



AGENDA
Committee on General Services
Tuesday, October 23, 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:

- October 9, 2018

3. Public Comment on Agenda Items

4. Discussion/Action:

A.) RESOLUTION- Claim Appeal #1611; 600 Jessop; M. Sdao; \$2,537.00

B.) RESOLUTION – Claim Appeal #1608; 207 Astor Ave; T. Passini; \$7,050.00

C.) RESOLUTION – Claim Appeal #1607; 2907 Creston Avenue; T. Gorham;
\$3,174.00

D.) RESOLUTION – Claim Appeal #1584; 1824 Davis Avenue; JC Gemini III-C, LLC;
\$2,529.00

5. Other

RESOLUTION – Michigan Liquor Control Commission; Transfer Location; Class C & SDM License from 5100 Marsh Rd., Ste C Okemos to 1620 E Michigan; Tannin LLC (Pending application)

RESOLUTION – Michigan Liquor Control Commission; Transfer Location; Escrowed 2018 SDD & SDM License w/Sunday Sales; Motor Vehicle Pumps; from 2900 Dunckel to 3000 Dunckel, Suite A (Pending Application)

6. Adjourn

[illegible]



MINUTES

Committee on General Services

Tuesday, October 9, 2018 @ 4:00 p.m.

City Council Conference Room, City Hall 10th Floor

CALL TO ORDER

The meeting called to order at 4:16 p.m.

ROLL CALL

Council Member Patricia Spitzley, Chair

Council Member Adam Hussain, Vice Chair

Council Member Carol Wood, Member- excused

OTHERS PRESENT

Sherrie Boak, Council Office Manager

Scott Sanford, Code Compliance

Eric Brewer, Council Internal Auditor

Jim Smiertka, City Attorney

Amanda O'Boyle, Assistant City Attorney

Minutes

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM SEPTEMBER 24, 2018 AS PRESENTED. MOTION CARRIED 2-0.

Public Comment on Agenda Items

No public comment at this time.

Discussion/Action:

RESOLUTION - Claim Appeal; 1009 Cady Court; Lilas Smyth; \$2,721.00

Mr. Smiertka pointed out to Ms. Smyth that her claim form was \$2,721.00. Ms. Smyth confirmed it was for \$2,494.00 due to the fact that at the time she filled out the form she was not sure so guessed.

Mr. Sanford read the Code Officers notes from the staff report:

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/12/2018 with a compliance due date of 4/19/2018. The Premise Officer returned on 4/20/2018 the violations were still present and they were submitted to the contractor for removal. The contractor arrived on 4/26/2018 and a cleanup was performed. The contractor was authorized to remove the yardage the submittal is just an estimate from what the Premise Officer can see and is frequently lower than what is actually removed as they just put in an estimate on the submittal form the Premise Officer indicated that the contractor called him and he authorized the additional yardage. Pictures indicate this was a large trash removal and that the items were from the back of the garage (no door open and accessible to the public) all the way up the driveway. This office recommends denial of the claim.

The charges are reflected on the bill, per Mr. Sanford. Mr. Brewer confirmed the Claims Review Committee did review and denied the claim.

Ms. Smyth referenced the photos and claimed people were in her garage taking items out of her garage and home. She confirmed she called the police but they would not address it because they claimed it was her son in her house, not strangers. She continued citing situations of her family situation, claiming none of the items in the photos were hers.

Council Member Spitzley asked Mr. Sanford what communication was done on this, and he stated they did not have any communication with Ms. Smyth. Ms. Smyth again appealed that some of the items were not hers. Council Members referenced photos of the garage where it reflected a staircase going into the house, items on the wall that were removed. Council Member Spitzley explained to Ms. Smyth that the material was on her property, and asked if she contacted the police. Ms. Smyth confirmed she did not contact them, and most of the activity was with debris and her opinion was that people took her stuff while she was in the hospital. Mr. Sanford noted there is an open complaint letter due today for furniture on the curb. Ms. Smyth stated the items are now in the house. Council Member Spitzley asked for clarification on the comment about more items at the curb. Mr. Sanford noted this claim was written in April, and there are new violations they are addressing now. Council Member Hussain clarified the Committee's roll and the vetting process they have to do.

MOTION BY COUNCIL MEMBER HUSSAIN TO DENY THE CLAIM FOR 1009 CADY COURT IN THE AMOUNT OF \$2,494.00.

Council Member Spitzley recommended she file a police report if she is aware people are dumping on her property.

MOTION CARRIED 2-0.

RESOLUTION - Claim Appeal #1603; 5818 Hughes Road; Thomas Price; \$2,711.50

Council Staff informed the Committee that Mr. Price contacted the office during this meeting stating he was called into work and asked for a new date to hear his claim. The Committee chose to move the item to the November 13, 2018 meeting.

UPDATE – Liquor Licenses and the Liquor Control Commission

No discussion.

Other

Downtown Lansing Inc., 2017 Annual Report

MOTION BY COUNCIL MEMBER HUSSAIN TO PLACE ON FILE. MOTION CARRIED 2-0.

Adjourned

Adjourned at 4:39 p.m.

Submitted by Sherrie Boak, Office Manager, Lansing City Council

Approved by the Committee on _____

Claim #1611

600 Jessop Street

\$2537.00

Incident Date (per claim application) – Date not entered

Incident Date (per Code Report) – ?

Taxes- Yes

Filed Claim – August 7, 2018

Claims Review Committee Hearing – NA Exceeds Amount

Claims Review Committee Letter – NA Exceeds Amount

Referred to City Council – September 25, 2018

Referred to Committee on General Services – October 8, 2018



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Michael Sdao
Date of Incident: January and February, 2018
Date: September 25, 2018

Attached is a Claim Form received by this office from Michael Sdao for \$2,537.00 due to Trash violations, 2nd notice and Red Tag Monitoring fees at 600 Jessop St.

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

1611

Claims Review Committee Form

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

NAME: MICHAEL SDAO DATE: 8-6-18
 MAILING ADDRESS: 4495 KINNABVILLE RD EMAIL: SDAO46@GMAIL.COM
 CITY: ONONDAGA STATE: MI ZIP CODE: 49264
 TELEPHONE: Home 517 331-3408 Work ()

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: 600 JESSOP ST. PARCEL NO. 33-01-01-33-286-001

DATE OF INCIDENT: _____ AMOUNT YOU WERE BILLED: \$3422.11

TOTAL AMOUNT YOU ARE CONTESTING: \$2537.00

TYPE OF ASSESSMENT: TAG MONITORING + 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 TRASH REMOVAL WAS DUE TO A PRIOR TENANT,
NOT ONLY HAS SHE (MELBA RUSSELL) ACCEPTED THIS
RESPONSIBILITY, BUT HAS ALSO CONTACTED YOUR
DEPARTMENT AND IS ON A PAYMENT PLAN TO
PAY THESE FINES OFF.

THANK YOU,

MICHAEL SDAO

A description of the claims review process is available on our website at: [http://www.lansingmi.gov/cityattorney/cityattnewforms&Documents/Claims Review Committee Form](http://www.lansingmi.gov/cityattorney/cityattnewforms&Documents/Claims%20Review%20Committee%20Form)

RECEIVED SEP 20 2018

DATE: 9/14/2018

PPN: 33-01-01-33-286-001
DATE SUBMITTED: 8/07/2018
ADDRESS OF VIOLATION: 600 Jessop Street
LISTED TAXPAYER OF RECORD: Sdao, Michael
OTHER TAXPAYER OF RECORD:
CLAIMANT: Sdao, Michael
CLAIMANT'S ADDRESS: 4495 Kinneville Road
Onondaga, MI 49264

1611

TYPE OF ACTIONS CONTESTED: Trash Removals
VIOLATION DATE: 1/04/2018 & 2/21/2018
NOTIFICATION DATE: 1/04/2018 & 2/21/2018
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$1,454.00 & \$708.00 + \$75.00
CONTRACTOR NAME - INVOICE NO. - DATE: 2nd notice fee
Crutcher 17-T054 1/25/2018
Crutcher 18-T058 3/06/2018
\$75.00 second notice
3/19/2018
AMOUNT OF CLAIM: \$2237.00

ADDITIONAL ACTIONS CONTESTED: Red Tag Monitoring Fee
VIOLATION DATE: \$300.00
NOTIFICATION DATE: 1st of each month (Jan & Feb) \$150.00 each
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$300.00
CONTRACTOR NAME - INVOICE NO. - DATE:
AMOUNT OF CLAIM:
MEMO DATE - INVOICE NO.:

\$2,537.00

HISTORY:

Trash Violation	Trash Violation	Trash Violation
1/04/2018	2/21/2018	3/19/2018

CITATIONS IN PREVIOUS YEAR:

Trash Violation	Failure to Comply	Lack of Certificate	Red Tagged
6/01/2017	6/16/2017	8/10/2017	9/25/2017 to Present
Trash Violation			
10/26/2017			

CLAIMANT'S CIRCUMSTANCES:

See Attached

CODE OFFICER'S NOTES: This property has been Red Tagged since September of 2017 but since that time it has received 4 trash violations. This property is not tagged due to the tenants it is tagged due to the claimant not completing the requested repairs to date not all of the repairs have been completed this office has been mailing the owner \$150.00 per month Red Tag Monitoring fee every month since January of 2018 and when those fees are not paid within 30 days they receive yet another notification of the \$7.50 late fee. All fines and fees are attached to the property not a person any agreement the claimant has with the previous tenant are between them. **This office does not set up payment arrangement with anyone tenant or owner if the assessments are not paid they are added onto the property taxes and this is what happened with these assessments.** There is currently an addition \$937.50 owing in assessments outside of taxes for this property for the monitoring fees. This office would also like to note this property has received 15 premise violations since 2015. Once of the violations the claimant was cited for was failing to register the property as a rental and yet during the course of the claim investigation it was found the owner has another unregistered rental property they have not registered with this office. This office would also like to note the property at 608 Denver (the owner's unregistered rental) has received 8 premise violations since 2016. **This office recommends denial of the claim as we cannot hold the tenant responsible for the repairs which resulted in the tag monitoring fees and we cannot hold the tenant responsible for the premise violations it is up to the claimant to seek reimbursement from the tenant.**

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

PROPERTY INFORMATION

Property Assessed To:
600 JESSOP L L C
4495 KINNEVILLE RD
ONONDAGA MI 49264-9765

Prop #: 33-01-01-33-286-001 School: 33020
Prop Addr: 600 JESSOP AVE LANSING

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"

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



Please detach along the dotted line. Keep the top portion.

Pay this tax to:
City of Lansing – Dept 3201
P.O. Box 30516
Lansing, MI 48909-8016



**Until the due date full payment may be made at any
MSU Federal Credit Union branch
visit MSUfcu.org/col for full details**

Property Addr:
600 JESSOP AVE

To:



600 JESSOP L L C
4495 KINNEVILLE RD
ONONDAGA MI 49264-9765

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

TAX DETAIL

Taxable Value: 17461
State Equalized Value: 18600
PRE/MBT %: 0.0000

Class: 401
RESIDENTIAL

DESCRIPTION	MILLAGE	AMOUNT
LANSING OPER	19.44000	\$339.44
LANSING DEBT	0.26000	\$4.53
LANS COM COLLEGE	3.80720	\$66.47
LANSING SCH DEBT	4.60000	\$80.32
LANSING SCH OPER	17.90280	\$312.60
INGHAM INTERMED	4.70620	\$82.17
STATE EDUCATION	6.00000	\$104.76
INGHAM CNTY SUM	6.80000	\$118.73
TAG MONITORING		\$300.00
FALSE ALARM FEES		\$15.00
TRASH REMOVAL		\$2,237.00

Total Tax	\$3,661.02
Administration Fee	\$11.09

TOTAL AMOUNT DUE \$3,672.11

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.: 08/31/2018

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

Summer 2018

Tax for Prop #: 33-01-01-33-286-001

Make Check Payable To: LANSING CITY TREASURER

TOTAL AMOUNT DUE: \$3,672.11

Amount Remitted:

[illegible]

4071212018330101332860010003672111



IMG_1476

09/25/2017 15:57

wallen

600







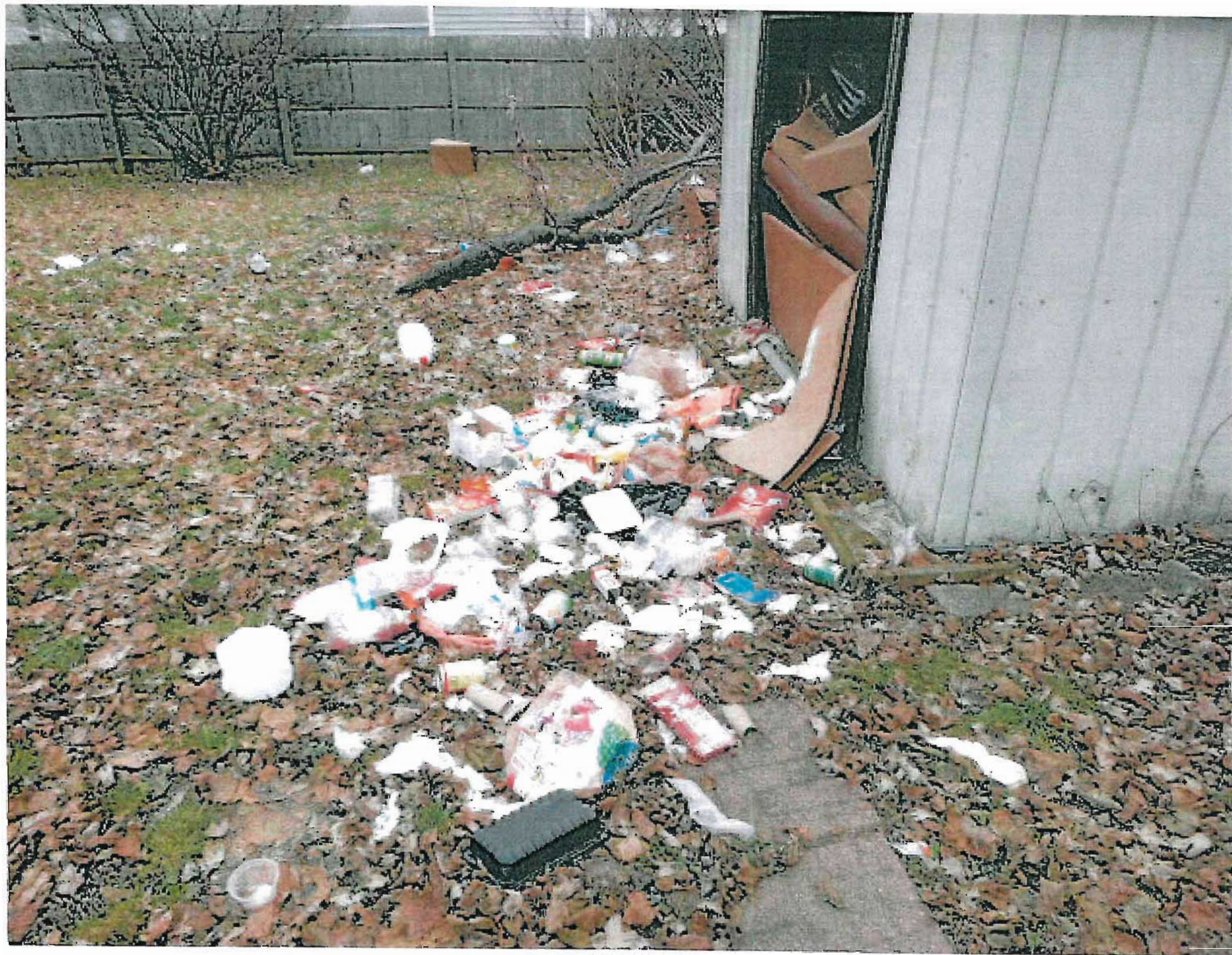






























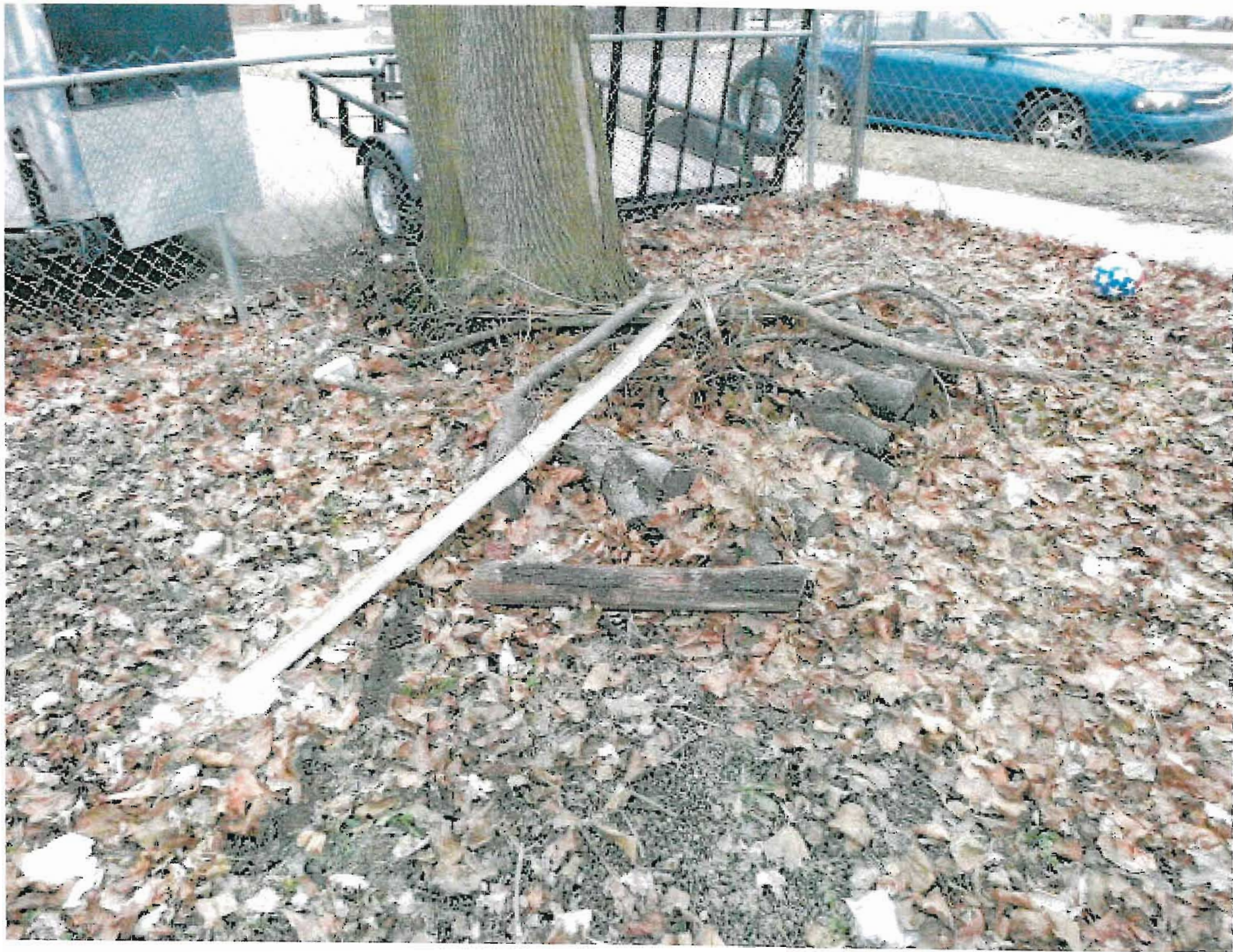






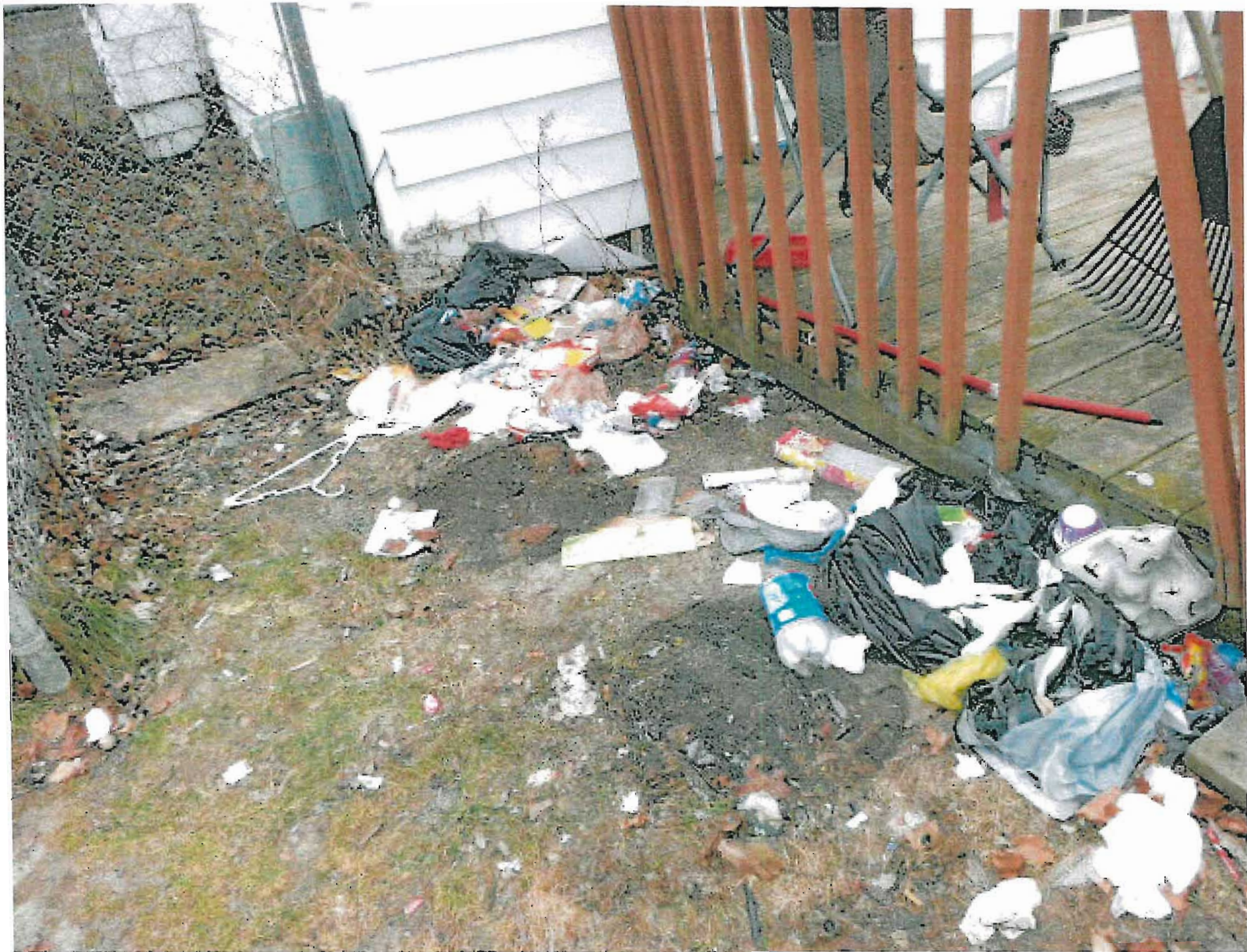


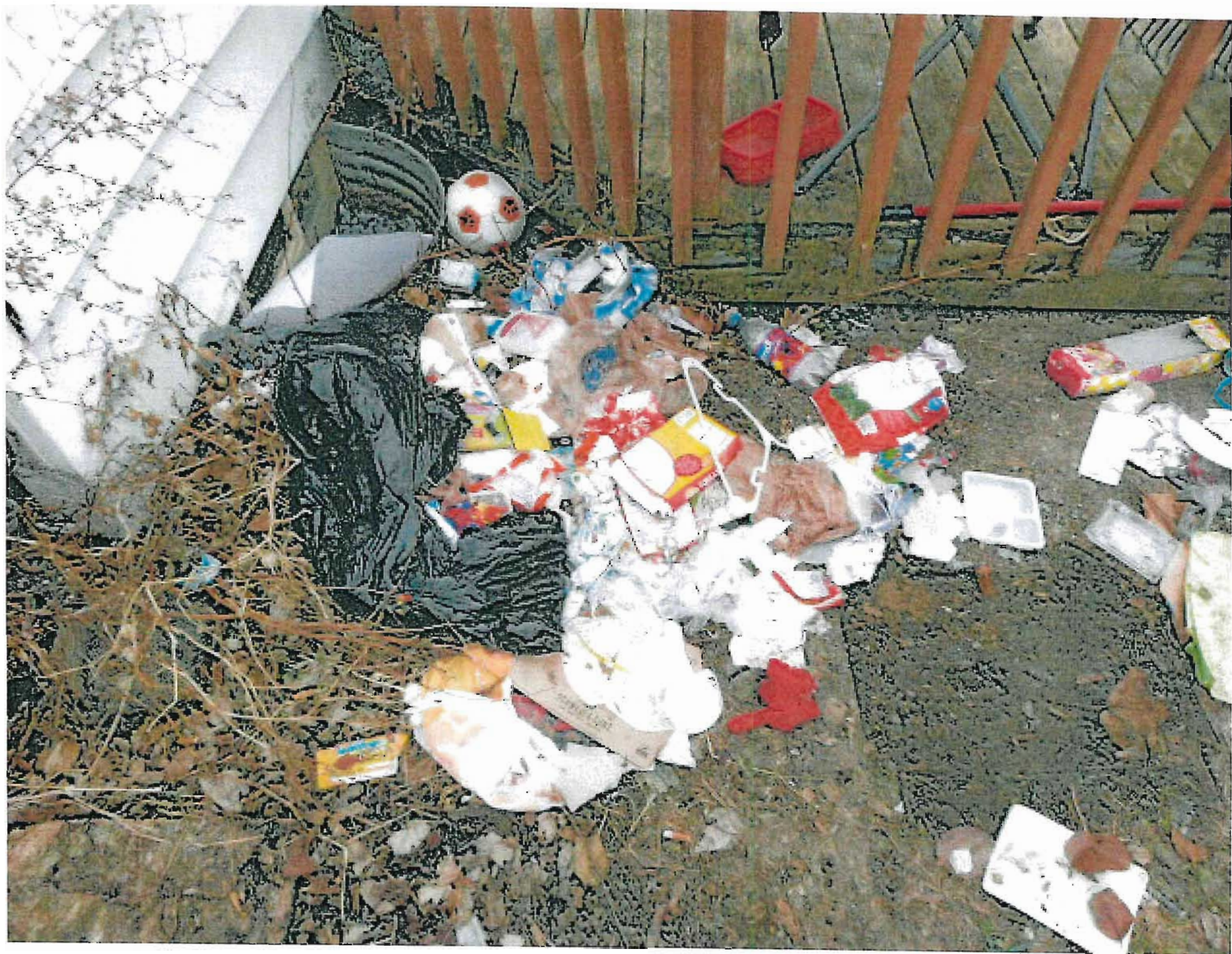


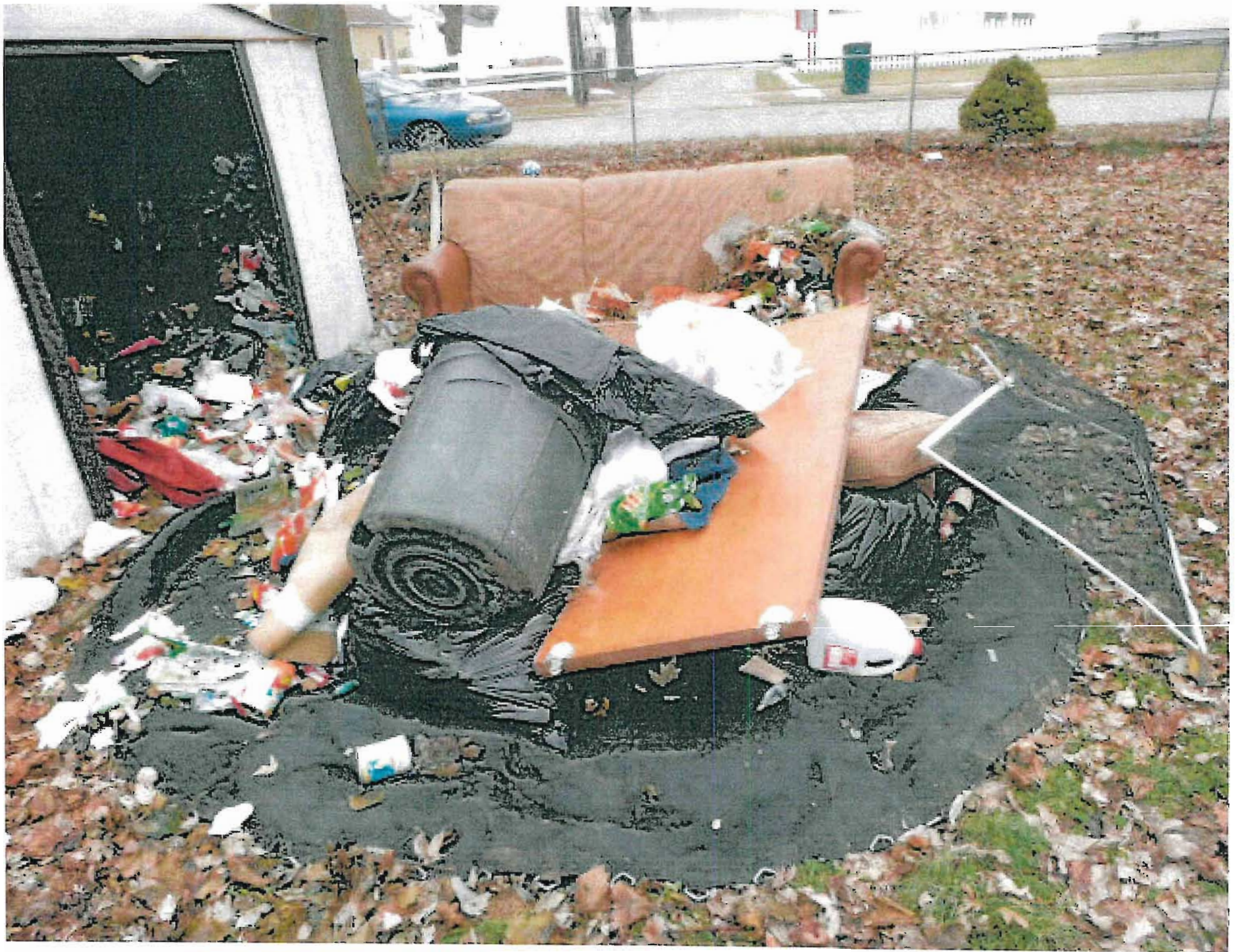


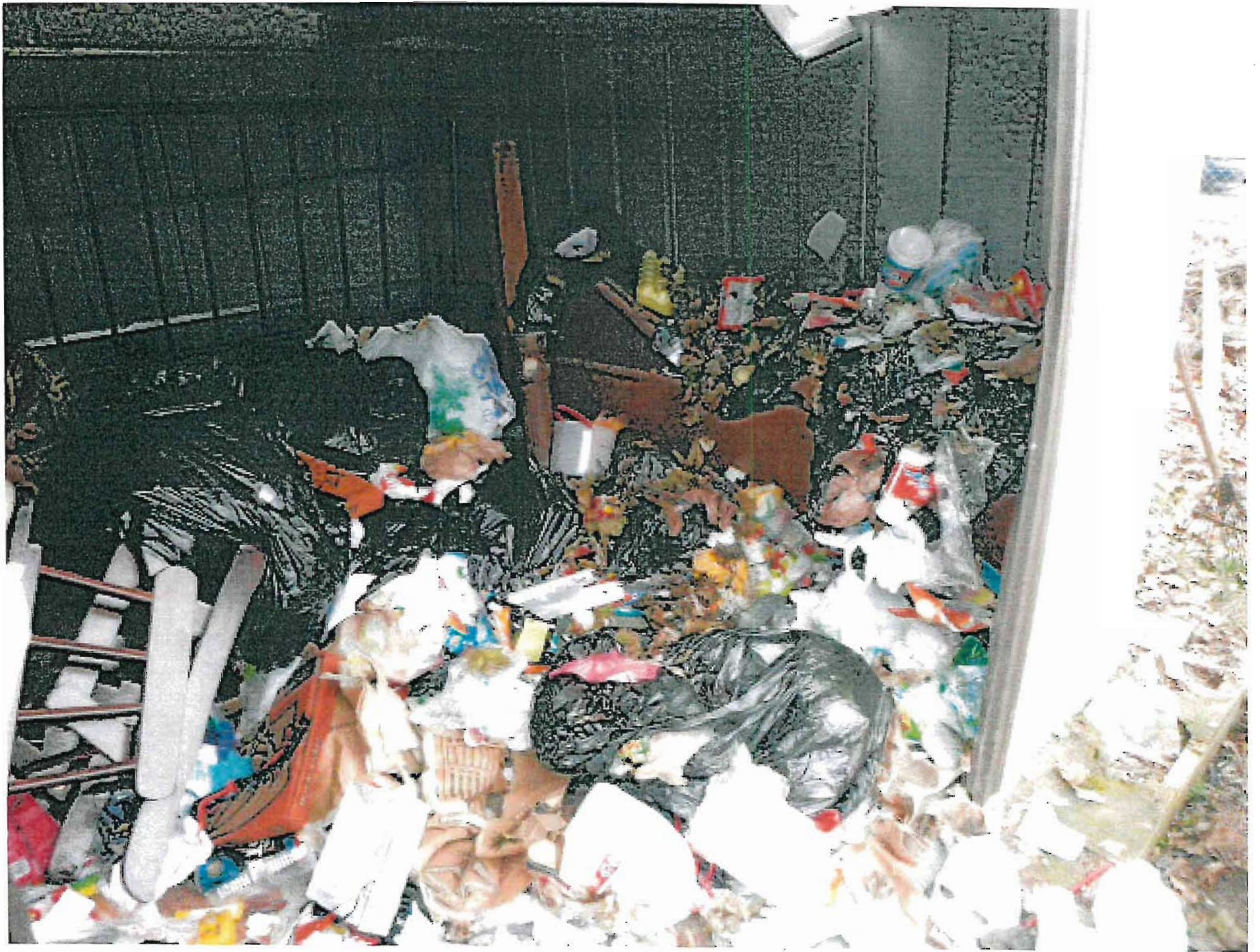






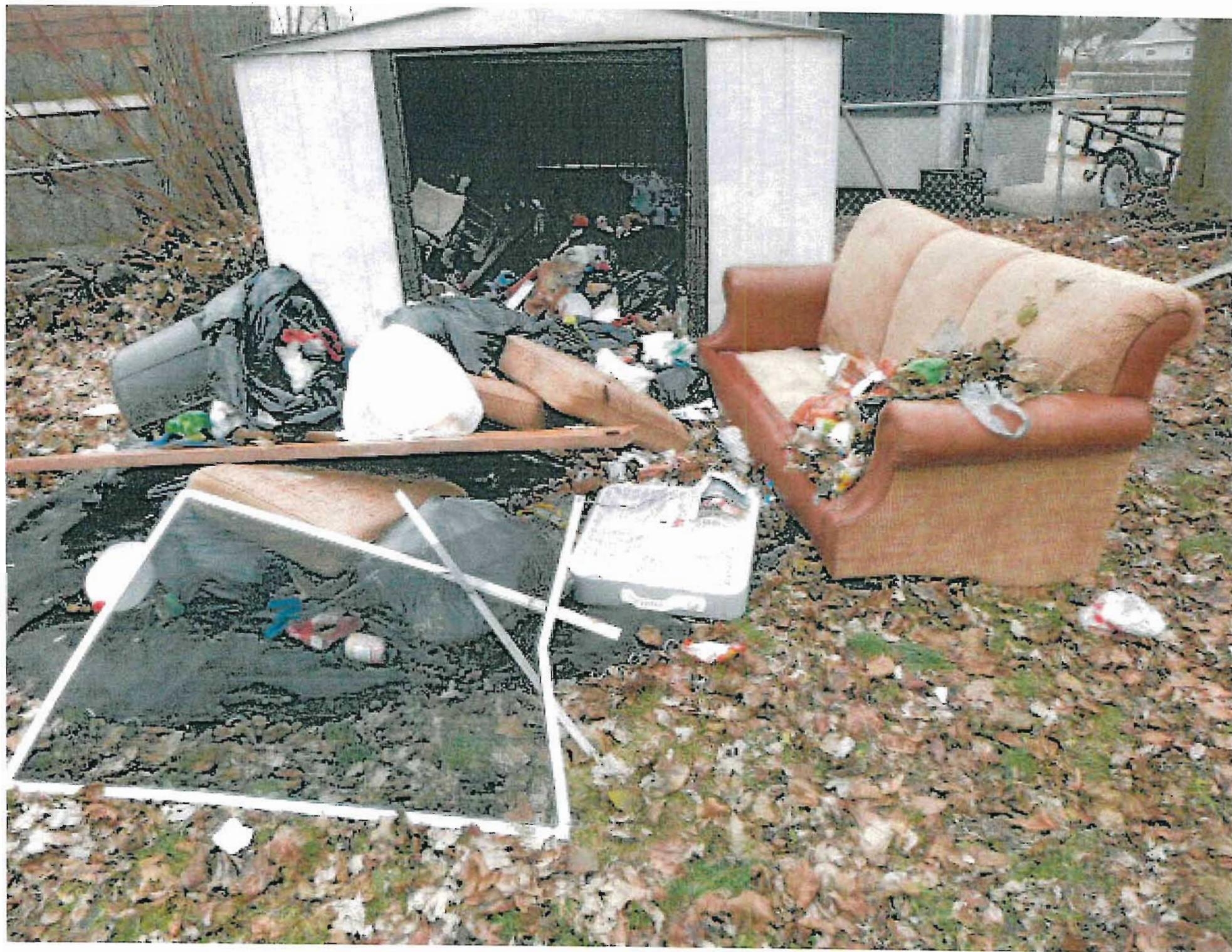
















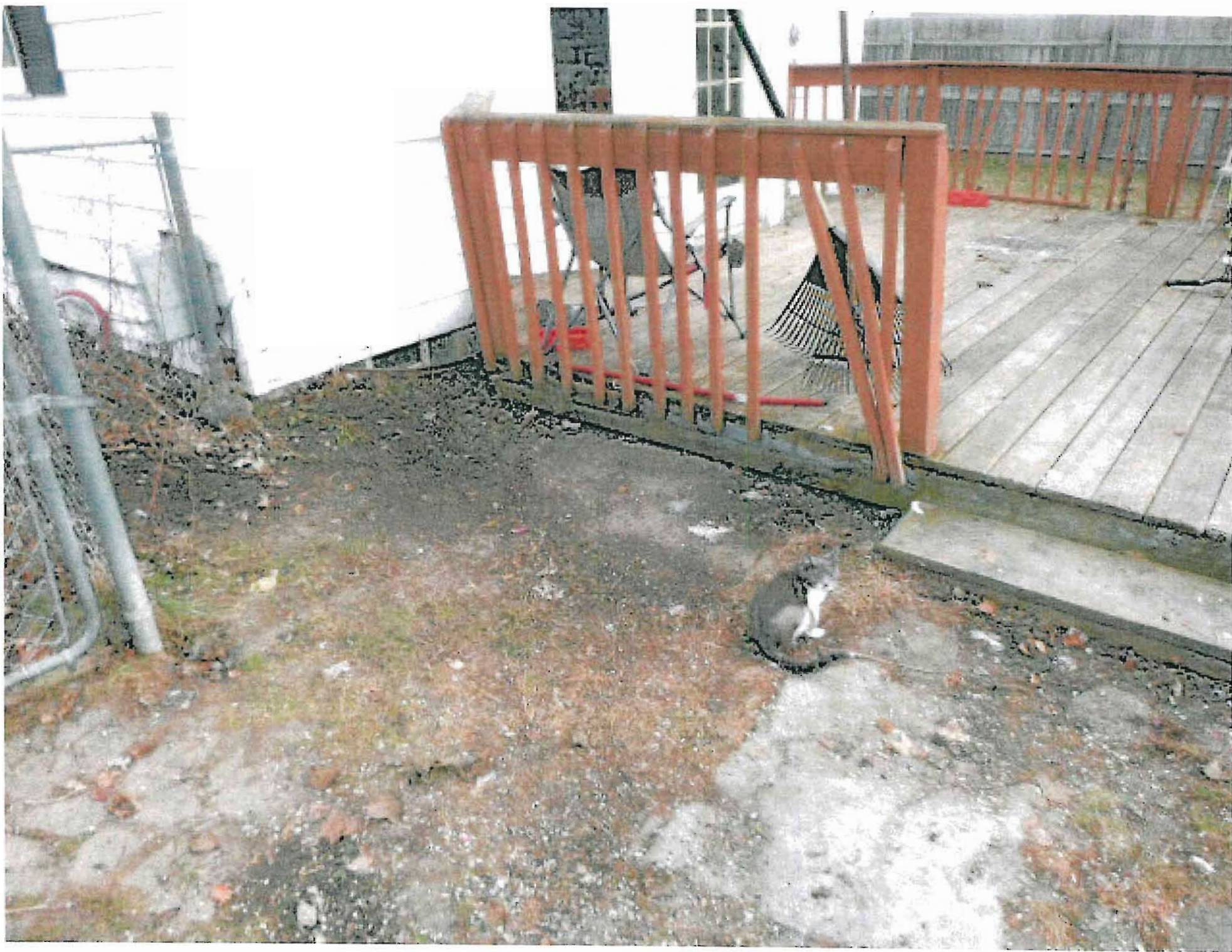




















CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00106936

Date: 01/31/2018

Record: E18-00031

600 JESSOP L L C

4495 KINNEVILLE RD

ONONDAGA, MI 49264

TOTAL AMOUNT DUE**\$1,454.00**

Item Category	Item Description	Amount Due
Code Compliance	Trash - Admin Fee	\$265.00
Code Compliance	Trash - Contractor Charge	\$1,189.00
Total Amount Due		\$1,454.00

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 # 1483
DATE 01/28/2018

PROPERTY ADDRESS
600 Jessop AVE

PARCEL NUMBER
33-01-01-33-286-001

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	4	150.00	600.00
city:add cy any after 3	7	22.00	154.00
city:class 2 construction material after 3	10	26.00	260.00

1/25/18
20 yards
Submitted by Jacob odom

BALANCE DUE

\$1,189.00



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

600 JESSOP L L C
4495 KINNEVILLE RD
ONONDAGA, MI 49264

Violation Date: 01/04/2018
Violation Location: 600 JESSOP AVE
Parcel No: 33-01-01-33-286-001
Compliance Due Date: January 11, 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: *Trash found in bags/boxes*

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

INSPECTOR COMMENTS: *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.

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

"Equal Opportunity Employer"

Taxpayer's Copy



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

600 JESSOP L L C
4495 KINNEVILLE RD
ONONDAGA, MI 49264

Violation Date: 03/19/2018
Violation Location: 600 JESSOP AVE
Parcel No: 33-01-01-33-286-001
Compliance Due Date: March 26, 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: Deteriorated furniture

Violation: Deteriorated electronic equipment

Violation: Clothing/Cloth Products

Violation: Trash found in bags/boxes

INSPECTOR COMMENTS: *between the curb and side walk.*

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



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
600 JESSOP AVE
LANSING, MI 48910

Violation Date: 03/19/2018
Violation Location: 600 JESSOP AVE
Parcel No: 33-01-01-33-286-001
Compliance Due Date: March 26, 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: Deteriorated furniture

Violation: Deteriorated electronic equipment

Violation: Clothing/Cloth Products

Violation: Trash found in bags/boxes

INSPECTOR COMMENTS: *between the curb and side walk.*

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

CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Invoice No.: 00109111

Date: 03/19/2018

Record: E18-01463

600 JESSOP L L C

4495 KINNEVILLE RD

ONONDAGA, MI 49264

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 Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: March 17, 2017

Rental Inspection Sign and Return Notice

SDAO MICHAEL J
4495 KINNEVILLE RD
Onondaga, MI 49264

Inspection Type: Rental
Inspection Date: 03/16/2017
Compliance Due Date: 04/15/2017

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

Violation Location: 600 JESSOP AVE
Parcel No: 33-01-01-33-286-001

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *New wiring at service panel.*

Sec 504.1 Plumbing permit required for new water heater and waste piping at basement.

INSPECTOR COMMENTS: *Bring all plumbing up to code with permit.*

Sec 603.1 Furnace: 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.

Sec 603.1 Furnace lacks a clean filter.

AREA: Exterior

Sec 604.3 Light fixture is loose - damaged - inoperable at east side of dwelling.

AREA: First Floor

Section 304.15 Gaps around - at bottom of rear entrance door.

Sec 304.15 Loose closet door at kitchen.

Sec 704.1 Hardwired smoke detector is inoperable/missing outside bedroom.

INSPECTOR COMMENTS: Hardwired smoke detector is required at this area.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: Lacking 5 year minimum battery at smoke detector inside bedroom.

AREA: Second Floor

Sec 704.1 Lack of hardwired smoke detector with a back up battery. Install properly functioning smoke detector per manufacture specifications.

INSPECTOR COMMENTS: Hardwired smoke detector is inoperable/missing inside and outside bedroom.

Sec 404.4.5 Sleeping in south room does not meet code. lacks an appropriate window or exterior door approved for emergency egress or rescue which is operable from the inside to provide a full clear opening without the use of separate tools. (Existing egress or rescue windows must have a minimum net clear opening of five square feet, with a minimum net clear opening height dimension of twenty-two inches and a maximum sill height of forty-eight inches.) The use of this area as a sleeping room must be authorized by the Building Board of Appeals.

INSPECTOR COMMENTS: You can not travel through a bedroom to get to a bedroom.

Sec 307.1 Guardrail is missing at top of stairs.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has 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 and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 600 JESSOP AVE

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.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: 600 JESSOP L L C, 4495 KINNEVILLE RD, ONONDAGA, MI 49264



Mayor Virg Bernero

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

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

Notice Printed: March 17, 2017

Rental Inspection Sign and Return Notice

600 JESSOP L L C
4495 KINNEVILLE RD
ONONDAGA, MI 49264

Inspection Type: Rental
Inspection Date: 03/16/2017
Compliance Due Date: 04/15/2017

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

Violation Location:	600 JESSOP AVE
Parcel No:	33-01-01-33-286-001

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 605.1 Permit for electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. The Building Safety Office, ph. 483-4355.

INSPECTOR COMMENTS: *New wiring at service panel.*

Sec 504.1 Plumbing permit required for new water heater and waste piping at basement.

INSPECTOR COMMENTS: *Bring all plumbing up to code with permit.*

Sec 603.1 Furnace: 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.

Sec 603.1 Furnace lacks a clean filter.

AREA: Exterior

Sec 604.3 Light fixture is loose - damaged - inoperable at east side of dwelling.

AREA: First Floor

Section 304.15 Gaps around - at bottom of rear entrance door.

Sec 304.15 Loose closet door at kitchen.

Sec 704.1 Hardwired smoke detector is inoperable/missing outside bedroom.

INSPECTOR COMMENTS: Hardwired smoke detector is required at this area.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: Lacking 5 year minimum battery at smoke detector inside bedroom.

AREA: Second Floor

Sec 704.1 Lack of hardwired smoke detector with a back up battery. Install properly functioning smoke detector per manufacture specifications.

INSPECTOR COMMENTS: Hardwired smoke detector is inoperable/missing inside and outside bedroom.

Sec 404.4.5 Sleeping in south room does not meet code. lacks an appropriate window or exterior door approved for emergency egress or rescue which is operable from the inside to provide a full clear opening without the use of separate tools. (Existing egress or recuse windows must have a minimum net clear opening of five square feet, with a minimum net clear opening height dimension of twenty-two inches and a maximum sill height of forty-eight inches.) The use of this area as a sleeping room must be authorized by the Building Board of Appeals.

INSPECTOR COMMENTS: You can not travel through a bedroom to get to a bedroom.

Sec 307.1 Guardrail is missing at top of stairs.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has 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 and may result in the property being vacated by this office.

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 600 JESSOP AVE

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.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of **8-9** - AM or **12-1** - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: 600 JESSOP L L C, 4495 KINNEVILLE RD, ONONDAGA, MI 49264



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

Notice Printed: 09/25/2017

Unsafe and Dangerous Correction Notice

Inspection Type:	Safety
Inspection Date:	09/25/2017
Compliance Due Date:	10/25/2017

SDAO MICHAEL J
4495 KINNEVILLE RD
Onondaga, MI 49264

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

Violation Location:	600 JESSOP AVE
Parcel No:	33-01-01-33-286-001

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 1460.45 The registered owner or registered agent has failed to comply with the required certification inspection report, therefore this property lacks a valid certificate of compliance.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

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.**

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.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Walter Allen walter.allen@lansingmi.gov

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As specified by section 107- Notices and Orders - a copy of this violation was sent to:
Taxpayer of Record: 600 JESSOP L L C, 4495 KINNEVILLE RD, ONONDAGA, MI 49264



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

RECEIPT NUMBER

00105216

Paid By

600 JESSOP L L C

4495 KINNEVILLE RD

ONONDAGA, MI 49264

10/15/2018

Type	Record	Address	Category	Description	Amount
Enforcement	E17-10089	600 JESSOP AVE	Code Compliance	Tag Monitoring Fee - Res	\$ 150.00
Enforcement	E17-10089	600 JESSOP AVE	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

00105386

Paid By

600 JESSOP L L C

4495 KINNEVILLE RD

ONONDAGA, MI 49264

10/15/2018

Type	Record	Address	Category	Description	Amount
Enforcement	E17-10089	600 JESSOP AVE	Code Compliance	Tag Monitoring Fee - Res	\$ 150.00
Enforcement	E17-10089	600 JESSOP AVE	Code Compliance	Penalty Fee - 30 Days Over	\$ 7.50

Total \$ 157.50

Cash

Check

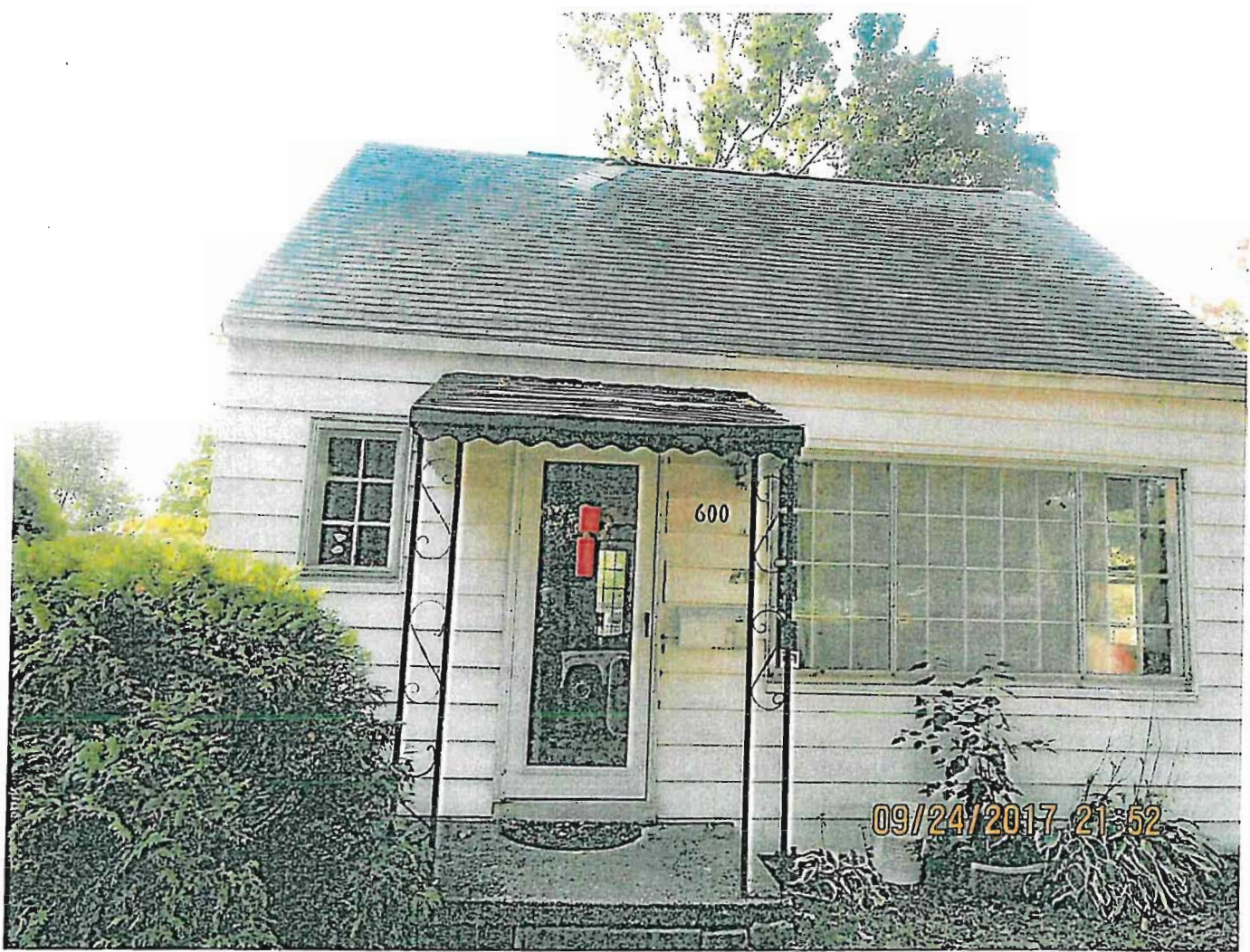
Credit

Transferred \$ 157.50

Tendered \$ 0.00

Change \$ 0.00

To Overpayment \$ 0.00



600 JESSOP AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-33-286-001



Item 1 of 3 1 Image / 2 Sketches

Property Owner: 600 JESSOP L L C

Summary Information

- > Residential Building Summary

- Year Built: 1941

- Full Baths: 1

- Sq. Feet: 802

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.147
- > Assessed Value: \$18,600 | Taxable Value: \$17,461

> 1 Special Assessment found

> Property Tax information found
- > 22 Building Department records found

Owner and Taxpayer Information

Owner	600 JESSOP L L C 4495 KINNEVILLE RD ONONDAGA, MI 49264	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$18,600
MAP #	P -1820 -0227	Taxable Value	\$17,461
TOP TEN	Not Available	State Equalized Value	\$18,600
NEW PERMITS	Not Available	Date of Last Name Change	05/19/2014
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 04/09/2003

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

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$18,300	\$18,300	\$17,102
2016	\$17,600	\$17,600	\$16,950
2015	\$16,900	\$16,900	\$16,900

Land Information

Zoning Code	Not Available	Total Acres	0.147
Land Value	\$10,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	56A	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	61.15 ft	105.00 ft
Total Frontage: 61.15 ft		Average Depth: 105.00 ft

Legal Description

LOT 180 MAPLE HILL

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
04/08/2014	\$28,000.00	WD	ALLEN HOMER & LYKESHA	600 JESSOP L L C	CONV	2014 015415
07/03/2012	\$12,000.00	QC	EH POOLED 112 L P	ALLEN HOMER & LYKESHA	CASH/CONV-NOT USED	2012 031823
01/24/2012	\$5,603.00	QC	WELLS FARGO BANK NA/OCWEN	EH POOLED 112 L P	1ST SALE AFTER BANK	2012010431
10/27/2011	\$37,800.00	SD	HOYLAND JASON/ SHERIFF'S SALE	WELLS FARGO BANK N A	OTHER	2011 039652
04/09/2003	\$60,000.00	WD	BEYER ALISA RENAE	HOYLAND JASON	CASH	L3027-P1201

Building Information - 802 sq ft 1 1/4 STY (Residential)

General

Floor Area	802 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	0 sq ft	Basement Area	0 sq ft
Foundation Size	680 sq ft		
Year Built	1941	Year Remodeled	1956
Occupancy	Single Family	Class	D
Effective Age	62 yrs	Tri-Level	No
Percent Complete	100%	Heat	Wall/Floor Furnace
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	<i>Not Available</i>
1st Floor Rooms	0	Sewer	<i>Not Available</i>
2nd Floor Rooms	0	Style	1 1/4 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1.25 Story	Slab	Siding	440 sq ft	1.25 Story
1 Story	Slab	Siding	240 sq ft	1 Story

Area Detail - Overhangs

Area	Story Height	Exterior	Included in Size for Rates
12 sq ft	1 Story	Siding	1

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	24 sq ft	Foundation	Standard
WPP	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 #1608

207 Astor Avenue

\$7050.00

Incident Date (per claim application) – July 5th or 6th, 2018

Incident Date (per Code Report) – June 25, 2018

Taxes – Not yet added to tax bill

Filed Claim – July 31, 2018

Claims Review Committee Hearing – NA Exceeds Amount

Claims Review Committee Letter – NA Exceeds Amount

Referred to City Council – September 21, 2018

Referred to Committee on General Services – October 8, 2018



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: LYNNE PUENTE, Code Compliance
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Trisha Passini
Date of Incident: July 5-6, 2018
Date: July 31, 2018

Attached is a Claim Form received by this office from Trisha Passini for \$7,050.00 due to a Trash Violation at 207 Astor Ave.

Please have the history of this incident investigated and compile all records, data, back up information, and the like and return to me so that Lisa Hagen can review the information and make a determination as to whether the City is liable or not.

Thank you for your assistance.

/vmk
Attachments



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Trisha Passini
Date of Incident: July 12, 2018
Date: September 21, 2018

Attached is a Claim Form received by this office from Trisha Passini for \$7,050.50 due to Trash, violations at 5818 Hughes Road.

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

RECEIVED JUL 31 2018

City of Lansing

OFFICE OF THE CITY ATTORNEY



1608

Claims Review Committee Form

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

NAME: TRISHA PASSINI DATE: 31-july-2018
MAILING ADDRESS: 1657 BERKLEY DR EMAIL: _____
CITY: HOLT STATE: MI ZIP CODE: 48842
TELEPHONE: Home (517) 712-8057 Work () _____

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: 207 ASTOR AVE PARCEL NO. _____
DATE OF INCIDENT: 5-6-july-2018 AMOUNT YOU WERE BILLED: 7,050.50.00
TOTAL AMOUNT YOU ARE CONTESTING: 7,050.00
TYPE OF ASSESMENT: _____

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

WAS OUT OF TOWN GOT HOME CALLED INSPECTOR, SAID WAS TOO LATE,
CONTRACTORS WERE THERE 3 DAYS WHICH I WAS THERE 2 OF THEM
HELPING THEM. DONT BELIEVE THAT THERE IS 7,050.00
WORTH OF WORK DONE.

A description of the claims review process is available on our website at: <http://www.lansingmi.gov/Government/City Attorney/Forms & Documents/Claims Review Committee Form>

RECEIVED SEP 20 2018

DATE: 9/13/2018

PPN: 33-01-01-28-336-221
DATE SUBMITTED: 7/31/2018
ADDRESS OF VIOLATION: 207 Astor Avenue
LISTED TAXPAYER OF RECORD: Passini, Trisha
OTHER TAXPAYER OF RECORD:
CLAIMANT: Passini, Trisha
CLAIMANT'S ADDRESS: 1657 Berkley Drive
Holt, MI 48842

1608

TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 6/25/2018
NOTIFICATION DATE: 6/25/2018
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$7,050.50
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher T-076 7/12/2018
AMOUNT OF CLAIM: \$7,050.50

ADDITIONAL ACTIONS CONTESTED:

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

HISTORY:	Grass Violation 6/25/2018	Trash Violation 6/25/2018
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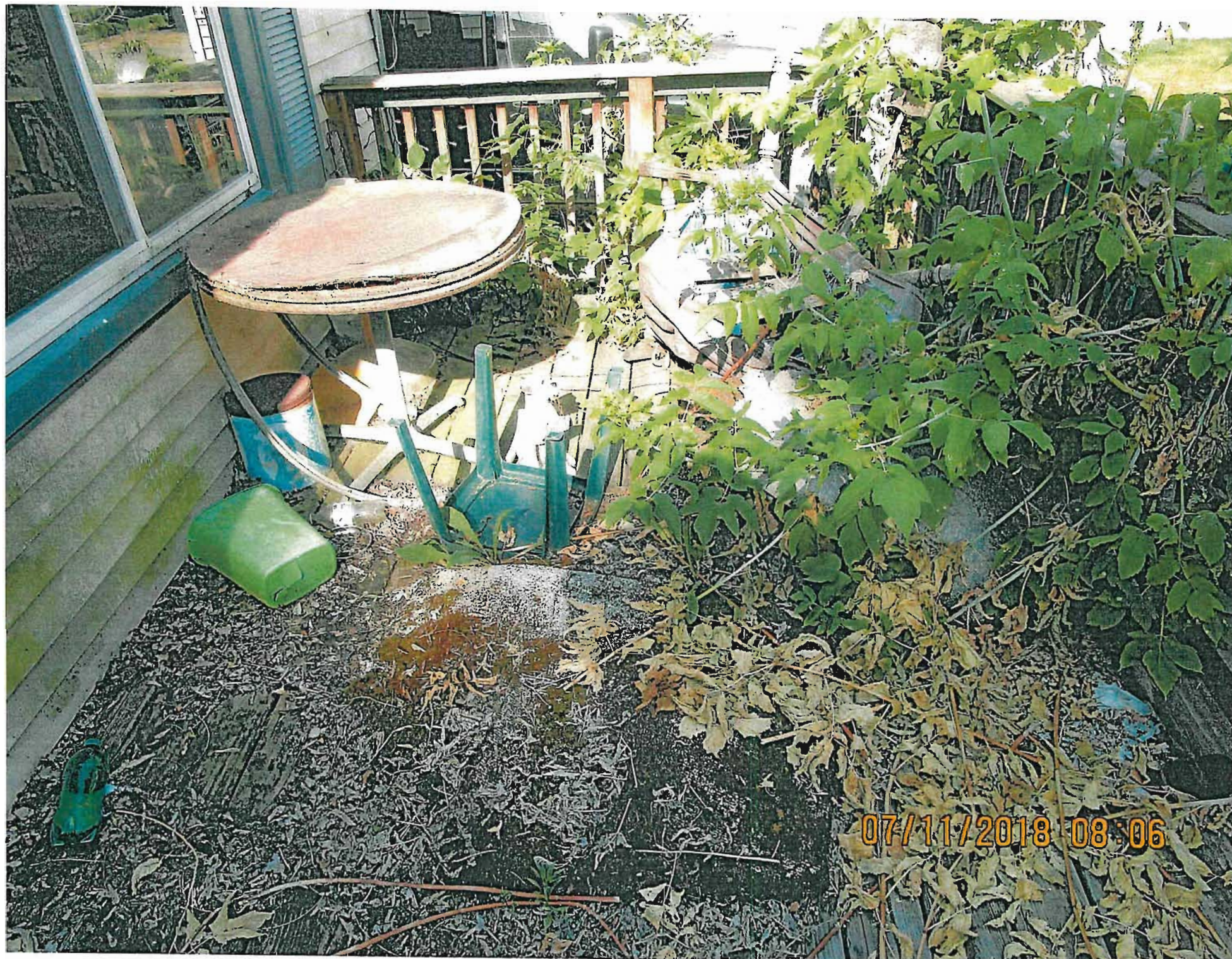
CITATIONS IN PREVIOUS YEAR:

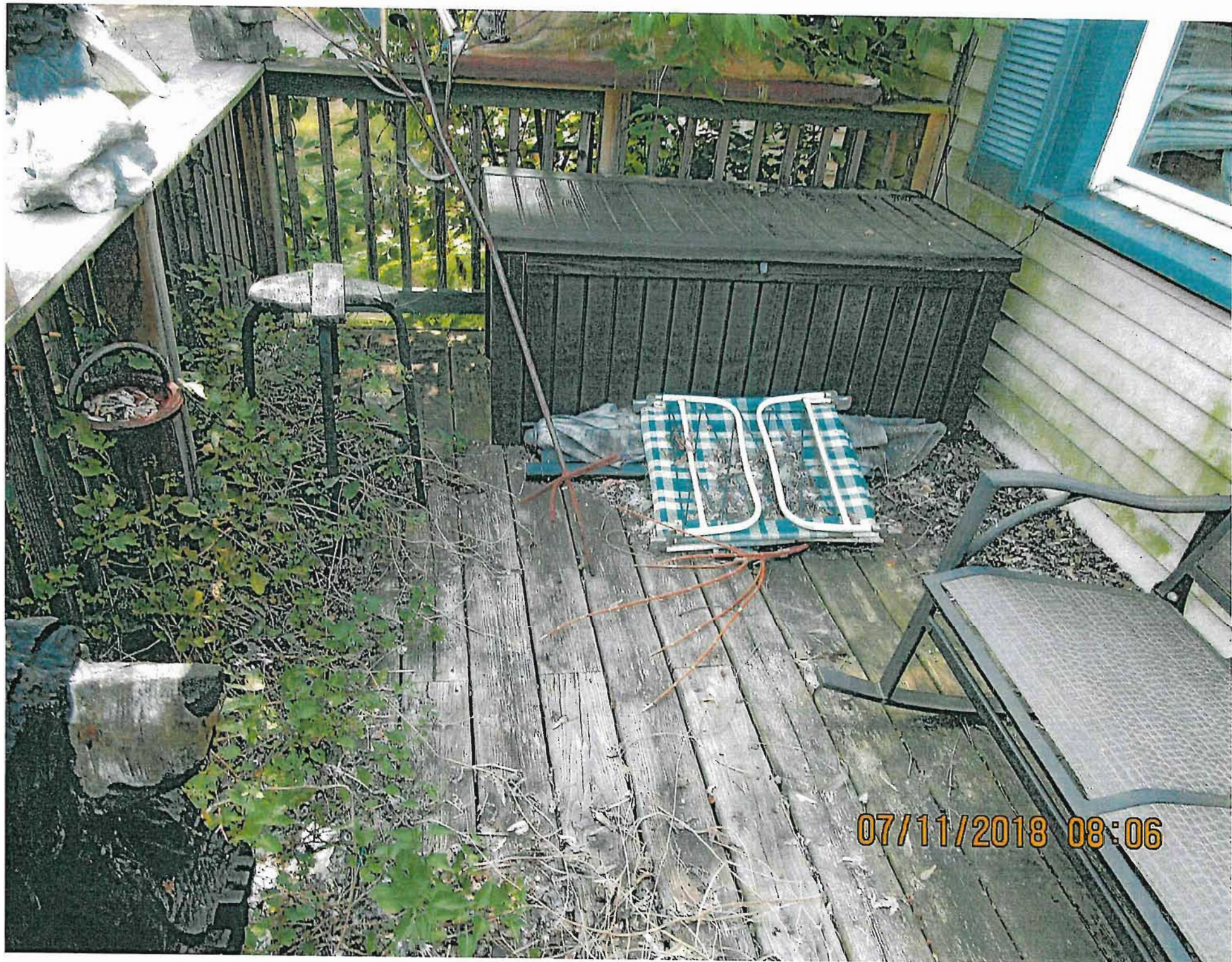
CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash and a grass violation on 6/25/2018 both had a compliance due date of 6/30/2018. The property was rechecked on 7/10/2018 the grass had been mowed but the trash remained. The contractor arrived on 7/12/2018 and due to the large amount of debris it took 3 days for the contractor to remove all of the debris. The contractor noted on their invoice that the owner was present on day two and three of the cleanup and had added more debris to the property than what was there the day prior. Pictures indicate the contractor and the officer followed proper procedures, this office recommends denial of the claim.



07/11/2018 08:06







07/11/2018 08:07



07/11/2018 08:08





07/11/2018 08:10



07/11/2018 08:12



07/11/2018 08:12

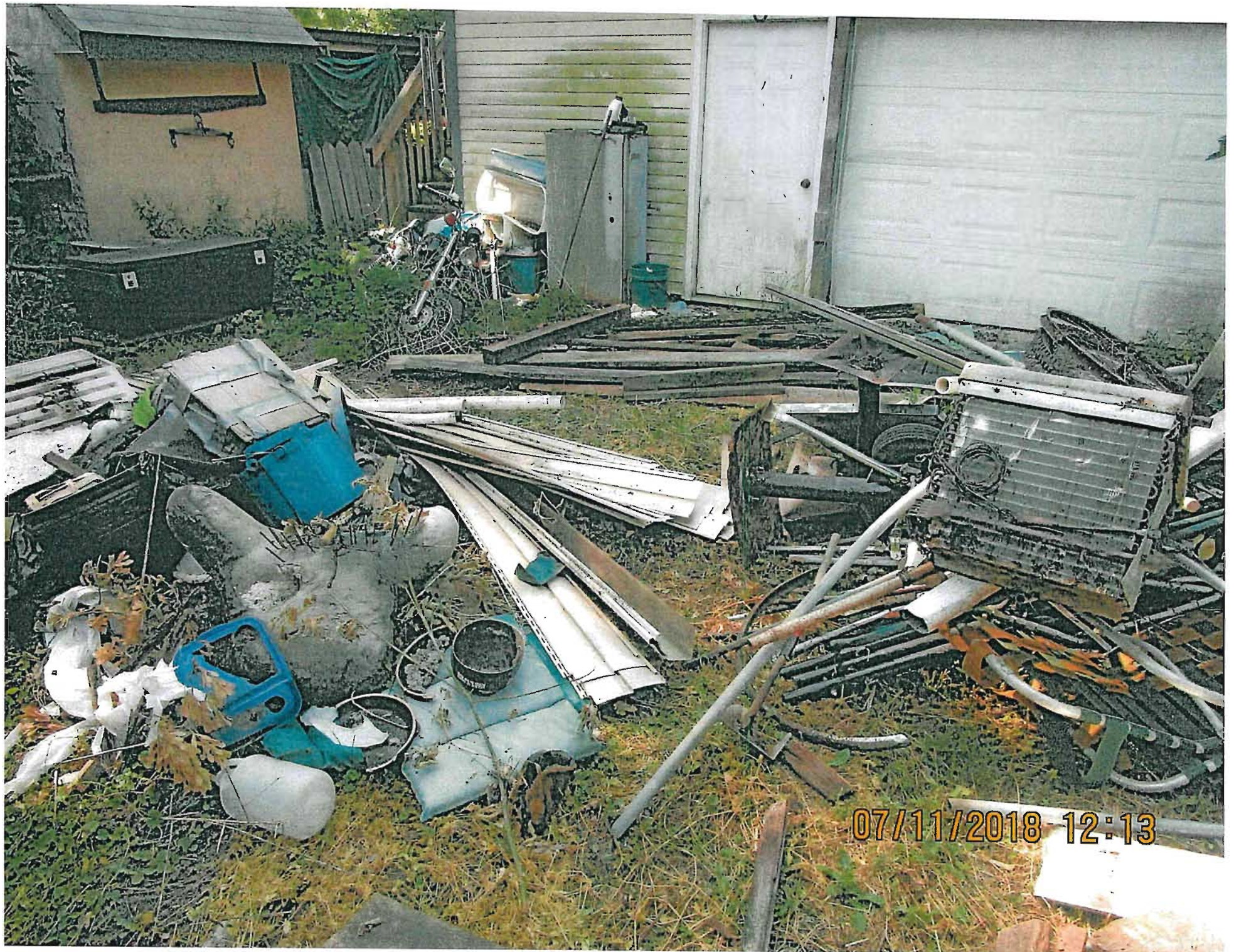




07/11/2018 08:13



07/11/2018 12:12





07/11/2018 12:14







07/11/2018 12:19





07/11/2018 16:15

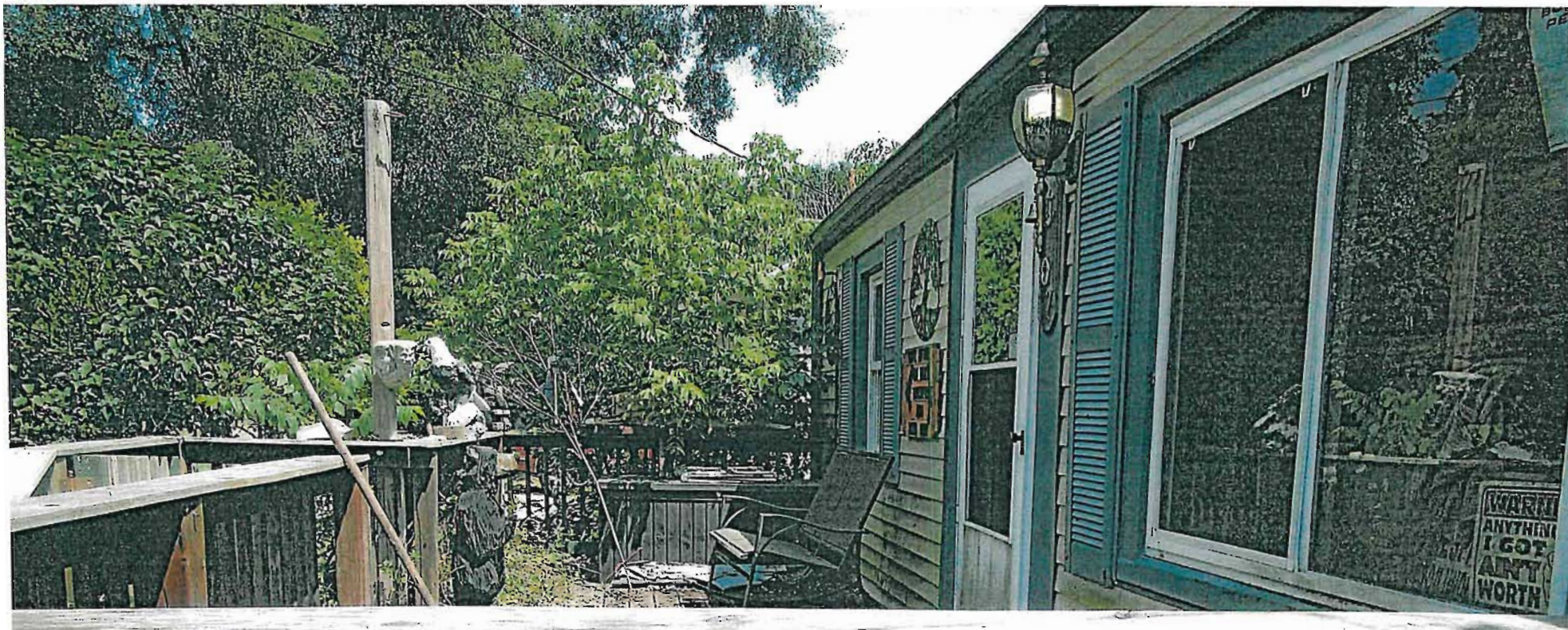






07/11/2018 16:15







07/11/2018 23:35



07/11/2018 23:36





07/11/2018 23:36





07/11/2018 23:37







07/11/2018 23:37











07/12/2018 08:10



07/12/2018 08:10



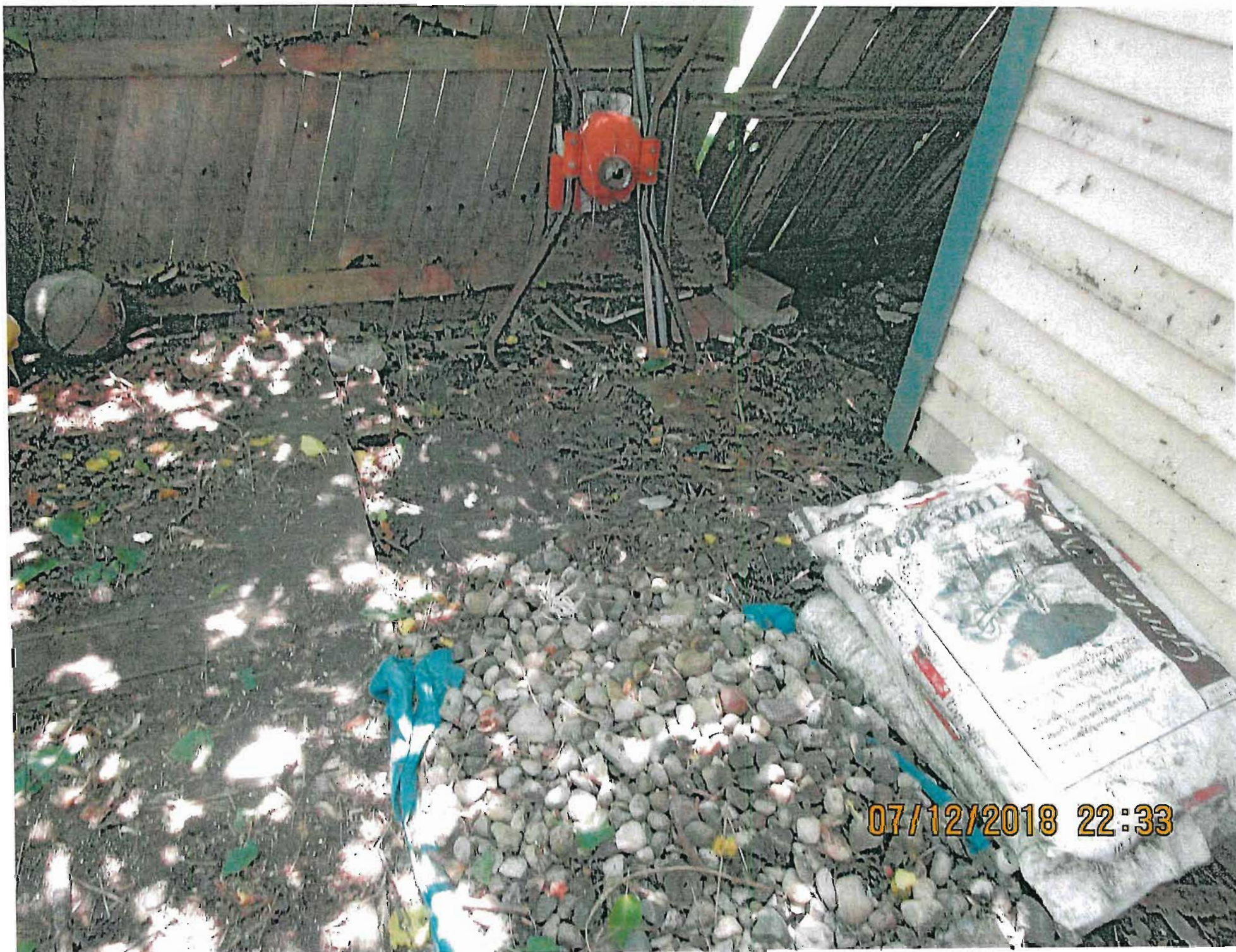


07/12/2018 08:12





07/12/2018 22:32





07/12/2018 22:33



07/12/2018 22:34







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: 07/18/2018
Due Date: 08/17/2018
Pay Invoice In Full



PASSINI JAMES & TRISHA L
1657 BERKLEY DR
HOLT MI 48842

Inv Number: 00116844
Parcel: 33-01-01-28-336-221
Address: 207 ASTOR AVE

Parcel: 33-01-01-28-336-221

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00116844		E18-05303	207 ASTOR AVE	\$7,050.50
Fee Details:				Balance
Quantity	Description			
1.000	Trash - Admin Fee			\$ 265.00
6785.500	Trash - Contractor Charge			\$ 6,785.50
Total Amount Due				\$ 7,050.50

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
ericsrefuse@hotmail.com

INVOICE

BILL TO

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

INVOICE # 2003

DATE 07/16/2018

PROPERTY ADDRESS

207 Astor AVE

PARCEL NUMBER

33-01-01-28-336-221

ACTIVITY	QTY	RATE	AMOUNT
city:1hour 3 yards	1	175.00	175.00
first hour and 3 cubic yards			
city:add hours	30	150.00	4,500.00
any hours after 1			
city:add cy	65	22.00	1,430.00
any after 3			
city:class 2	22	26.00	572.00
construction material after 3			
city:tire	7	5.50	38.50
tire removal			
city:appliance	2	35.00	70.00
freon removal			

7/12/18

90 yards

Walter Allen

We started cleaning up the back yard until the neighbors called and the owner showed up. She was nice but Walter had to come out and explain what was happening. We cleaned up the entire back yard and back porch. There was section in the back behind the shed which was also filled up. On day 2 she made a pile for us in the middle of the backyard to help us out but we think she threw more stuff from out of her house. It also was a good walk from the back to the trucks and there also was a big truck in the driveway so we had to be careful walking past it.

BALANCE DUE

\$6,785.50



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

PASSINI JAMES & TRISHA L
1657 BERKLEY DR
HOLT, MI 48842

Violation Date: 06/25/2018
Violation Location: 207 ASTOR AVE
Parcel No: 33-01-01-28-336-221
Compliance Due Date: June 30, 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.

AREA: ENTIRE YARD including porches
Violation: Barrel/Bucket/Crate debris

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated building materials

Violation: Deteriorated electronic equipment

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Shingle debris

Violation: Indoor type furniture in the outdoors

Violation: Motor vehicle parts debris

Violation: Plastic Container(s) debris

Violation: Junk tire debris

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

Violation: Trash found in bags/boxes/barrels

Violation: Garbage

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: Walter Allen (517) 483 4335 walter.allen@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



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
207 ASTOR AVE
LANSING, MI 48910

Violation Date: 06/25/2018
Violation Location: 207 ASTOR AVE
Parcel No: 33-01-01-28-336-221
Compliance Due Date: June 30, 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.

AREA: ENTIRE YARD including porches
Violation: Barrel/Bucket/Crate debris

Violation: Brush & Tree Limb debris

Violation: Carpeting/Carpet Padding debris

Violation: Deteriorated building materials

Violation: Deteriorated electronic equipment

Violation: Deteriorated furniture

Violation: Deteriorated Lumber

Violation: Deteriorated metal product

Violation: Shingle debris

Violation: Indoor type furniture in the outdoors

Violation: Motor vehicle parts debris

Violation: Plastic Container(s) debris

Violation: Junk tire debris

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

Violation: Trash found in bags/boxes/barrels

Violation: Garbage

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: Walter Allen (517) 483 4335 walter.allen@lansingmi.gov

"Equal Opportunity Employer"

Taxpayer's Copy



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 Authorization Form

Submitted to: Eric Crutcher on 07/10/2018

TAXPAYER: PASSINI JAMES & TRISHA L, 1657 BERKLEY DR HOLT, MI 48842

Location of Work:

Enf Num: E18-05303

Address: 207 ASTOR AVE

Lot No:

Description:

Parcel No: 33-01-01-28-336-221

Remove Trash and Debris

Work Authorized:

AREA: ENTIRE YARD including porches

Violation: *Barrel/Bucket/Crate debris*

Violation: *Brush & Tree Limb debris*

Violation: *Carpeting/Carpet Padding debris*

Violation: *Deteriorated building materials*

Violation: *Deteriorated electronic equipment*

Violation: *Deteriorated furniture*

Violation: *Deteriorated Lumber*

Violation: *Deteriorated metal product*

Violation: *Shingle debris*

Violation: *Indoor type furniture in the outdoors*

Violation: *Motor vehicle parts debris*

Violation: *Plastic Container(s) debris*

This action is authorized by the Manager of Code Compliance

Violation: Junk tire debris

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

Violation: Trash found in bags/boxes/barrels

Violation: Garbage

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 10

Authorized Cubic Yards: 30

Warning Comment:

<NONE>

Submitted By: Walter Allen (517) 483 4335

207 ASTOR AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-28-336-221



Item 1 of 7 5 Images / 2 Sketches

Property Owner: PASSINI JAMES & TRISHA L

Summary Information

- > Residential Building Summary

- Year Built: 1945

- Full Baths: 1

- Sq. Feet: 672

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.116
- > Assessed Value: \$23,200 | Taxable Value: \$22,214

> Property Tax information found

> 3 Building Department records found

Owner and Taxpayer Information

Owner	PASSINI JAMES & TRISHA L 1657 BERKLEY DR HOLT, MI 48842	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$23,200
MAP #	P -1342 -0046	Taxable Value	\$22,214
TOP TEN	Not Available	State Equalized Value	\$23,200
NEW PERMITS	Not Available	Date of Last Name Change	08/15/2014
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 12/20/2002

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

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$22,700	\$22,700	\$21,758
2016	\$22,300	\$22,300	\$21,564
2015	\$21,500	\$21,500	\$21,500

Land Information

Zoning Code	Not Available	Total Acres	0.116
Land Value	\$5,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	54A	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	44.00 ft	115.23 ft
Total Frontage: 44.00 ft		Average Depth: 115.23 ft

Legal Description

LOT 149 HOLMESDALE SUB NO 1

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/12/2006	\$0.00	QC	BOLLMAN TRISHA	PASSINI JAMES & TRISHA L	CASH/CONV-NOT USED	L3248-P886
12/20/2002	\$55,000.00	WD	BALL BRUCE G & LILLIAN M	BOLLMAN TRISHA	CASH	L3018-P821
05/01/1995	\$34,000.00	WD			CONV	

Building Information - 672 sq ft 1 STY (Residential)

General

Floor Area	672 sq ft	Estimated TCV	Not Available
Garage Area	400 sq ft	Basement Area	672 sq ft
Foundation Size	672 sq ft		
Year Built	1945	Year Remodeled	Not Available
Occupancy	Single Family	Class	D
Effective Age	73 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	1 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	672 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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Built-In Information

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

Garage Information

Area	400 sq ft	Exterior	Siding
Foundation	18 Inch	Common Wall	Detached
Year Built	2009	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

WCP (1 Story)	192 sq ft	Foundation	Standard
WCP (1 Story)	120 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 #1607

2907 Creston Avenue

\$3174.00

Incident Date (per claim application) – June 26, 2018

Incident Date (per Code Report) – June 8, 2018

Taxes – Not yet added to tax bill

Filed Claim – July 31, 2018

Claims Review Committee Hearing – NA Exceeds Amount

Claims Review Committee Letter – NA Exceeds Amount

Referred to City Council – September 21, 2018

Referred to Committee on General Services – October 8, 2018



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: CHRIS SWOPE, Clerks Office
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Terry Gorham
Date of Incident: June 26, 2018
Date: September 21, 2018

Attached is a Claim Form received by this office from Terry Gorham for \$3,174.00 due to Trash, violations at 2907 Creston 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



OFFICE OF THE CITY ATTORNEY



MEMORANDUM

To: LYNNE PUENTE, Code Compliance
From: VENUS KUMAR, Paralegal
Subject: SPECIAL ASSESSMENTS CLAIM; Terry Graham
Date of Incident: July 9, 2018
Date: July 31, 2018

Attached is a Claim Form received by this office from Terry Graham for \$3,174.00 due to a Trash Violation at 2907 Creston Ave.

Please have the history of this incident investigated and compile all records, data, back up information, and the like and return to me so that Lisa Hagen can review the information and make a determination as to whether the City is liable or not.

Thank you for your assistance.

/vmk
Attachments

RECEIVED JUL 31 2018



City of Lansing

OFFICE OF THE CITY ATTORNEY

1607

Claims Review Committee Form

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

NAME: Terry Graham DATE: July 15, 2018
 MAILING ADDRESS: 2917 Gresham Ave EMAIL: _____
 CITY: Lansing STATE: MI ZIP CODE: 48906
 TELEPHONE: Home (517) 599-3500 Work () _____

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: 2917 Gresham Ave PARCEL NO. 33-01-04-177-241
 DATE OF INCIDENT: July 4, 2018 AMOUNT YOU WERE BILLED: 3174.00
 TOTAL AMOUNT YOU ARE CONTESTING: 3174.00
 TYPE OF ASSESSMENT: Code Violation / Board-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 June 25th while I was at work, my girlfriend was at home and noticed a crew of men in my driveway, they claimed they were contractors for City and were there to clean-up a code violation of weeds / weed / metal. This is first time she or I heard of this. I immediately phoned Ordinance Office & left a voicemail for Mr. Oden. The contractor left my property w/ no incident. My girlfriend immediately began working on Cleanup Code Violations.

See additional page.

A description of the claims review process is available on our website at: <https://lansingmi.gov/349/Claims-Review-Process>

I did not receive a return call from
Code Enforcement department.

The following day the same Contractor
returned to my home and began taking
my personal property. Frustrated for me,
my girlfriend informed me again (while I
was at work). I immediately began calling
Code Enforcement office as well as Sheriff's
office and Mayor's office. Nearly 3 hours
later, I was finally able to speak with
Mr. Zachary Driver with Code Enforcement office.
Mr. Driver was actually on site (my home).
and after talking with him, he agreed to
allow me some time to handle my own
Code violations. Again I need to clarify,
this was first I was hearing of Code Violations.

At that point, I was somewhat calmed of
my Anxiety for having my
personal property trespassed upon and
property taken. And I am not speaking
of grass or weeds or garbage. I am referring
to my personal tools and other merchandise
taken from my property.

Then comes a bill from City of Lansing
for \$174, dated 7/9/2018.

The city is billing me for violating
my God given Civil Rights guaranteed
under U.S. Constitution.

Such as Article 4 - Right of the People
to be secure in home / Property
Article 14 - Due Process of Law. Clearly not.

Even under the City of Lansing's own adopted
± PMC Sec 106.2 & 106.3 I can see that the
Set rules of the Code were not followed.

I am appalled by this entire process,
at the least is the actual Code Compliance
officer. But the course of action, as
small as over billing charges \$174 for
what? And to be placed on property tax
roll? I have stayed in past just to
pay regular property taxes

Terry J. Gorman
- Keith Gorman
2907 Creston Ave
Lansing MI 48906

RECEIVED SEP 20 2018

DATE: 9/13/2018

1607

PPN: 33-01-01-04-177-241
DATE SUBMITTED: 7/31/2018
ADDRESS OF VIOLATION:
LISTED TAXPAYER OF RECORD: 2907 Creston Avenue
OTHER TAXPAYER OF RECORD:
CLAIMANT: Gorham, Terry J
CLAIMANT'S ADDRESS: 2907 Creston Avenue
Lansing, MI 48906-4014
TYPE OF ACTIONS CONTESTED: Trash Removal
VIOLATION DATE: 6/08/2018
NOTIFICATION DATE: 6/08/2015
2ND NOTICE ASSESSMENT DATE:
AMOUNT OF ASSESSMENT: \$3,174.00
CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 18-T074 6/26/2018
AMOUNT OF CLAIM: \$3,174.00

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: Red Tagged 2/12/2018 Trash Violation 6/08/2018

CITATIONS IN PREVIOUS YEAR:

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 6/08/2018 with a compliance due date of 6/15/2018, our office had been receiving complaints from the neighbors as well as LPD regarding the trash and activities at this location. The officer rechecked the property on 6/18/2018 the violations were still present therefore the property was submitted to the trash contractor for removal. The contractor arrived 6/26/2018 and the property was cleaned by the contractor. Pictures indicate this was a large trash removal this office would also like to note the occupants called LPD to the property which delayed the cleanup from taking place, however the contractor is being paid by the hour as they stand by. 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: 07/03/2018
Due Date: 08/02/2018
Pay Invoice In Full



GORHAM TERRY J
2907 CRESTON AVE
LANSING MI 48906-4014

Inv Number: 00115584
Parcel: 33-01-01-04-177-241
Address: 2907 CRESTON AVE



Parcel: 33-01-01-04-177-241

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00115584		E18-04768	2907 CRESTON AVE	\$3,174.00
Fee Details:		Quantity	Description	Balance
		1.000	Trash - Admin Fee	\$ 265.00
		2909.000	Trash - Contractor Charge	\$ 2,909.00
Total Amount Due				\$ 3,174.00

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

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 # 1974

DATE 07/02/2018

PROPERTY ADDRESS
2907 Creston AVE

PARCEL NUMBER
33-01-01-04-177-241

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	13	150.00	1,950.00
city:add cy any after 3	12	22.00	264.00
city:class 2 construction material after 3	20	26.00	520.00

6/26/18
35 yards
Jacob Odom
Removed wood and trash along side
of the garage. Had to call the
city cause the homeowner called
the police.

BALANCE DUE

\$2,909.00



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

GORHAM TERRY J
2907 CRESTON AVE
LANSING, MI 48906-4014

Violation Date: 06/08/2018
Violation Location: 2907 CRESTON AVE
Parcel No: 33-01-01-04-177-241
Compliance Due Date: June 15, 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: Deteriorated furniture

Violation: Deteriorated building materials

Violation: Deteriorated metal product

Violation: Brush & Tree Limb debris

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

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

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

"Equal Opportunity Employer"

Taxpayer's Copy



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 Authorization Form

Submitted to: Eric Crutcher on 06/18/2018

TAXPAYER: GORHAM TERRY J, 2907 CRESTON AVE LANSING, MI 48906-4014

Location of Work:

Enf Num: E18-04768

Address: 2907 CRESTON AVE

Lot No:

Description:

Parcel No: 33-01-01-04-177-241

Remove Trash and Debris

Work Authorized:

Violation: Deteriorated furniture

Violation: Deteriorated building materials

Violation: Deteriorated metal product

Violation: Brush & Tree Limb debris

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 2 hours

Authorized Cubic Yards: 10

Warning Comment:

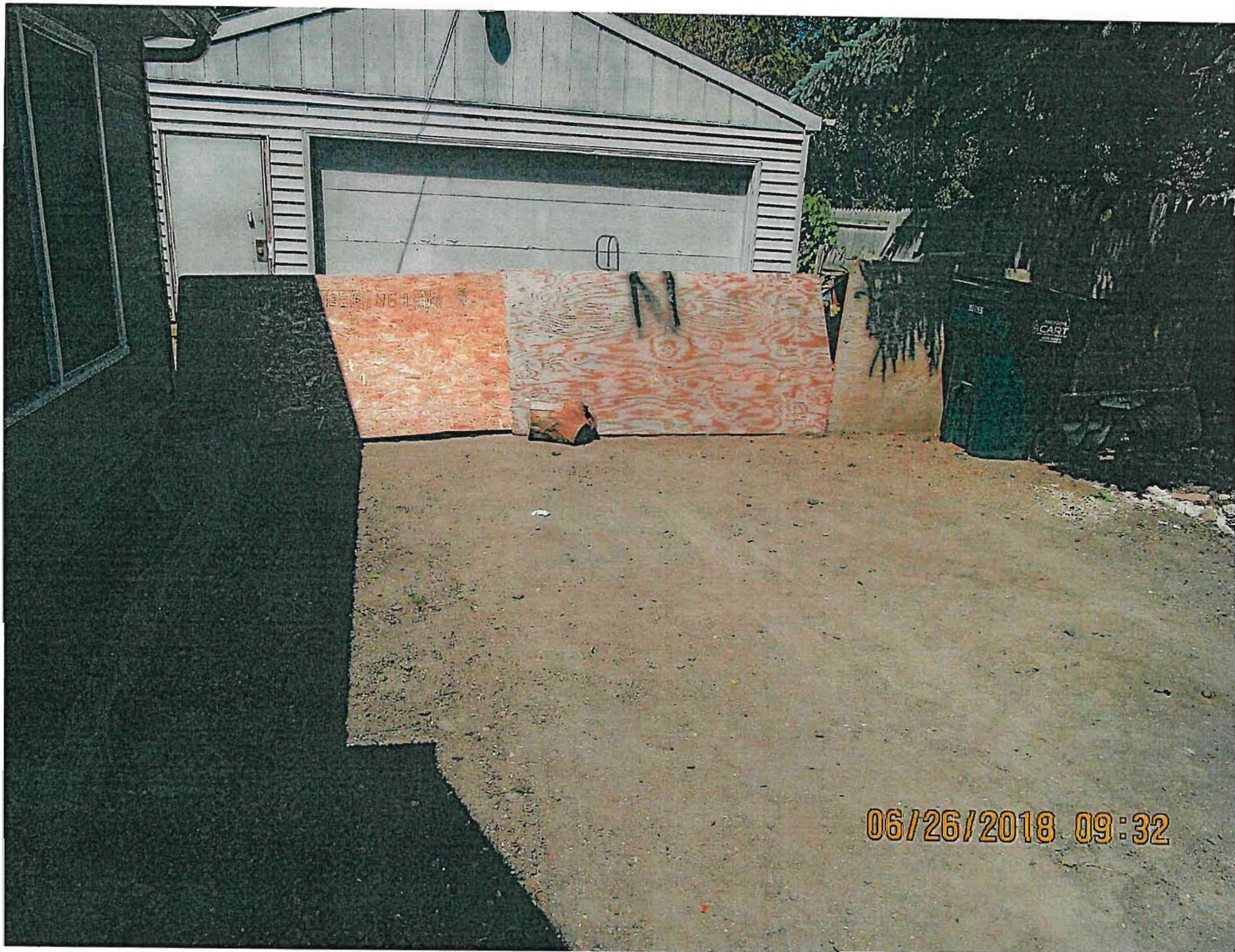
<NONE>

Submitted By: Jacob Odom (517) 483 4378

This action is authorized by the Manager of Code Compliance

2907

06/26/2018 09:30



06/26/2018 09:32





06/26/2018 09:33









06/26/2018 09:36



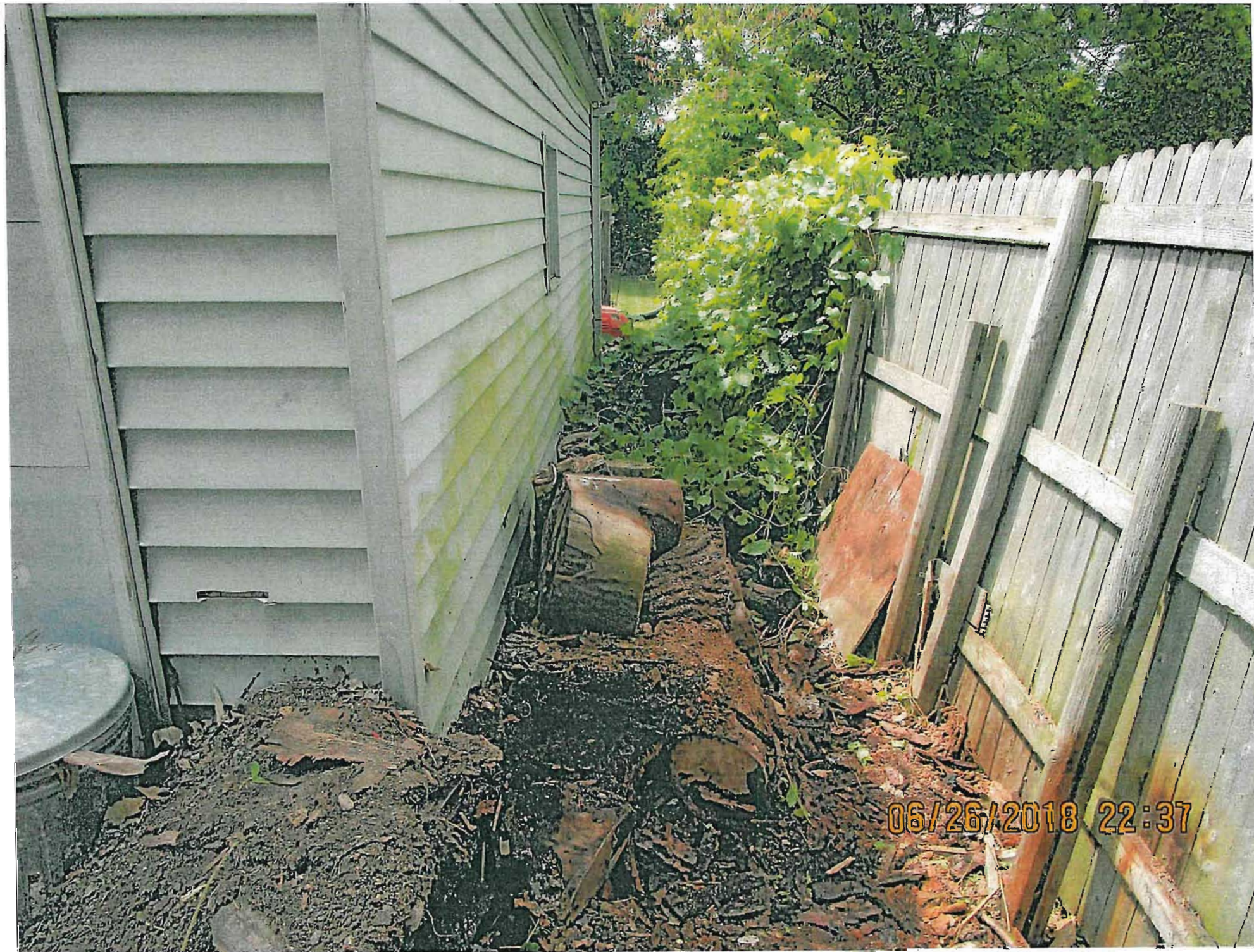


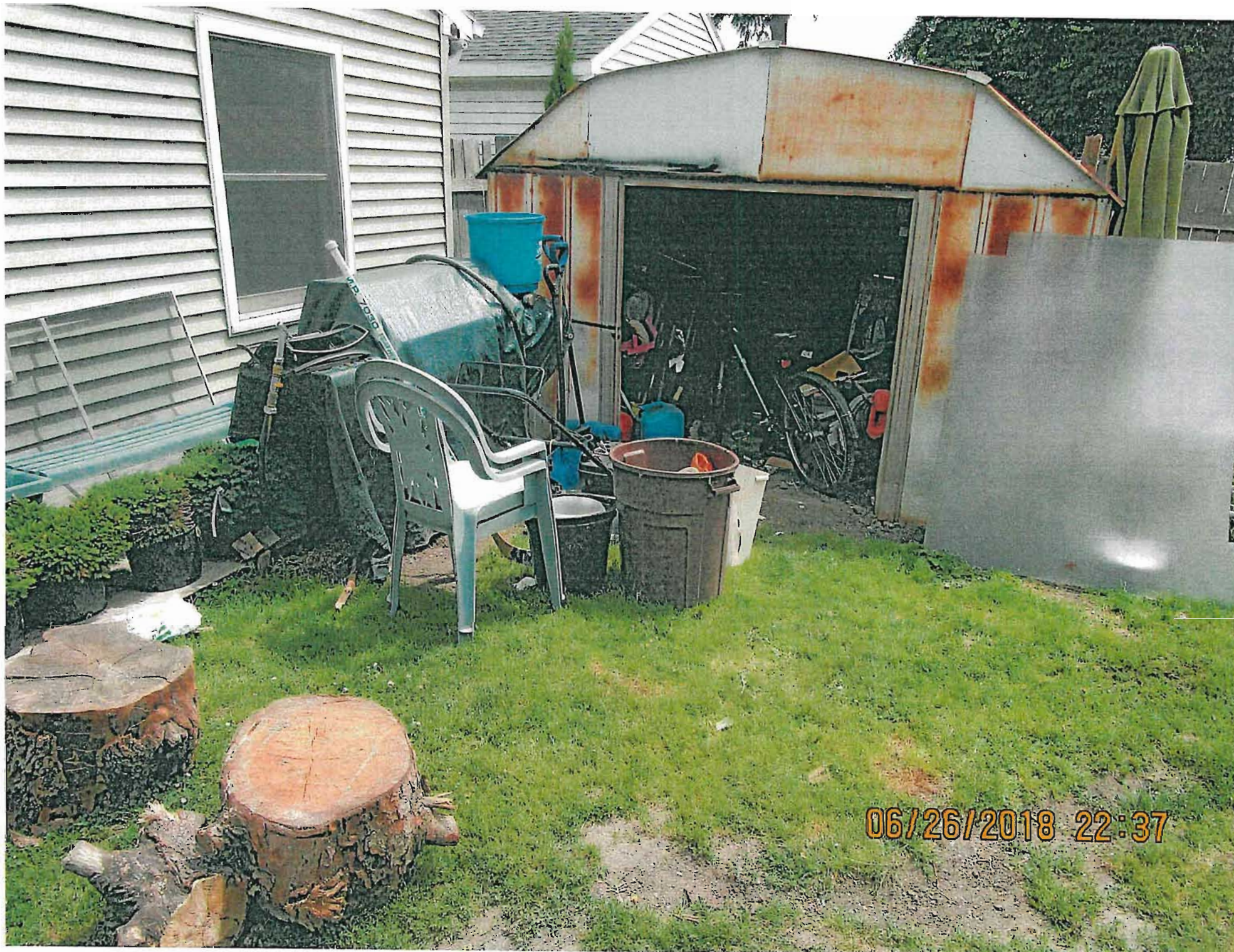


06/26/2018 22:36









06/26/2018 22:37





06/26/2018 22:38



06/26/2018 22:38



06/26/2018 22:38

2907 CRESTON AVE LANSING, MI 48906 (Property Address)

Parcel Number: 33-01-01-04-177-241



Item 1 of 3

[1 Image / 2 Sketches](#)**Property Owner:** GORHAM TERRY J**Summary Information**

- > Residential Building Summary
 - Year Built: 1880
 - Full Baths: 1
 - Sq. Feet: 873
 - Bedrooms: 1
 - Half Baths: 0
 - Acres: 0.235
- > Assessed Value: \$25,900 | Taxable Value: \$20,354
- > Property Tax information found
- > 11 Building Department records found

Owner and Taxpayer Information

Owner	GORHAM TERRY J 2907 CRESTON AVE LANSING, MI 48906-4014	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$25,900
MAP #	SP-0306 -0081	Taxable Value	\$20,354
TOP TEN	Not Available	State Equalized Value	\$25,900
NEW PERMITS	Not Available	Date of Last Name Change	04/05/2011
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 11/13/2012

Principal Residence Exemption	June 1st	Final
2018	100.0000 %	100.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$22,100	\$22,100	\$19,936
2016	\$20,900	\$20,900	\$19,759
2015	\$19,700	\$19,700	\$19,700

Land Information

Zoning Code	Not Available	Total Acres	0.235
Land Value	\$12,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	14B	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	51.00 ft	201.00 ft
Total Frontage: 51.00 ft		Average Depth: 201.00 ft

Legal Description

LOT 114 SUPERVISORS PLAT OF WALKER HEIGHTS NO 1

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/31/2011	\$11,750.00	CD	BANK OF NEW YORK TRUST CO	GORHAM TERRY J	1ST SALE AFTER BANK	L3418 P317
02/04/2010	\$82,186.00	SD	WERNER RANDY E/SHERIFF'S SALE	BANK OF NEW YORK TRUST CO	OTHER	L3371-P712
03/30/2005	\$77,785.00	WD	SMITH SHERIE J	WERNER RANDY E	CASH/CONV-NOT USED	L3160 P343
03/31/2004	\$58,500.00	WD	SMITH ROBERT A & MARLEEN M	SMITH SHERIE J	CASH/CONV-NOT USED	L3106-P498
08/21/1997	\$33,000.00	WD	FISHER BRIAN E	SMITH ROBERT & MARLENE	UNKNOWN	2467.1279

Building Information - 873 sq ft 1 STY (Residential)

General

Floor Area	873 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	576 sq ft	Basement Area	0 sq ft
Foundation Size	873 sq ft		
Year Built	1880	Year Remodeled	<i>Not Available</i>
Occupancy	Single Family	Class	D
Effective Age	74 yrs	Tri-Level	No
Percent Complete	100%	Heat	Space Heater
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	<i>Not Available</i>
1st Floor Rooms	3	Sewer	<i>Not Available</i>
2nd Floor Rooms	0	Style	1 STY
Bedrooms	1		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Slab	Siding	873 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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Garage Information

Area	576 sq ft	Exterior	Siding
Foundation	18 Inch	Common Wall	Detached
Year Built	1989	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

CSEP (1 Story)	120 sq ft	Foundation	Standard
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****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 #1584

1824 Davis Avenue

\$2529.00

Incident Date (per claim application) – May 16, 2018

Incident Date (per Code Report) – April 16, 2018

Taxes- Not yet applied to tax bill

Filed Claim – June 19, 2018

Claims Review Committee Hearing – August 20, 2018

Claims Review Committee Letter – August 20, 2018

Referred to City Council – September 13, 2018

Referred to Committee on General Services – October 8, 2018



RECEIVED JUN 19 2018

City of Lansing

OFFICE OF THE CITY ATTORNEY

#1419

Claims Review Committee Form

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

NAME: JC Gemini III-C, LLC DATE: June 11, 2018
MAILING ADDRESS: 2025 W. Balboa Blvd., Suite C EMAIL: nnewton@jcgemini.com
CITY: Newport Beach STATE: CA ZIP CODE: 92663
TELEPHONE: Home () _____ Work () 949-613-5865

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: 1824 Davis Avenue PARCEL NO. 33-01-01-21-362-221
DATE OF INCIDENT: 5/16/18 AMOUNT YOU WERE BILLED: \$2,529.00
TOTAL AMOUNT YOU ARE CONTESTING: \$2,529.00
TYPE OF ASSESMENT: Trash Code Violation

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.

~~At the time that this alleged violation took place, we the landlord were in the process~~
of evicting the occupant. During this tenants occupancy, the tenant caused two other
violations for trash. When we became aware of the one that occurred in February, and
the fact that the tenant did not cure the violation in time, we paid the fine associated
with it. The second violation which occurred in April, was cured by our staff prior to
the deadline.

~~At no time were we made aware of the violation that we are being charged \$2,529 for.~~
The cost associated with trashing out a fully furnished house with a roll off dumpster
would have cost us significantly less. We feel the fine associated with this violation is
egregious, especially given the fact that we were not given any notice of the violation
or the opportunity to correct it. We ask that the board dismiss the charge and violation
for these reasons. We thank you in advance for your attention to this matter.

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

DATE: 7/05/2018

PPN: 33-01-01-21-362-221
 DATE SUBMITTED: 6/19/2018
 ADDRESS OF VIOLATION: 1824 Davis Avenue
 LISTED TAXPAYER OF RECORD: JC Gemini III-C, LLC
 OTHER TAXPAYER OF RECORD:
 CLAIMANT: JC Gemini III-C, LLC
 CLAIMANT'S ADDRESS: 2025 W. Balboa Boulevard Suite C
 Newport Beach, CA 92663

TYPE OF ACTIONS CONTESTED: Trash Removal
 VIOLATION DATE: 4/16/2018
 NOTIFICATION DATE: 4/16/2018
 2ND NOTICE ASSESSMENT DATE:
 AMOUNT OF ASSESSMENT: \$2,529.00
 CONTRACTOR NAME - INVOICE NO. - DATE: Crutcher 18-T067 5/08/2018
 AMOUNT OF CLAIM: \$2,529.00

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 2/08/2018 (trash removal done)	Trash Violation 4/16/2018	Grass Violation 6/29/2018 (still pending)
CITATIONS IN PREVIOUS YEAR:	Lack of Certificate 1/09/2017	Red Tagged 2/09/2017 to present	Grass Violation 5/31/2017

CLAIMANT'S CIRCUMSTANCES: See Attached

CODE OFFICER'S NOTES: This property was cited for a trash violation on 4/16/2018 with a compliance due date of 4/23/2018. The officer returned on 5/01/2018 the violations were still present as noted in the submittal photo. When the contractor arrived on violations were still present and they were removed. Notice was sent to the claimant and this office would like to not this property has been Red Tagged since 2/09/2017 and they are claiming they had to evict tenant, these tenants should not have been there the property needs to remain vacant. This owner has not complied with the repairs from the last two rental inspections and has a history of not complying with premise violations. When processing the claim the charges did not reflect what was in the photo's this office made contact with the contractor who went thru his records and spoke with the crew responsible for cleaning the property. The invoice lists Freon removal but no appliances are in the photos. There is a large brush pile, mattresses, broken furniture, misc. garbage, deteriorated lumber that was removed. The trash crew did not photograph the other items and the contractor agrees that this invoice needs to be reduced and that he will be charged back the difference. This office recommends denial of the claim and also recommends that the claims review board make an adjustment on the invoice amount.

JC Gemini III-C, LLC

July 30, 2018

City of Lansing
City Attorney's Office
Attn: Venus Kumar
124 W. Michigan Avenue
5th Floor
Lansing, MI 48933

RE: Claim No: 1584
1824 Davis Avenue

Sir or Madame,

We are in receipt of the package you sent us regarding the above referenced claim and the claim review. We, the owner are based out of California and at this time we are unable to find someone to be in attendance at the hearing. As such, we would greatly appreciate it if there is some way you could have the enclosed photos and statement put into the package for the claims review.

On April 23, 2018, we received the violation notice for the trash between the curb and the sidewalk. As you will see from the enclosed photos, we cured the violation prior to May 1, 2018. We received no further notices of violation. The photos supplied by your office show debris removed from the rear of the home, which we had not received a violation notice to dispose of. Therefore we thought we had cleared the violation, only to get hit with a \$2,529.00 fine. We feel that because we were not notified of the violations at the rear of the unit and were not aware of such, that this violation should be removed.

The red tag has been removed from the home and we are now in full compliance with the city rental registration conditions. Should you have any questions, please feel free to contact me via phone at 949-613-5865 or via email at nnewton@jcgemini.com. We thank you in advance for your attention to this matter.

Sincerely,

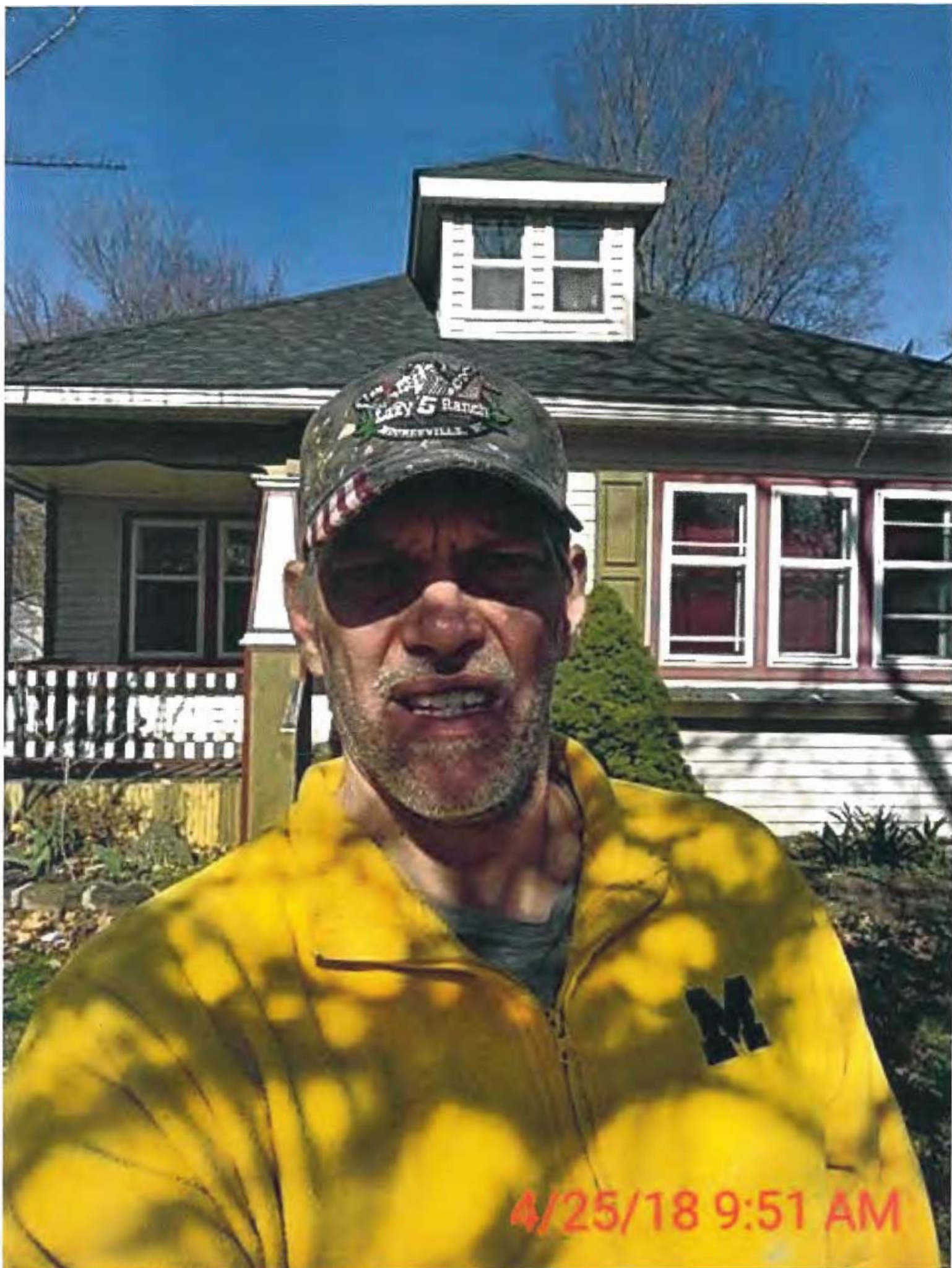
JC Gemini III-C, LLC



Nicole Newton
Asset Manager

Enclosure: Photos from April 25, 2018





4/25/18 9:51 AM













City of Lansing

OFFICE OF THE CITY ATTORNEY

James D. Smiertka, City Attorney

August 20, 2018

JC Gemini III-C, LLC
2025 W. Balboa Boulevard, Suite C
Newport Beach, CA 92663

Re: Claim – 1824 Davis Ave.

Dear JC Gemini III-C, LLC:

Please be advised that the Claims Review Committee reviewed your claim in the amount of \$2,529.00 regarding a trash violation at the above address and GRANTED a portion of your claim, in amount of \$2,067.00.

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

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

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

Sincerely,

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

Venus Kumar
Paralegal

Enclosure

RELEASE

In consideration for the payment of \$2,067.00, by the City of Lansing, which will be remitted to me upon receipt by the City of this signed Release, or said amount reduced from the tax roll if the assessment has not been paid, I, **JC GEMINI III-C, LLC** (the "undersigned"), for myself, my heirs, executors, administrators, representatives and assigns hereby release and discharge the City of Lansing, its officers, officials, employees, agents, insurers and any other person, firm, or corporation charged or chargeable with any responsibility or liability, from all claims, demands, actions or causes of action regarding the special assessment for a trash violation on property located at 1824 Davis Ave., Lansing, Michigan.

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

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

In witness whereof, I have hereunto set my hand this ____ day of **AUGUST**, 2018.

WITNESS:

CLAIMANT:

JC GEMINI III-C, LLC

JC Gemini III-C, LLC

September 13, 2018

VIA FEDERAL EXPRESS
TRACKING#8123 8946 9208

City of Lansing
Lansing City Clerk
124 W. Michigan Avenue
Ninth Floor
Lansing, MI 48933

RE: Claim – 1824 Davis Avenue

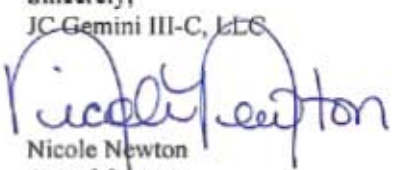
Dear Sir or Madame,

Please let this letter serve as our appeal to the fine being charged for a trash violation at the above referenced address in the amount of \$2,067.00. Our reasons for appealing the fine are as follows:

- A. As stated in our appeal to the Claims Review Committee, we never received notice of a trash violation.
- B. The copy of the violation notice enclosed in the review committee package shows trash to be removed "between the curb and side walk, also by front porch". Please see attached Exhibit "A".
- C. Photos provided by the city pertaining to the trash removal, plainly show trash being removed from the rear of the house. An area not visible from the street and not mentioned in the violation. Please see attached Exhibits "B1-B9".
- D. We feel that the code enforcements comments with regard to the home being red tagged were bias and did not allow for a fair assessment of us as an owner. As one matter does not truly have to do with the other. When notified of any code violations, JC Gemini has responded promptly to correct the condition.

In closing, we would greatly appreciate for our claim to be further reviewed and for the fine assessed to correctly reflect the removal of the trash at the front of the house only. We thank you in advance for your consideration in this matter.

Sincerely,
JC Gemini III-C, LLC



Nicole Newton
Asset Manager

cc: JCG – Managing Partner – Jim Collins

Enclosed: Exhibit "A" – Copy of Code Violation Notice, dated 4/16/18
Exhibit "B1-B9" – Photos of items removed from rear of house



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

JC GEMINI III C L L C

2025 W BALBOA BLVD STE C

NEWPORT BEACH, CA 92663-4342

DUE DATE:06/15/2018

INVOICE

05/22/2018

TOTAL AMOUNT DUE

\$ 2,529.00



	Invoice Number	Record No.	Address	Amount Due
	00112883	E18-02035	1824 DAVIS AVE	\$2529.00
	05/16/2018			
	Trash - Admin Fee			
	Trash - Contractor Charge			

TOTAL DUE:

\$2529.00

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

STATE OF
MICHIGAN
INGHAM COUNTY MI
10/05/2012
2012-041202


REAL ESTATE
TRANSFER TAX
\$11.55 CO
\$78.75 ST
TTX# 4037119



6 6 6 1 9 7 4
Tx:4037119
10/4/2012 1:25:00 PM

2012-041202
CURTIS HERTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
10/05/2012 12:11 PM
PAGES: 5

INGHAM COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX, LIENS or TITLES
held by the state or any individual against the within description, and
all TAXES on same are paid for five years previous to the date of this
instrument as appears by the records of this office except as stated.

Eric Schertzing, Ingham County Treasurer
Sec. 125, Act 206, 1893 as amended

Commitment Number: 3047720
Seller's Loan Number: C120LLJ

After Recording Return To:
ServiceLink Hopewell Campus *END*
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
33-01-01-21-362-221

COVENANT DEED

Federal National Mortgage Association, whose mailing address is **14221 Dallas Parkway, Suite 1000, Dallas, TX 75254**, hereinafter grantor, for \$10,150.00 (Ten Thousand One Hundred and Fifty Dollars and no Cents) in consideration paid, conveys to **JC Gemini III-C, LLC**, hereinafter grantee, whose tax mailing address is **2025 W. Balboa Blvd. Suite C Newport Beach, CA 92663**, with the covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever, the following real property:

All that certain parcel of land situate in the City of Lansing, County of Ingham, State of Michigan, being known and designated as follows: The North 1/2 of Lot 16, Block 21, Park Place, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 59, Ingham County Records.

Property Address/Commonly Known As: 1824 DAVIS AVE, LANSING, MI 48910

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

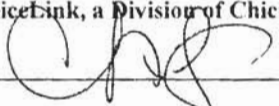
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Doc. 2012-19864**

Executed by the undersigned on Sept. 21st, 2012:

Federal National Mortgage Association

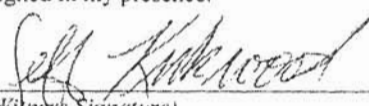
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: 

Name: Cherri Springer

Title: AVP

Signed in my presence:



(Witness Signature)

Print Name: Jeff Kirkwood

Signed in my presence:



(Witness Signature)

Print Name: Christopher D. Madec

A Power of Attorney relating to the above described property was recorded at document instrument number: Inst# 2011039440 in the county records on this date: 11/1/2011.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of Sept, 2012,
by Cherri Springer of ServiceLink, A Division of Chicago Title Insurance Company as the Attorney in Fact for Federal National Mortgage Association, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

Christina Michelle McCarty
NOTARY PUBLIC
My Commission Expires 4/7/2015

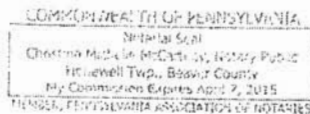


EXHIBIT "A"



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

JC GEMINI III C L L C
2025 W BALBOA BLVD STE C
NEWPORT BEACH, CA 92663-4342

Violation Date: 04/16/2018
Violation Location: 1824 DAVIS AVE
Parcel No: 33-01-01-21-362-221
Compliance Due Date: April 23, 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: Trash found in bags/boxes

INSPECTOR COMMENTS: *between the curb and side walk, also by front porch.*

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

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

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

"Equal Opportunity Employer"

Taxpayer's Copy



CITY OF LANSING

316 N. CAPITOL SUITE C2

Lansing, MI 48933

Ph: (517) 483-4361

Fax: (517) 377-0100

Bill To:

JC GEMINI III C L L C

2025 W BALBOA BLVD STE C

NEWPORT BEACH, CA 92663-4342

DUE DATE:06/15/2018

INVOICE

05/22/2018

TOTAL AMOUNT DUE

\$ 2,529.00



	Invoice Number	Record No.	Address	Amount Due
	00112883	E18-02035	1824 DAVIS AVE	\$2529.00
	05/16/2018			
	Trash - Admin Fee			
	Trash - Contractor Charge			

TOTAL DUE:

\$2529.00

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

STATE OF
MICHIGAN
INGHAM COUNTY MI
10/05/2012
2012-041202


REAL ESTATE
TRANSFER TAX
\$41.55 CO
\$78.75 ST
TTX# 4037119


6 0 6 1 3 7 4
Tx:4037119
10/4/2012 1:25:00 PM

2012-041202
CURTIS HENTEL JR
INGHAM COUNTY MICHIGAN
REGISTER OF DEEDS
RECORDED ON:
10/05/2012 12:11 PM
PAGES: 5

INGHAM COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX, LICENSE or TITLES
held by the state or any individual against the within description, and
all TAXES on same are paid for five years previous to the date of this
Instrument as appears by the records of this office except as stated.


Eric Scherling, Ingham County Treasurer
Sec. 125, Act 206, 1945 as amended

Commitment Number: 3047720
Seller's Loan Number: C120LLJ

After Recording Return To:
ServiceLink Hopewell Campus *ENC*
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

16280048

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
33-01-01-21-362-221

COVENANT DEED

Federal National Mortgage Association, whose mailing address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, hereinafter grantor, for \$10,150.00 (Ten Thousand One Hundred and Fifty Dollars and no Cents) in consideration paid, conveys to JC Gemini III-C, LLC, hereinafter grantee, whose tax mailing address is 2025 W. Balboa Blvd. Suite C Newport Beach, CA 92663, with the covenant to defend title to the property described herein against all persons and demands claiming by, through or under the grantor and no other persons and claims/demands whatsoever, the following real property:

All that certain parcel of land situate in the City of Lansing, County of Ingham, State of Michigan, being known and designated as follows: The North 1/2 of Lot 16, Block 21, Park Place, City of Lansing, Ingham County, Michigan, as recorded in Liber 1 of Plats, Page 59, Ingham County Records.
Property Address/Commonly Known As: 1824 DAVIS AVE. LANSING, MI 48910

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: Doc. 2012-19864

Executed by the undersigned on Sept. 21st, 2012:

Federal National Mortgage Association

By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney In Fact

By: [Signature]

Name: Cherri Springer

Title: AVP

Signed in my presence:

[Signature]

(Witness Signature)

Print Name:

Jeff Kirkwood

Signed in my presence:

[Signature]

(Witness Signature)

Print Name:

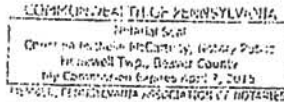
Christopher D. Mader

A Power of Attorney relating to the above described property was recorded at document instrument number: Inst# 2011039440 in the county records on this date: 11/1/2011.

STATE OF PA
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 21 day of Sept, 2012,
by Cheri Springer of ServiceLink, A Division of Chicago Title
Insurance Company as the Attorney in Fact for Federal National Mortgage Association, and is
appearing on behalf of said corporation, with full authority to act for said corporation in this
transaction, who is known to me or has shown _____ as identification, who after
being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign
this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in
an instrument duly executed, acknowledged and recorded as set forth above, and that this instrument
was voluntarily executed under and by virtue of the authority given by said instrument granting
him/her power of attorney.

Christina M. McEwen
NOTARY PUBLIC
My Commission Expires 4/7/2015





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: 05/16/2018
 Due Date: 06/15/2018
 Pay Invoice In Full



JC GEMINI III C L L C
 2025 W BALBOA BLVD STE C
 NEWPORT BEACH CA 92663-4342

Inv Number: 00112883
 Parcel: 33-01-01-21-362-221
 Address: 1824 DAVIS AVE



Parcel: 33-01-01-21-362-221

Bill Detail

Invoice Number	Date of Service	Enforcement Num	Address	Amount Due
00112883		E18-02035	1824 DAVIS AVE	\$2,529.00
Fee Details: Quantity Description				Balance
	1.000	Trash - Admin Fee		\$ 265.00
	2264.000	Trash - Contractor Charge		\$ 2,264.00
Total Amount Due				\$ 2,529.00

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

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 # 1821

DATE 05/14/2018

PROPERTY ADDRESS
1824 Davis Ave

PARCEL NUMBER
33-01-01-21-362-221

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	9	150.00	1,350.00
city:add cy any after 3	32	22.00	704.00
city:appliance freon removal	1	35.00	35.00

5/8/18
35 yards
Jacob Odom
Removed nasty trash off front
porch and next to the edge of the
road. Removed junk lumber that
was just falling apart. We also
removed a brush pile along the
fence.

BALANCE DUE

\$2,264.00



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

JC GEMINI III C L L C
2025 W BALBOA BLVD STE C
NEWPORT BEACH, CA 92663-4342

Violation Date: 04/16/2018
Violation Location: 1824 DAVIS AVE
Parcel No: 33-01-01-21-362-221
Compliance Due Date: April 23, 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: Trash found in bags/boxes

INSPECTOR COMMENTS: *between the curb and side walk, also by front porch.*

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

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

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

"Equal Opportunity Employer"

Taxpayer's Copy



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
1824 DAVIS AVE
LANSING, MI 48910

Violation Date: 04/16/2018
Violation Location: 1824 DAVIS AVE
Parcel No: 33-01-01-21-362-221
Compliance Due Date: April 23, 2018

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

"Equal Opportunity Employer"

Taxpayer's Copy



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 Authorization Form

Submitted to: Eric Crutcher on 05/01/2018

TAXPAYER: JC GEMINI III C L L C, 2025 W BALBOA BLVD STE C NEWPORT BEACH, CA 92663-4342

Location of Work:

Enf Num: E18-02035

Address: 1824 DAVIS AVE

Lot No:

Description:

Parcel No: 33-01-01-21-362-221

Remove Trash and Debris

Work Authorized:

Violation: Trash found in bags/boxes

INSPECTOR COMMENTS: *between the curb and side walk, also by front porch.*

PLUS ANY OTHER INCIDENTAL TRASH / DEBRIS ON THE PROPERTY

Authorized Time required to complete work: 1

Authorized Cubic Yards: 4

Warning Comment:

<NONE>

Submitted By: Jacob Odom (517) 483 4378

This action is authorized by the Manager of Code Compliance



1824

05/08/2018 09:38



05/08/2018 09:38



960 15204

05/08/2018 09:38

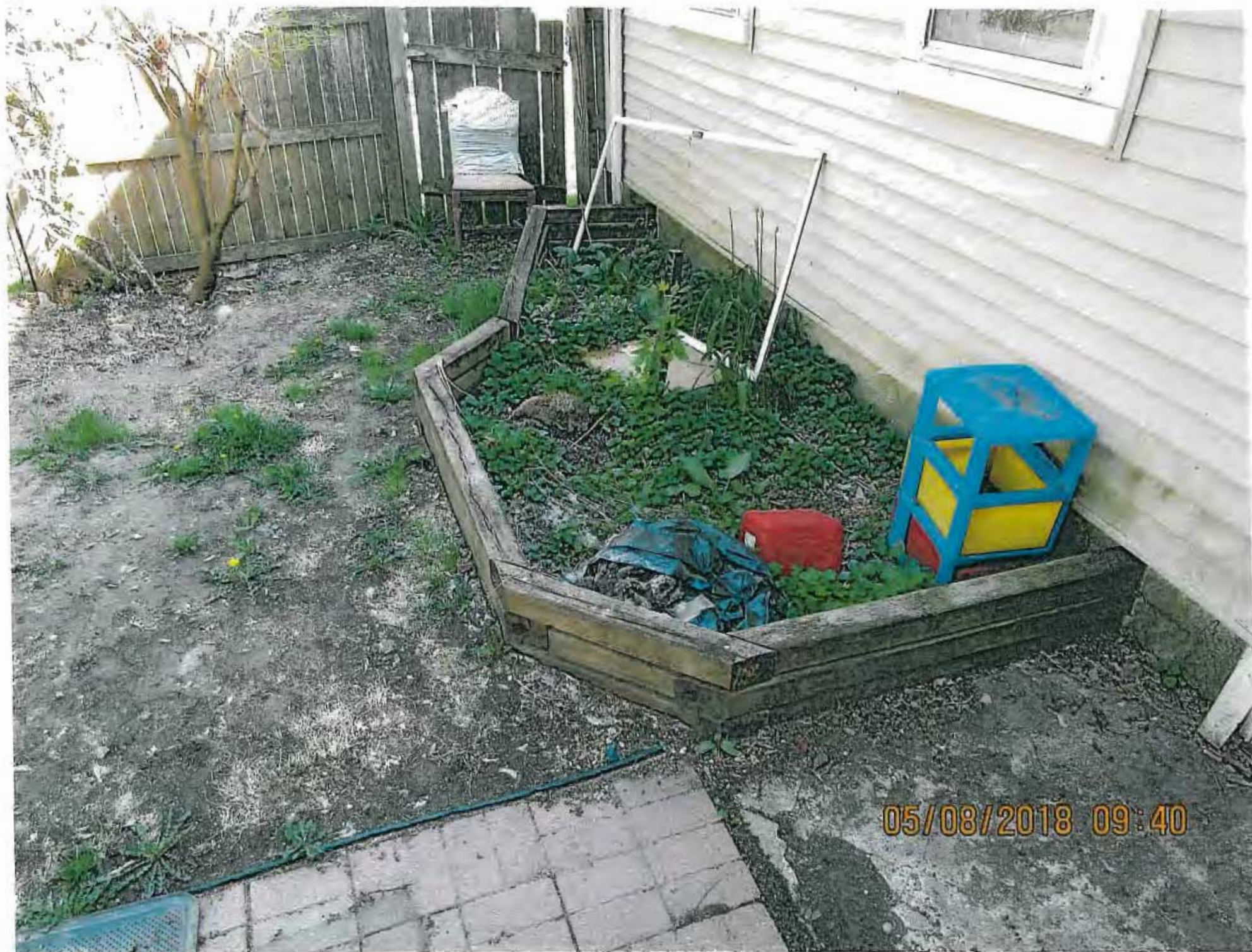




05/08/2018 09:39



05/08/2018 09:39

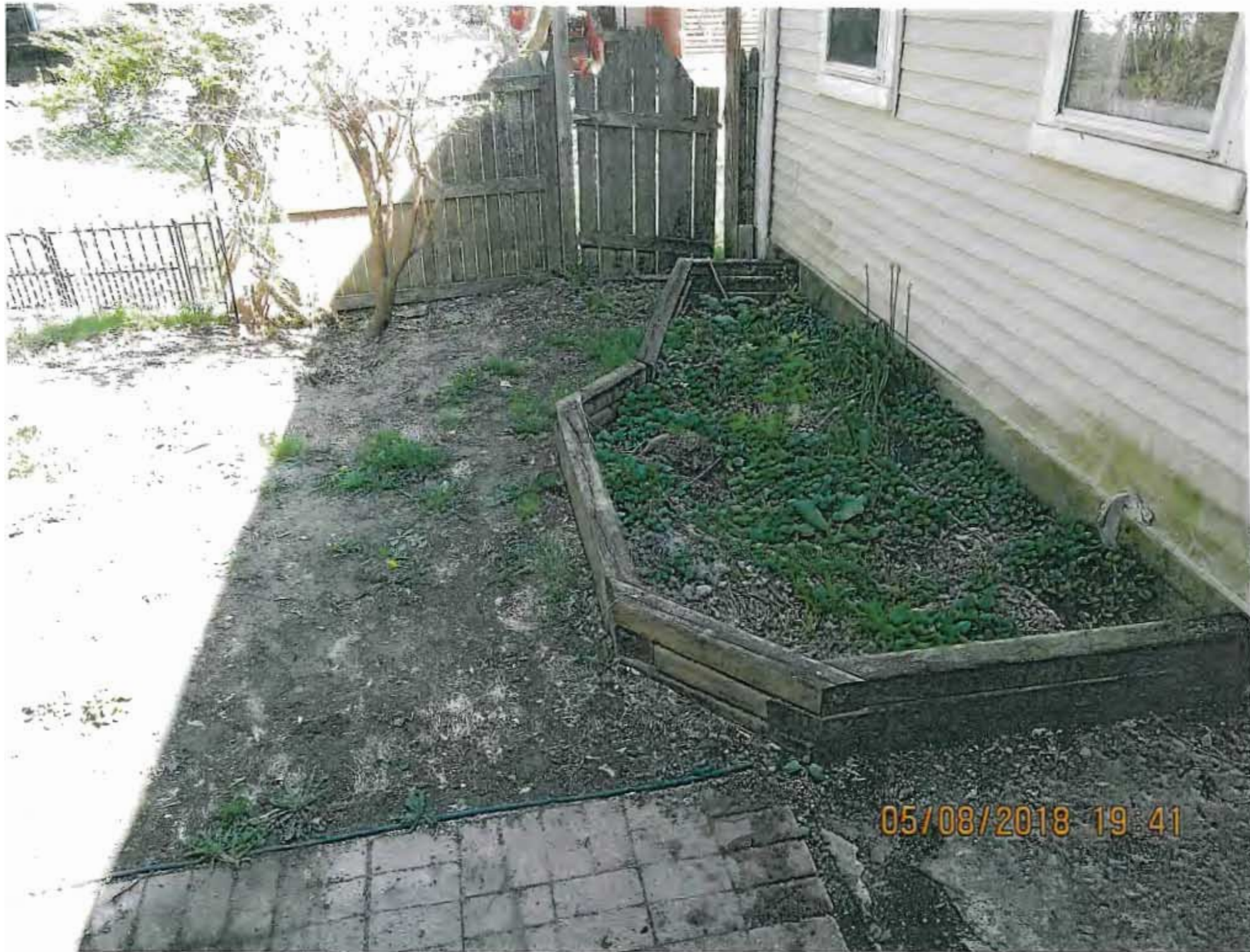


05/08/2018 09:40





960 152704
05/08/2018 19:41





05/08/2018 19:42



05/08/2018 19:42





05/08/2018 19:42

1824 DAVIS AVE LANSING, MI 48910 (Property Address)

Parcel Number: 33-01-01-21-362-221



Item 1 of 3 1 Image / 2 Sketches

Property Owner: JC GEMINI III C L L C

Summary Information

- > Residential Building Summary

- Year Built: 1910

- Full Baths: 1

- Sq. Feet: 1,118

- Bedrooms: 0

- Half Baths: 0

- Acres: 0.119
- > Assessed Value: \$24,900 | Taxable Value: \$23,408

> Property Tax information found

> 14 Building Department records found

Owner and Taxpayer Information

Owner	JC GEMINI III C L L C 2025 W BALBOA BLVD STE C NEWPORT BEACH, CA 92663-4342	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2018

Property Class	RESIDENTIAL	Unit	33 CITY OF LANSING - INGHAM
School District	LANSING	Assessed Value	\$24,900
MAP #	P -3140 -0596	Taxable Value	\$23,408
TOP TEN	Not Available	State Equalized Value	\$24,900
NEW PERMITS	Not Available	Date of Last Name Change	02/06/2013
USER ALPHA 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
TYPE CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 12/30/1997

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

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2017	\$24,300	\$24,300	\$22,927
2016	\$23,900	\$23,900	\$22,723
2015	\$22,900	\$22,900	\$22,656

Land Information

Zoning Code	Not Available	Total Acres	0.119
Land Value	\$8,200	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	41A	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	33.00 ft	156.75 ft
Total Frontage: 33.00 ft		Average Depth: 156.75 ft

Legal Description

N 1/2 LOT 16 BLOCK 21 PARK PLACE

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
09/25/2012	\$10,150.00	CD	FEDERAL NATIONAL MORTGAGE ASSOC	JC GEMINI III C L L C	1ST SALE AFTER BANK	2012 041202
04/12/2012	\$52,088.00	SD	NELSON BETHANY I /SHERIFF'S SALE	FEDERAL NATIONAL MORTGAGE ASSOC	OTHER	2012 019864
03/15/2004	\$74,900.00	WD	HARRIS AARON	NELSON BETHANY I	CONV	L3100-P207
10/22/2003	\$42,000.00	WD	ZEPEDA JERI	HARRIS AARON	CASH/CONV-NOT USED	L3074-P1084

Building Information - 1118 sq ft 1 STY (Residential)

General

Floor Area	1,118 sq ft	Estimated TCV	Not Available
Garage Area	0 sq ft	Basement Area	866 sq ft
Foundation Size	1,118 sq ft		
Year Built	1910	Year Remodeled	Not Available
Occupancy	Single Family	Class	D
Effective Age	108 yrs	Tri-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Not Available
1st Floor Rooms	0	Sewer	Not Available
2nd Floor Rooms	0	Style	1 STY
Bedrooms	0		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	866 sq ft	1 Story
1 Story	Crawl Space	Siding	252 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

WCP (1 Story)	96 sq ft	Foundation	Standard
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Deck Information

Treated Wood	96 sq ft
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****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.



XV B 1 a

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

October 4, 2018

Mark Burzych, attorney
c/o Tannin LLC
mburzych@fsbrlaw.com

RID # 1810-13791 Reference/Transaction: Transfer Location 2018 Class C & SDM License With Sunday Sales Permit (PM), Catering Permit, Specific Purpose Permit (Food) and Outdoor Service (1 Area) From 5100 Marsh Rd, Ste C, Okemos to 1620 E Michigan, Lansing, Transfer Governmental Unit Under MCL 436.1531 (1) From Meridian Township to Lansing City and Cancel Existing Outdoor Service Area

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: Tannin LLC

Business address and phone number: 1620 E. Michigan Ave, Lansing MI 49812, Ingham County

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

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: Lansing City Clerk



XV B 1 b

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

October 3, 2018

John Doyle, attorney
c/o Markham Enterprises, Inc.
john.doyle924@gmail.com

RID # 1809-13440 Reference/Transaction: Transfer Location Escrowed 2018 SDD & SDM License With Sunday Sales Permit (AM), Sunday Sales Permit (PM) And Motor Vehicle Fuel Pumps Issued Under MCL 436.1541(1) \$250,000 Excluding Hardware, Apparel, Sporting Goods, Etc. & 5' (Inside) And MCL 436.1541(6) 5' (Inside) From 2900 Dunckel To 3000 Dunckel, Ste A, Lansing

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: Markham Enterprises, Inc

Business address and phone number: 3000 Dunckel Rd, Ste A, Lansing MI 48910, Ingham County

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

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 (313) 284-6330

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

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

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

cc: Lansing City Clerk

JC Gemini III-C, LLC

October 23, 2018

City of Lansing
Committee on General Services
124 W. Michigan Avenue
10th Floor
Lansing, MI

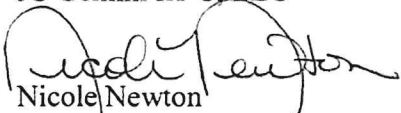
**RE: Authorization to act on behalf
Of JC Gemini III-C, LLC regarding:
1824 Davis Avenue, Lansing, MI**

Dear Sir or Madame,

Please be advised that Dave Lofton is authorized to act and speak on behalf of JC Gemini III-C, LLC with regard to the hearing for the above referenced appeal.

Should you have any questions, please feel free to contact our office at 949-613-5865.

Sincerely,
JC Gemini III-C, LLC


Nicole Newton
Asset Manager

Submitted @ mtg.