTLE S	BLACKMAN MONIQUE R	52,400	03/19/2009	LC	2ND SALE AFTER BANK	L3339-P396	S ROGERS	100.0
HYATT JONATHAN & KITTLE S	SK & J PROPERTY MANAGMENT	0	03/02/2009	QC	OTHER	L3338-P53	S ROGERS	0.0
Property Address		Class: RESIDENTIAL		Zoning:		Building Permit(s)		Date
3100 INGHAM ST		School: LANSING				02/26/2018		PM18-0307
Owner's Name/Address		P.R.E. 0%						
HERNANDEZ SCHYANNA 6400 ROSEDALE LANSING MI 48911		MAP #: P -3231 -0281						
		2018 Est TCV 60,195 TCV/TFA: 75.15						
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 47A.47A		
BLACKMAN MONIQUE R 3031 S WASHINGTON AVE APT E6 LANSING MI 48910		Public Improvements				+ Factors *		
		Dirt Road		Description		Frontage		Depth
		Gravel Road		B-180		70.00		184.35
		Paved Road				1.0000		1.0264
		Storm Sewer				Rate %Adj.		Reason
		Sidewalk				180		100
		Water				70 Actual Front Feet, 0.30 Total Acres		Total Est. Land Value =
		Sewer						12,932
		Electric						12,932
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
Tax Description		Topography of Site						
LOT 521 PLEASANT GROVE SUB NO 1		X Level						
Comments/Influences		Rolling						
7/27/2016 RETURNED SUMMER PROPERTY TAX BILL FOR 2016 MARKED UNDELIVERABLE WITH NO FORWARDING ADDRESS FOR THE TAXPAYERR. NJ		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
				Year		Land Value		Building Value
				Assessed Value		Board of Review		Tribunal/ Other
				Taxable Value				
		Who		When		What		
		SER 08/15/2006 SITE ONLY		2018		6,500		23,600
		CJB 06/01/1999 DATA ENTER		2017		6,500		23,500
				2016		6,500		21,900
				2015		6,500		21,300
								30,100
								30,000
								28,400
								27,800
								28,723C
								28,133C
								27,883C
								27,800S



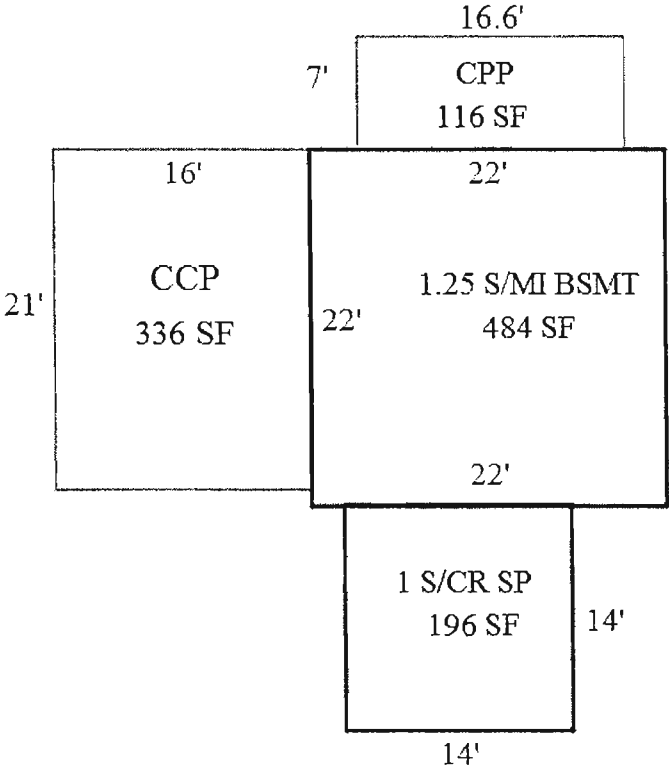
The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: City of Lansing, County of Ingham, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 116 336	Type CPP CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1 1/4 STY		Trim & Decoration												
Yr Built 1938	Remodeled 0	Ex X Ord Min		Size of Closets										
Condition: Average		Lg X Ord Small		Doors Solid X H.C.										
Room List		(5) Floors												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:					(12) Electric 0 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex. X Ord. Min			1.25 Story Siding		Mich Bsmnt.		75.14 -4.85		0.00	
Insulation				No. of Elec. Outlets			1 Story Siding		Crawl Space		64.79 -9.71		0.00	
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments		Rate		Size		Cost	
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			(16) Porches		CPP, Standard		13.81		116	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 484 S.F. Crawl: 196 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		CCP (1 Story), Standard		18.52		336	
(3) Roof		(8) Basement		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 48/100/100/100/48.0,		Depr.Cost =		36,638			
X	Gable Hip Flat	X	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (47A)		1.290 => TCV of Bldg: 1 =		47,263			
X	Asphalt Shingle	(9) Basement Finish												
Chimney: Vinyl		Recreation SF Living SF Walkout Doors No Floor SF												
		(10) Floor Support		Lump Sum Items:										
		Joists: Unsupported Len: Cntr.Sup:												

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

INGHAM ST



Sketch by Apex Sketch

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

3100 INGHAM ST LANSING, MI 48911 (Property Address)

Parcel Number: 33-01-01-30-452-191



Item 1 of 4 2 Images / 2 Sketches

Property Owner: BLACKMAN MONIQUE R

Summary Information

- > Residential Building Summary

- Year Built: 1938

- Full Baths: 1

- Sq. Feet: 801

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.296
- > Assessed Value: \$29,600 | Taxable Value: \$28,723

> Property Tax information found

> 7 Building Department records found
- > 9 Invoices Found, Amount Due: 0.00

Owner and Taxpayer Information

Owner	BLACKMAN MONIQUE R 3031 S WASHINGTON AVE APT E6 LANSING, MI 48910	Taxpayer	HERNANDEZ SCHYANNA 6400 ROSEDALE LANSING, MI 48911
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General Information for Tax Year 2019

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$29,600
MAP #	P -3231 -0281	Taxable Value	\$28,723
TOP TEN	Not Available	State Equalized Value	\$29,600
NEW PERMITS	Not Available	Date of Last Name Change	02/19/2018
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 03/19/2009

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	\$30,100	\$30,100	\$28,723
2017	\$30,000	\$30,000	\$28,133
2016	\$28,400	\$28,400	\$27,883

Land Information

Zoning Code	Not Available	Total Acres	0.296
Land Value	\$12,932	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	47A	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	70.00 ft	184.35 ft
Total Frontage: 70.00 ft		Average Depth: 184.35 ft

Legal Description

LOT 521 PLEASANT GROVE SUB NO 1

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/09/2018	\$1.00	QC	ZINSER BRANDY	HERNANDEZ SCHYANNA	CASH/CONV-NOT USED	2018 004721
03/23/2012	\$0.00	QC	SK & J PROPERTY MANAGMENT L L C	ZINSER BRANDY	UNKNOWN	L3339-P396
03/19/2009	\$52,400.00	LC	HYATT JONATHAN & KITTLE SKEETER	BLACKMAN MONIQUE R	2ND SALE AFTER BANK	L3339-P396
03/02/2009	\$0.00	QC	HYATT JONATHAN & KITTLE SKEETER	SK & J PROPERTY MANAGMENT L L C	OTHER	L3338-P53
01/15/2009	\$14,000.00	??	US BANK NATIONAL ASSOCIATION	HYATT JONATHAN & KITTLE SKEETER	1ST SALE AFTER BANK	L3333-P34
04/24/2008	\$47,600.00	SD	MOORE KENNETH & SHERIFF'S SALE	US BANK NATIONAL ASSOCIATION	OTHER	3305-P239
02/28/2006	\$0.00	QC	BROWN RIMITIA & MAY MICHAEL E	MAY MICHAEL E	CASH/CONV-NOT USED	L3214-P622
02/28/2006	\$93,000.00	WD	MAY MICHAEL E	MOORE KENNETH	CASH/CONV-NOT USED	L3214-P623
10/15/2003	\$0.00	QC	BROWN RIMITIA & MAY JESSICA	BROWN RIMITIA & MAY MICHAEL E	CASH/CONV-NOT USED	L3074-P137
10/24/2001	\$63,500.00	WD	LOWE KENNETH M & BRENDA T	BROWN RIMITIA & MAY JESSICA	CASH	L2924/P1236

Building Information - 801 sq ft 1 1/4 STY (Residential)

General

Floor Area	801 sq ft	Estimated TCV	Not Available
Garage Area	0 sq ft	Basement Area	484 sq ft
Foundation Size	680 sq ft		
Year Built	1938	Year Remodeled	Not Available
Occupancy	Single Family	Class	CD
Effective Age	53 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	1 1/4 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1.25 Story	Mich Bsmnt.	Siding	484 sq ft	1.25 Story
1 Story	Crawl Space	Siding	196 sq ft	1 Story

Basement Finish

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

Plumbing Information

3 Fixture Bath	1
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Porch Information

CPP	116 sq ft	Foundation	Standard
CCP (1 Story)	336 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.



City of Lansing

OFFICE OF THE CITY ATTORNEY

1479

Claim Form – Special Assessments

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

NAME: Rev. Kent T. Bowden DATE: August 24, 2017
 MAILING ADDRESS: 4241 Lake Harbor Road EMAIL: kbowden@yahoo.com
 CITY: Norton Shores STATE: MI ZIP CODE: 49441
 TELEPHONE: Home (231) 766-8296 Work (616) 822-5962 (517) 862-8937(c)

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: 1207 N. Chestnut St., Lansing 48906 PARCEL NO. 33-01-01-09-302-111
 DATE OF INCIDENT: Unknown, but billed in Summer Taxes 2017 AMOUNT YOU WERE BILLED: \$3,922.38
 TOTAL AMOUNT YOU ARE CONTESTING: \$2,099.00
 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.

Unaware of and uninformed about the Code Violation that is being added to my 2017 Summer Taxes.
The first notice of any Code Compliance issue related to a Trash Removal violation on this property that I received at my address was on Dec. 20, 2016, which I came and took care of myself with Granger Land fill receipts to prove that I did. Indeed, the first mailing I received from Code Compliance by mail about this property since 2013 was on Dec. 6, 2016. I believe this is due to a previously referenced address error in the City Assessor's Office that I corrected officially July 27, 2016. See Accompanying letters.

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

August 24, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

To Whom It May Concern:

I just became aware of a Special Assessment of \$2,099.00 for Trash Removal applied to property I own, but which I have been selling on Land Contract. I respectfully request that these assessments be removed from me and my Property Tax Billing. Had I known of them, I would have dealt with them myself, if necessary.

1st: Although I am now aware of this Code Compliance Trash Removal issue on this property, I was never informed of it previously. I discovered it only on my Summer Property Tax Billing when I noticed the large amount and saw "TRASH REMOVAL" at the bottom of the "DESCRIPTION" column. The first notice of any Trash Removal issue sent to me by the Code Compliance Office related to 1207 N. Chestnut was on 12/20/2016, and I personally came down to Lansing before Christmas, removed all trash and debris on the property, and dumped them at the Granger Land Fill. I have receipts validating the two loads that I took and the witness of the two guys who helped me.

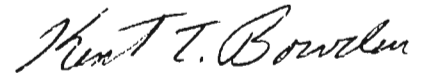
2nd: The person to whom I am selling the property, Mr. Brandon Wheaton, also lived there until it got Red Tagged due to an incident on July 16, 2016. He told me in August, and promised to witness to any who asked, that there had never been, prior to that July 16 issue, any code compliance issue and no notification of any such code compliance violation. Furthermore, he said that there had never been, to his knowledge, any crew from the city on the property dealing with "Grass and Weeds" or with "Trash Removal". He contended that he had personally dealt with grass and weeds and trash himself until, and even after, the Red Tag was applied. Unfortunately, I was unable to reach him after we visited the Code Compliance Office together in mid-August as I was helping him to pull permits and to address the specific issues causing the Red Tag to be applied. Because I was unable after enormous effort to reach Brandon from August through December 20, 2016, when I received the notice about Trash, I personally attended to the issue to assure compliance and to defer any fines or special assessments. While there I presumed to enter the premises as allowed per the Land Contract so that I could shut off the water and drain the pipes so as not to incur any freezing and resultant damage, and, to my surprise, discovered that the house was warm and toasty and looked 'lived-in'. I was still unable to reach Mr. Wheaton until late April of 2017... but that is another story that I must share in a future meeting.

3rd: I discovered in the process of investigating a previous Special Assessment that the city has been sending tax billings and any notices about this property to me at an incorrect address. Officer Amy Castillo and I discovered this when I asked for some clarification about Code Compliance and she read aloud to me the address to which she would send me the requested information which she stated that she got from the City Assessor's Office. I identified it immediately to her as incorrect. Later, I learned that the city was aware since 2013 that they had the wrong address because they received communiqués sent to me back as *undeliverable*. Someone obviously made a mistake about which I was unaware. (Please, see accompanying letter from Robin Wright of the City Assessor's Office dated July 27, 2016.) In spite of efforts to clarify to the Code Compliance Office how to reach me by mail, the first information about 1207 Chestnut that I received at my correct address was December 6, 2016. (Since I have been traveling extensively the last few years, I have been paying my taxes on this and another Lansing property that I own by going on line to determine what I owed.)

4th: I have been a proud and loyal Lansing resident since my youth. Even when I had to travel elsewhere to earn my living, I maintained my residence here and faithfully paid my taxes and kept up my properties. In recent years I have been focused on missions and eager to sell my Lansing properties which I finally own outright. Hence, selling the house on Land Contract. Otherwise, I am now on Social Security and have no paying job. If it is true and actual that Code Compliance issues existed on this property, and if I had been made aware of it, then to the best of my ability I would have tended to any such issue if my buyer had not done what was required. .. which is what I did after the December 20th notice. I would want to do so; it is much cheaper to do such work myself or by someone I hire than to leave it undone and leave it to the city. I would not knowingly do such a thing.

Again, please remove from me and from my property tax billing this very expensive and grievous charge. It appears unwarranted. I was uninformed of it and oblivious to it. It is my sincere desire to pay what I owe and to maintain a good relationship with the city, but this Trash Removal Assessment is beyond difficult, even egregious to me. Thank you.

Respectfully,

A handwritten signature in cursive script that reads "Kent T. Bowden". The signature is written in dark ink and is positioned above the typed name.

Rev. Kent T. Bowden, EdD (ABD)



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

April 19, 2018

Kent Bowden
4241 Lake Harbor Road
Norton Shores, MI 49441

Re: Claim – 1207 N. Chestnut

Dear Mr. & Mrs. Moore:

Please be advised that the Claims Review Committee reviewed the claim you submitted in the amount of \$2,099.00 for property located at 1207 N. Chestnut, 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

April 20, 2018

City Attorney James D. Smiertka, Attorney Tate Nicholas, Paralegal Venus Kumar, & CRC

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

Dear Mr. Smiertka, Mr. Nicholas, Ms. Kumar, and Attention, Claims Review Committee:

I returned home, Friday, April 20, 2018 (after unexpectedly being held up by the recent, heavily-publicized bad storms and the consequential bronchitis contracted by my wife in the aftermath) to find a letter from Assistant to the City Attorney, Venus Kumar, declaring that I would indeed have my long-awaited hearing regarding the complicated issues related to the above mentioned Chestnut St. property. To my horror, the date for **my hearing was yesterday**, April 19. I have desperately been trying to present my case regarding the code compliance notices and resultant fees (improperly, I can show) imposed on me, and **I respectfully request that I be allowed to be re-scheduled before the Claims Review Committee to present my case.**

Please consider the following:

- 1) I have come to Lansing fully prepared on three separate occasions over many months to address the details and to present my case with specificity and, on each occasion, encountered situations where the Code Compliance Office was not prepared to answer my evidentiary documents before the General Services Committee. On each occasion, after an engrossing introduction, my hearing was postponed so that the Code Compliance Office could better prepare for their responses to my claims.
- 2) At my last hearing before General Services it was decided to break my claims down into appropriate sections (conceptually and financially) which would allow the Claims Review Committee to fully consider my evidence. Attorney Tate Nicholas was directed by the Committee to broker a meeting with me and the Code Compliance Office and then to help set up the appropriate hearings in the right places. I appreciate his conscientious efforts.
- 3) At the December 29 meeting with Attorney Nicholas and Code Compliance Officer Scott Sanford it was agreed that my Claim #1421 would be granted and that Claims #1479 & 1480 would be referred to the CRC. Attorney Nicholas's January 19 email clarified this and offered a February 15 hearing date. However, as my January 22nd email to Attorney Nicholas stated, we were leaving on a Mission's Trip February 5 and would not be back until into April. It also clarified that I would not contest the \$94.50 recycling fees from Claim #1422. Attorney Nicholas's email response that same day stated, ***"I've asked Venus to pencil you in for the April meeting. Although, I will no longer be a member of the Claims Review Committee you can always contact me to ensure your dates before the CRC have been set."***
- 4) Attorney Nicholas's March 28 email honorably followed up on this agreement and graciously offered, ***"I know you've been down here a lot, I'd like to make sure your claims are heard and considered as soon as possible."***

- 5) My email response to him that same day clarified that I was not back in MI yet, and indeed that I had to unexpectedly re-route my itinerary to S. Carolina until at least mid-April. National news covered the horrible mid-April weather from the Carolinas and up to Michigan. Additionally, our church in Norton Shores, MI let us know by email that April 15 services were cancelled due to inclement weather... ice & snow. We took refuge just over the NC border for the 15th and then had to dig for additional safe housing for the 16-18. We drove back the 19th getting to MI into the morning hours of the 20th and discovered ice & snow in our driveway and 6' piles of snow many places. My January 22nd email asked, *"...then I must ask for hearings to be set in April after we return. RSVP"*
- 6) I received a call from Sherrie Boak, the City Council Office Manager, and she set up an April 24 hearing on another matter which is above the \$2,500 CRC limit that I have been endeavoring to have heard by General Services since 2016. I never heard again from Paralegal Kumar or Attorney Nicholas (both of whom have been consistently very gracious and conscientious and indeed honorable representatives of the City Attorney's Office) until I arrived in Michigan April 20 and discovered the letter from your office announcing the CRC hearing for April 19! I assumed until then that my CRC hearing, which I have been so eager to have and faithful to pursue, had not yet been scheduled!
- 7) If the CRC were not to reschedule my hearing which I missed due to 'acts of God' and ask me to Appeal to General Services, then this would fly in the face of the very directive of General Services which intended that these claims be returned to CRC to be heard.

I believe that your office desires a just and equitable settlement of these claims, as do I. To that end I respectfully request that you re-schedule me for my hearing before the CRC. I have **not** been delinquent in my efforts to seek and to assure a fair hearing. All the previous postponements have not been because I have not been there and not been fully prepared to present and to defend my case. I have! Had my hearings been completed when I had the advantage of being well prepared with copious evidence when the Code Compliance Office was less and even erroneously prepared, then I firmly believe that I would have had my claims granted. *'Justice delayed is justice denied'*, it has been said. This has taken way too long to get fairly and fully heard. Given that I am now dependent on Social Security payments, it has put me in a financial situation where I haven't even been able to pay my last two taxes on this property due to the heavy additions of these erroneously applied fines and fees.

I respectfully request that you re-schedule me for my hearing before the Claims Review Committee: Claims #1479, 1480, and 1541. It should also be noted that I have additional evidence that 'interventions' assigned and for which I have been billed related to these claims, were not actually completed, but I have never been afforded the opportunity to present and defend that argument.

Sincerely,

Rev. Kent T. Bowden, EdD (ABD)

(517) 862-8737 (cell) (231) 766-8296 (land line)

4241 Lake Harbor Rd. Norton Shores, MI 49441



City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

April 5, 2018

Kent Bowden
4241 Lake Harbor Road
Norton Shores, MI 49441

Re: Claims Review Committee
Claim for: 1207 N. Chestnut

Dear Mr. Bowden:

Please be advised that your claim is scheduled to be heard by the Claims Review Committee. The Committee is scheduled to begin hearings at **11:00 a.m. on Thursday, April 19, 2018**. A copy of the appropriate Department's recommendation is enclosed for your review.

Please be sure that you are either the registered Owner or the registered Taxpayer of the property. If the property is owned by an LLC or other business entity, you must provide documentation demonstrating such or the Claims Review Committee will not be able to hear your claim. You may also appoint an attorney to appear on your behalf.

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

Thank you.

Sincerely,

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

Venus Kumar
Paralegal

Enclosure

Claim No: 1479

RECEIVED AUG 31 2017

August 29, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

Attention, Claims Review Committee:

I have just become aware that the committee is considering not hearing my claims regarding my "July 2017 Property Tax Billing" on this property due to a technicality which amounts to a "Catch 22". Before I go any further, please look at the accompanying copy of my Tax Billing. Thank you.

First, under "PROPERTY INFORMATION Property Assessed to:" please note that the bill I am contesting is being assessed to ME, Kent Bowden. How could it possibly be just to deny me the right to contest a part of the bill for which I am being assessed? That is the very purpose of filing a claim to be heard by the Claims Review Committee about a fee which is being assessed to on my Property Taxes to ME!

Second, as regards to this property being sold on Land Contract to Mr. Brandon Wheaton, the Code Compliance Office has told me repeatedly that unless or until I take my Land Contract down to the Ingham County Office and file it there, then, from Code Compliance's perspective I am the owner of the property and therefore the one to be billed for taxes and any Special Assessments added to my Property Tax Billing. I was told that, regarding fines assessed by Code Compliance, my Property Transfer Affidavit was meaningless. I was reluctant to file my Land Contract with the County due to prior failed efforts to sell the house on a Land Contract that required that I get the property back and nullify the Land Contract. If it were filed with the County, that process would become much more litigious and costly. I went to the County Office and discussed the process with them and decided not to register it there. And, as feared, now Mr. Wheaton has abrogated his contract and left the property to me with many months of non-payment and expensive issues with Code Compliance that he created.

Third, I have no idea when the \$2,099 Trash Removal violation happened, but you can see from the "DESCRIPTION" column that it was assessed to ME. Note also that, when I did receive a Notice by Code Compliance on December 20, 2016 for "TRASH AND DEBRIS" I personally came to my property at 1207 N. Chestnut to take care of the issue explicitly so that I would NOT get fined. Why was I given notice of this violation if it wasn't assumed that I could and might deal with it? Further, it appears that the 'Tag Monitoring Fees' were assessed while Mr. Wheaton and his Mother were actually living illegally in the Red Tagged house yet he was never informed or billed or assessed for the Tag Monitoring... I WAS!

Fourth, I now have all the illegal inhabitants of the house gone and the property back with a Quit Claim to verify my uncontestable ownership. So, please consider this issue more carefully and allow me to make my claim against the special assessments billed to me before the Claims Review Committee.

Thank you. Sincerely,



Rev. Kent T. Bowden

(517) 862-8737 (cell) (231) 766-8296 (land line)

4241 Lake Harbor Rd. Norton Shores, MI 49441

RECEIVED AUG 31 2017

4071212017330101093021110003922386

RECEIVED
AUG 31 2017
CITY INCOME TAX

RECEIVED AUG 31 2017

TAX DETAIL

Class: 401
(RESIDENTIAL)

DESCRIPTION	MILLAGE	AMOUNT
LANSING OPER	19.4400	\$363.52
LANSING DEBT	0.2600	\$4.66
LANS COM COLLEGE	3.8072	\$71.19
LANSING SCH DEBT	4.6800	\$87.51
LANSING SCH OPER	17.9208	\$335.11
INGHAM INTERMED	4.6956	\$87.80
STATE EDUCATION	6.0000	\$112.20
INGHAM CNTY SUM	6.3842	\$119.38
TAG MONITORING	0.0000	\$630.00
TRASH REMOVAL	0.0000	\$2,099.00

Because I have learned that the Claims Review Committee in the City Attorneys Office may not hear my claim that the Trash Removal Fees \$2,099 and the Tag monitoring Fees \$630 should be removed from my Property Tax Billings, Thus I am withholding payment at this time in protest

Total Tax	\$3,910.57
Administration Fee	\$11.81
TOTAL AMOUNT DUE	\$3,922.38

I appeal for a proper hearing!!
Kent S. Bowdoin

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.



PLEASE RETURN THIS PORTION WITH PAYMENT IN
THE ENCLOSED ENVELOPE

Due by 5 p.m.: 08/31/2017

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

Summer 2017

Tax for Prop #: 33-01-01-09-302-111

Make Check Payable To: LANSING CITY TREASURER

TOTAL AMOUNT DUE: \$3,922.38

Amount Remitted:

\$

10033
24-10033

|||||

BOWDEN KENT
508 W GRAND RIVER AVE
LANSING, MI 48906-4722

4071212017330101093021110003922386

RECEIVED

AUG 31 2017

ASSESSORS OFFICE

RECEIVED AUG 31 2017

QUIT CLAIM DEED

Agreement set forth this 8th day of June, 2017
in the county of Ingham in the state of Michigan.
Indenture is made between Brandon Michael Wheaton (a single man), of the city
and state of Lansing, Michigan who shall be identified as GRANTOR,
and
Kent Thomas Bowden (a married man) who is identified as the GRANTEE.

The GRANTOR, on behalf of partners, heirs or successors for and in consideration of
the sum of \$ 1.00 conveys and quit claims the current possession of the following
property that bears the legal description of:

THE EAST 6 RODS OF THE SOUTH 1/2 OF LOT 5, BLOCK A, SEYMOUR'S
SUBDIVISION OF BLOCKS 26 AND 27, ORIGINAL PLAT, CITY OF LANSING,
INGHAM COUNTY, MICHIGAN, ACCORDING TO THE RECORDED PLAT
THEREOF AS RECORDED IN LIBER 9 OF DEEDS, PAGE 606, INGHAM
COUNTY RECORDS commonly known as 1207 North Chestnut Street, Lansing, MI
48906, TAX PARCEL #33-01-01-09-302-111 to the GRANTEE.

Brandon Michael Wheaton Dated this 8th day of
GRANTOR's Signature... Brandon Michael Wheaton

June, 2017

I, Hillary A. Naert Notary Public in and for the state of
Michigan, do hereby certify that on this 8th day of
June, 2017, personally appeared before me known to be or
satisfactorily proven to be the individual described in and who executed the foregoing
instrument.

NOTARY PUBLIC in and for the State of Michigan

My commission expires 7/1/2022

Document Prepared by: Kent T. Bowden, 4241 Lake Harbor Rd., Norton Shores, MI 49441

HILLARY A. NAERT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires July 1, 2022
Acting in the County of Clinton

O: 517-483-7864 | E: nicholas.tate@lansingmi.gov



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

DATE: 9/21/2017

1479

PPN: 33-01-01-09-302-111
 DATE SUBMITTED: 8/28/2017
 ADDRESS OF VIOLATION: 1207 N. Chestnut
 LISTED TAXPAYER OF RECORD: Bowden, Kent
 OTHER TAXPAYER OF RECORD: Wheaton, Brent
 CLAIMANT: Bowden, Kent
 CLAIMANT'S ADDRESS: 4241 Lake Harbor Road
 Norton Shores, MI 49441

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 7/18/2016
 NOTIFICATION DATE: 7/18/2016
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$1584.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 16-T033 8/08/2016
 AMOUNT OF CLAIM: \$1584.00 + \$75.00 second notice

ADDITIONAL ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 2/10/2017
 NOTIFICATION DATE: 2/10/2017
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$440.00
 CONTRACTOR NAME - INVOICE NO. - DATE:
 AMOUNT OF CLAIM: \$440.00
 MEMO DATE - INVOICE NO.:

HISTORY: Grass Violation 7/18/2017
 Trash Violation (removed by contractor) 2/10/2017

CITATIONS IN PREVIOUS YEAR:	Trash Violation 4/18/2016	Grass Violation 5/12/2016	Failure to Register 6/03/2016	Trash Violation (removed by contractor) 7/18/2016
	Red Tagged 7/18/2016	Trash Violation 12/20/2016		

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: The claimant has filed repeated claims stating he is unaware of the charges however he has already filed a claim on the trash assessment for the \$1584.00 and also filed claims for all the \$75.00 second notices fees. The property was owned by Brandon Wheaton at the time of the second trash removal therefore Mr. Bowden can't file a claim for this charge. He was sent notices on all violations that have been cited, please also note he has all notices sent to the address on Grand River however on every claim he files he states his address is 4241 Lake Harbor Road Norton Shores, MI 49441. This office recommends denial of the claim.



City of Lansing

OFFICE OF THE CITY ATTORNEY

1479

Claim Form – Special Assessments

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

NAME: Rev. Kent T. Bowden DATE: August 24, 2017
 MAILING ADDRESS: 4241 Lake Harbor Road EMAIL: kborules@yahoo.com
 CITY: Norton Shores STATE: MI ZIP CODE: 49441
 TELEPHONE: Home (231) 766-8296 Work (616) 822-5962 (517) 862-8937(c)

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: 1207 N. Chestnut St., Lansing ⁴⁸⁹⁰⁶ PARCEL NO. 33-01-01-09-302-111
 DATE OF INCIDENT: Summer Taxes 2017 ^{known, but billed in} AMOUNT YOU WERE BILLED: \$3,922.38
 TOTAL AMOUNT YOU ARE CONTESTING: \$2,099.00
 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.

Unaware of and uninformed about the Code Violation that is
being added to my 2017 Summer Taxes.
The first notice of any Code Compliance issue related to a Trash Removal
violation on this property that I received at my address was on Dec.
20, 2016, which I came and took care of myself with Granger Land
fill receipts to prove that I did. Indeed, the first mailing I received from
Code Compliance by mail about this property since 2013 was on Dec 6,
2016. I believe this is due to a previously referenced address error in the City
Assessor's Office that I corrected officially July 27, 2016. See Accompanying letter.

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

August 24, 2017

Office of the City Attorney, City of Lansing; 5th Floor City Hall, Lansing, MI 48933

R: 1207 N. Chestnut St., Lansing, MI 48906; Property #33-01-01-09-302-111

To Whom It May Concern:

I just became aware of a Special Assessment of \$2,099.00 for Trash Removal applied to property I own, but which I have been selling on Land Contract. I respectfully request that these assessments be removed from me and my Property Tax Billing. Had I known of them, I would have dealt with them myself, if necessary.

1st: Although I am now aware of this Code Compliance Trash Removal Issue on this property, I was never informed of it previously. I discovered it only on my Summer Property Tax Billing when I noticed the large amount and saw "TRASH REMOVAL" at the bottom of the "DESCRIPTION" column. The first notice of any Trash Removal Issue sent to me by the Code Compliance Office related to 1207 N. Chestnut was on 12/20/2016, and I personally came down to Lansing before Christmas, removed all trash and debris on the property, and dumped them at the Granger Land Fill. I have receipts validating the two loads that I took and the witness of the two guys who helped me.

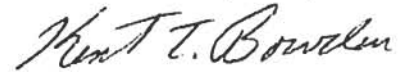
2nd: The person to whom I am selling the property, Mr. Brandon Wheaton, also lived there until it got Red Tagged due to an incident on July 16, 2016. He told me in August, and promised to witness to any who asked, that there had never been, prior to that July 16 issue, any code compliance issue and no notification of any such code compliance violation. Furthermore, he said that there had never been, to his knowledge, any crew from the city on the property dealing with "Grass and Weeds" or with "Trash Removal". He contended that he had personally dealt with grass and weeds and trash himself until, and even after, the Red Tag was applied. Unfortunately, I was unable to reach him after we visited the Code Compliance Office together in mid-August as I was helping him to pull permits and to address the specific issues causing the Red Tag to be applied. Because I was unable after enormous effort to reach Brandon from August through December 20, 2016, when I received the notice about Trash, I personally attended to the issue to assure compliance and to defer any fines or special assessments. While there I presumed to enter the premises as allowed per the Land Contract so that I could shut off the water and drain the pipes so as not to incur any freezing and resultant damage, and, to my surprise, discovered that the house was warm and toasty and looked 'lived-in'. I was still unable to reach Mr. Wheaton until late April of 2017... but that is another story that I must share in a future meeting.

3rd: I discovered in the process of investigating a previous Special Assessment that the city has been sending tax billings and any notices about this property to me at an incorrect address. Officer Amy Castillo and I discovered this when I asked for some clarification about Code Compliance and she read aloud to me the address to which she would send me the requested information which she stated that she got from the City Assessor's Office. I identified it immediately to her as incorrect. Later, I learned that the city was aware since 2013 that they had the wrong address because they received communiqués sent to me back as *undeliverable*. Someone obviously made a mistake about which I was unaware. (Please, see accompanying letter from Robin Wright of the City Assessor's Office dated July 27, 2016.) In spite of efforts to clarify to the Code Compliance Office how to reach me by mail, the first information about 1207 Chestnut that I received at my correct address was December 6, 2016. (Since I have been traveling extensively the last few years, I have been paying my taxes on this and another Lansing property that I own by going on line to determine what I owed.)

4th: I have been a proud and loyal Lansing resident since my youth. Even when I had to travel elsewhere to earn my living, I maintained my residence here and faithfully paid my taxes and kept up my properties. In recent years I have been focused on missions and eager to sell my Lansing properties which I finally own outright. Hence, selling the house on Land Contract. Otherwise, I am now on Social Security and have no paying job. If it is true and actual that Code Compliance Issues existed on this property, and if I had been made aware of it, then to the best of my ability I would have tended to any such issue if my buyer had not done what was required. .. which is what I did after the December 20th notice. I would want to do so; It is much cheaper to do such work myself or by someone I hire than to leave it undone and leave it to the city. I would not knowingly do such a thing.

Again, please remove from me and from my property tax billing this very expensive and grievous charge. It appears unwarranted. I was uninformed of it and oblivious to it. It is my sincere desire to pay what I owe and to maintain a good relationship with the city, but this Trash Removal Assessment is beyond difficult, even egregious to me. Thank you.

Respectfully,

A handwritten signature in cursive script that reads "Kent T. Bowden".

Rev. Kent T. Bowden, EdD (ABD)

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
8/7/2016	5415

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

property address
1207 N Cherstnut St 33-01-01-09-302-111

Terms

work complete
8/7/2016

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris	175.00	175.00
5	add hr	additional hour after 1	150.00	750.00
12	add cy	addition yards after 3	22.00	264.00
5	class 2	construction material after 3	26.00	130.00
		work complete 8/5/16		
		total yards 20		
		submitted by Zachary Driver		
All work is complete!			Total	\$1,319.00

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00085721

Date: 12/07/2016

Record: E16-11157

BOWDEN KENT

508 W GRAND RIVER AVE

LANSING, MI 48906

TOTAL AMOUNT DUE**\$1,584.00**

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$1,319.00
Total Amount Due		\$1,584.00

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00089296

Date: 02/28/2017

Record: E17-00964

BOWDEN KENT

508 W GRAND RIVER AVE

LANSING, MI 48906

TOTAL AMOUNT DUE**\$440.00**

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

Eric's Refuse LLC

P.O. Box 16035
Lansing, MI 48901

Invoice

Date	Invoice #
2/25/2017	6167

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

property address
1207 N Chestnut St 33-01-01-09-302-111

Terms

work complete
2/25/2017

Quantity	Item Code	Description	Price Each	Amount
1	1hr 3cy	first hour and 3 yards of debris work complete 2/23/17 total yards 3 submitted by Zachary Driver	175.00	175.00
All work is complete!			Total	\$175.00

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00086091

Date: 12/20/2016

Record: E16-17441

BOWDEN KENT

508 W GRAND RIVER AVE

LANSING, MI 48906

TOTAL AMOUNT DUE**\$75.00**

Item Category	Item Description	Amount Due
Code Compliance	Trash 2nd Notice	\$75.00
Total Amount Due		\$75.00



Mayor Virg Bernero

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

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

TRASH AND DEBRIS CORRECTION NOTICE

**BOWDEN KENT or Current Occupant
508 N GRAND RIVER AVE
LANSING, MI 48906-4722**

Violation Date: 07/18/2016
Violation Location: 1207 N CHESTNUT ST
Parcel No: 33-01-01-09-302-111
Compliance Due Date: July 25, 2016

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: Trash found in bags

Violation: Garbage

Violation: Deteriorated metal product

Violation: Deteriorated electronic equipment

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

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

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

Code Officer: Zachary Driver (517) 702 4750

"Equal Opportunity Employer"

Taxpayer's Copy

CODE OFFICER'S NOTES: This property has been cited several times for repeated premise violations in the past two years. The owner has stated that the assessor's office has been aware for years that the address on file was incorrect and tried to get Administrative Assistant Robin Wright to put in writing the error was on the part of the Assessor's office which is incorrect. Robin Wright did send the owner a letter but told the owner it was his responsibility to ensure his address was correct and the error was not on the part of the Assessor's Office. When the owner updated his address he still failed to give the City of Lansing his proper mailing address he is having the letters sent to 508 W. Grand River which also is a rental property, it is occupied by the owners nephew who has been running a metal scraping business out of a residential property and the and we have cited this property for repeated premise violations and have done a trash removal at this location as well. If you notice on all correspondence including the claim form Mr. Bowden filled out he lists his address at 4241 Lake Harbor Road Norton Shores, MI 49441. Notice was sent to taxpayer of record at the time and the pictures indicate proper actions were taken by both the contractor and the officer. This office would also like to note in the midst of all the notices being sent and the failure to register letters Officer Amy Castillo was called out to this property by the Lansing Police Department due to the clutter and Debris inside the dwelling as a child was involved at it was determined due to the unsanitary and housing violations within it was unsafe for a child or an adult to occupy. This office recommends denial of the claim and also recommends if the claimant wants to receive notifications in a timely manner he should update his address with the Assessor's Office to the address where he resides not the rental address in Lansing which would be relying on the nephew who didn't pass along the previous notices being sent to that address which resulted in that property being cleaned by the City of Lansing trash contractor.

































1207 N Chestnut St (11)





RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

December 11, 2017

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

RID # 1710-02585
from RYJT, Ltd.

Reference/Transaction: Transfer Ownership Class C & SDM license

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

Applicant/Licensee: Art's Pub, LLC

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

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

1. Sedric Auda II: 6110 E Longview Dr, E Lansing 48823 [REDACTED]
2. Donn Thomas: 6636 S Krepps Rd, St Johns 48879 [REDACTED]

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

Lansing District Office (866) 813-0011

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

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

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

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

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

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



XV B 1.

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

Monday, June 18, 2018

Scott Edwards, Attorney
C/O DOLGENCORP, LLC (A KENTUCKY LIMITED LIABILITY COMPANY)
sedwards@cebhlaw.com

RID # RQ-1806-07681 **Reference/Transaction:** NEW SDM LICENSE ISSUED UNDER MCL 436.1533(5)
LOCATED AT 2712 S CEDAR ST LANSING MI 48910-3029 IN LANSING CITY IN INGHAM COUNTY

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

Applicant/Licensee: DOLGENCORP, LLC (A KENTUCKY LIMITED LIABILITY COMPANY)

Business address and phone number: 2712 S CEDAR ST LANSING MI 48910-3029 IN LANSING CITY IN INGHAM COUNTY

Home address and phone number of partner(s)/subordinates:
Dollar General Corporation; 100 Mission Ridge Goodlettsville TN 37072; Business phone: 615-855-4000

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

Lansing District Office (866) 813-0011

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

cc: LANSING CITY chris.swope@lansingmi.gov